

Development Authority of Cobb County

Minutes of Meeting

June 18, 2013

Pursuant of notice, The Development Authority of Cobb County met at the Cobb Chamber of Commerce, 240 Interstate North Prkwy, Atlanta, Cobb, GA on June 18, 2013 at 11:00 am.

MEMBERS PRESENT

Clark Hungerford
Al Searcy
Donna Rowe
Richard Moore
Bob Morgan

SEYFARTH SHAW

Dan McRae
Mike Diamond

DEVELOPMENT AUTHORITY

Nelson Geter
Amanda Blanton

GUESTS

Heidi Isom, Marietta Power & Water
Dan Styf, WellStar Health Systems
Mike Winters, Cobb Chamber
Molly Olson, Cobb Chamber
Brooks Mathis, Cobb Chamber
Amy Selby, Cobb Chamber
Kenneth Becker, Provident Resources
Jerry Peterson, Peck, Shaffer & Williams
Jason Lewis, Creekside Village
Richard Corhen, KSU
Bill Holby, King & Spalding
John Gillooly, MDJ

Chairman Clark Hungerford called the meeting to order.

MINUTES:

Members reviewed the minutes of the June 18, 2013 meeting. Mr. Moore made a motion to approve the minutes and Ms. Rowe seconded the motion. The motion was unanimously approved. (4 yes – 0 no)

FINANCIAL REPORT:

The financial report was reviewed. Mr. Searcy made a motion to approve the financial report, Mr. Morgan seconded the motion and the motion was approved. (4 yes – 0 no)
Mr. Moore made a motion to accept the Audit into record as presented. Mrs. Rowe seconded the motion and the motion was approved. (4 yes - 0 no).

Metro Atlanta YMCA: Mr. Bill Holby, King & Spalding, spoke on behalf of the Metro Atlanta YMCA. Their purpose before the Authority is to seek approval of refunding financing for YMCA. The Metro YMCA merged with Cobb YMCA in 2003 at which time the Authority did financing at approximately \$7M. To align finances for all YMCA facilities in the metro area, the

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group plans to issue just under \$6M in bonds to refund the outstanding bond issue. Bank held bonds will replace the former letter of credit backed transaction. The bond will be privately placed with BB&T. This will be LIBOR based financing. Ms. Rowe made a motion to adopt the bond resolution of up to \$5.927M. Mr. Searcy seconded the motion and the motion was unanimously approved. (4 yes - 0 no).

KSU Foundation: Mr. Jerry Peterson and Mr. Richard Corhen spoke on behalf of KSU. Their purpose before the Authority is to seek approval to refinance their debt. This is tax exempt financing and the bond have an investment grade rating. By refinancing their debt, they can achieve interest rate savings over the life of the debt. Overall, no increase in the principal amount will occur. KSU will improve internet access to students, buy new leasing software, and refurbish buildings. Mr. Searcy made a motion to approve the bond refinancing not to exceed \$110M. Mr. Moore seconded the motion and the motion was unanimously approved. (4 yes - 0 no).

Creekside Village: Mr. Jerry Peterson and Mr. Jason Lewis spoke on behalf of Creekside Village, a Senior Living Community in Smyrna. Their purpose before the Authority is to seek approval for an inducement resolution. The bonds will be tax-exempt, unrated and privately placed with a single institution investor. There are restrictions on how the bonds can be issued. Jason Lewis, the Developer of Creekside Village, further explained the vision for this new facility. Phase 1 of development will include a 48 unit, 2 story, and 18 memory care units on 3 acres of land and room for expansion on South Cobb Drive. The initial phase is projected to create 40 additional employment opportunities. The objective of Phase 1 is to provide primary assistance for seniors. Mr. Moore made a motion to approve the inducement in an amount not to exceed \$12M. Ms. Rowe seconded the motion and the motion was unanimously approved (4 yes - 0 no).

Marketing Update/EDGE Marketing Request: Dan Styf spoke on behalf of the EDGE initiative. He mentioned the three areas of investment are: video/photography; online; print. A request in the amount of \$75,000 was made for the remainder of the year. EDGE will provide an overall report of how the funds are being allocated. Mr. Hungerford made a motion to approve \$75,000 to support the EDGE marketing efforts. Mr. Moore seconded the motion and the motion was unanimously approved. (4 yes – 0 no)

Bylaws Committee: Mrs. Rowe discussed the process behind the final presentation and the entities that were used as a model for the bylaws. She also discussed several updates that were made, particularly those pertaining to telephonic and electronic communications, election of officers, training, and the annual contract with the Chamber. Ms. Rowe asked the Board to approve the bylaws as presented. The motion was unanimously approved. (4 yes - 0 no).

Legal Counsel Update: Mr. McRae spoke on several points to include a recommended policy on unrated bonds and investment letters and standardizing some of the provisions in bond documents. He suggested that the Board limit the scope of things, such as insurance provisions, and to be more standardized in order for them to be more easily monitored.

Executive Director Updates: Nelson Geter explained that he received an executed MOU from Home Depot pertaining to the in home services center which has created more than 100 jobs.

He also discussed an RFP being completed for the relocation of a manufacturing company which will create an additional 250-300 jobs.

The Grants Committee awarded Project Rivers a \$50,000 relocation grant which will be on hold until Q4.

Mr. David Stewart of the Georgia Power Company led the board through a three hour planning session. The purpose of the session was for the Board to begin to develop a 3 to 5 year strategic plan for the Authority. The final report from this session will be presented at next meeting of the Authority.

There being no further business, the meeting was adjourned.