



**Minutes of Meeting**

**November 22, 2022**

Pursuant of notice, The Development Authority of Cobb County met on November 22, 2022 at 11:00 am.

<b>MEMBERS</b>	<b>SEYFARTH SHAW</b>	<b>GUESTS</b>
Clark Hungerford	Dan McRae	Dana Johnson, SelectCobb
Donna Rowe	Mike Diamond	Hunter Riggall, MDJ
J.C. Bradbury		Andrew Egan, Kutak Rock
Karen Hallacy	<b>DEVELOPMENT AUTHORITY STAFF</b>	Zac Marquess, Goldenrod Capital Advisors
Courtney Knight	Nelson Geter	David Dietrichs, Kutak Rock
Smith Peck	Amanda Blanton	
Jamala McFadden*		

Chairman Hungerford called the meeting to order at 11:05am.

**MINUTES:** Members reviewed the minutes from the September 27 meeting. Ms. Hallacy made the motion to approve the minutes as presented. Mr. Knight seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

**FINANCIAL REPORT:** Board members reviewed the financials for October and November. Mr. Geter mentioned there was an error on the balance sheet for a particular charge that Mr. Hyde will correct in next month’s transactions. Ms. Rowe made a motion to approve the financial reports for both months with the amendments presented by Mr. Geter. Ms. Hallacy seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

**The Henry:** Mr. Andrew Egan and Mr. David Dietrichs, Kutak Rock, and Mr. Zac Marquess, Goldenrod Capital Advisors represented the project. They explained that they are requesting an inducement resolution for property tax savings on a mixed-use project involving a hotel, retail, and other mixed uses being constructed along Circle 75 Parkway. The proposed bond amount totals \$159.5M, including \$500K to finance the portions of the mixed-use development site and amenities. Mr. Marquess shared that there is separate ownership for various components of the project. The \$159.5M is specific to the hotel and retail components and related development work surrounding those endeavors.

Mr. Marquess continued by sharing that the site is currently the retention pond for the Battery, all stormwater drains from the Red Deck at the Battery to this site. Goldenrod plans to build a 200K cubic feet vault that will hold 1.5M gallons of stormwater that will tie into the sewer system under I-285. The plans also involve demolishing 250 parking stalls in the current 1100 Circle 75 Parkway parking deck and the 1000 building will be demolished, making way for the two tower project. Tower One will house the fore-rent apartments and retail component with a walkover bridge and Tower Two will be a mix of hotel, apartments, condos, and retail. The hotel consists of a 250-key, upscaled full-service hotel including bar and lobby and 16.5K SF for retail outside of the hotel. They are currently working with Marriott as the flag tenant. The average salary for the projected 350 full-time hotel and retail positions is \$55K and they are talking with staffing firms to recruit talent. Additionally, there will be 600-700 employees being used during the construction period. The timeline is to begin construction in Q1 of 2023 with a delivery goal of Q4 of 2025. Financing is co-investors and Goldenrod

is self-financing with traditional banking. Mr. McRae remarked that the MOU could reflect the higher wage jobs be the only ones counted toward job creation goals. After much discussion, Ms. Rowe made a motion to approve the inducement resolution in the amount not to exceed \$159.5M as presented. Mr. Knight seconded the motion and the motion was approved. (4 yes – 3 no (Bradbury, Hallacy, McFadden))

**Boy Scouts of America:** Mr. McRae presented on the project who referred to the 21-year involvement with the bonds. He mentioned that today's proposal to amend documents pertained to bonds issued in 2018, which were originally issued in 2001 and have been refunded a number of times over the course of the 21-year period. He shared that the LIBOR is going out in June of 2023 and will be replaced upon its cessation. Mr. Knight approved the adoption of the amendment. Ms. Rowe seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

**Legal Counsel Update:** Mr. McRae reported the Senate Committee has met 3 times, with one more meeting scheduled. He feels positively that no matters in the General Assembly will have major impacts on economic development. Upon inquiry from the board, Mr. McRae mentioned that the Lockheed Martin intervention has been resolved and will not move forward.

Mr. Bradbury made a motion to amend the agenda following the regularly scheduled meeting to go into executive session to further discuss the Lockheed Martin transaction and corresponding litigation. Ms. Hallacy seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

**Executive Director Updates:** Mr. Geter shared that all PILOT payments for 2022 totaling \$538,341 have been collected. He also shared that Lockheed will pull their first draw of \$400M to finance the purchase of FF&E and other items. He projected a decrease in refunding transactions in 2023 due to interest rate increases and the threat of a potential recession will likely slow all bond activity.

At this time, Chairman Hungerford made a motion to enter into Executive Session. Ms. Rowe seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

Following the exit from Executive Session, Chairman Hungerford adjourned the meeting.

\*These attendees participated virtually under COVID emergency conditions.