



**Minutes of Meeting**

**February 18, 2025**

Pursuant of notice, The Development Authority of Cobb County met on February 18, 2025 at 11:00 am.

<b>MEMBERS</b>	<b>SEYFARTH SHAW</b>	<b>GUESTS</b>
Clark Hungerford	Kevin Brown	
Donna Rowe*	Aaron Hambrick	
Jason Shepherd		
Smith Peck		
Courtney Knight	<b>DEVELOPMENT AUTHORITY STAFF</b>	
Karen Hallacy	Nelson Geter	
Carol Riley	Amanda Blanton	
	Randy Hyde	

In Chairman Hungerford’s absence, Ms. Rowe called the meeting to order. At this time, she called for approval of the agenda. There being no opposition, the agenda was unanimously approved as presented.

**Minutes:** Members of the board reviewed the minutes of the January 7, 2025 meeting. Mr. Peck then made the motion to approve the minutes as presented. Mr. Shepherd seconded the motion, and the motion was unanimously approved. (6 yes – 0 no)

**Financial Report:** Members reviewed the financials from the two previous months. There are no significant expenses for discussion. Ms. Hallacy made a motion to approve the financials for December 2024 and January 2025. Ms. Riley seconded the motion and the motion was unanimously approved. (6 yes – 0 no)

**2025 Resource Plan:** Mr. Randy Hyde, Cobb Chamber, presented the 2025 Resource Plan to the board. At this time, Chairman Hungerford joined the meeting. Mr. Hyde continued by explaining that projected revenue from project fee receipts is based on a five-year average, totaling \$312,724. Estimated interest income is \$38,252, calculated using a two-year average and reflecting a new policy that reallocates funds to higher-yield CDs. Total available resources generated amounts to \$350,976.

With regard to expenses, marketing activities total \$194,000, including \$150,000 allocated to SelectCobb and \$44,000 approved for the All-Star Game. Economic development incentives are budgeted at \$75,000, with allocations to be determined. Administrative fees, based on current commitments with the Chamber’s contract, amount to \$181,252. Costs for training, meetings, and conventions are projected at \$14,776, based on 2024 actuals. Professional fees, audits, and impact analysis expenses total \$12,806, also based on 2024 actuals, though these costs will be recouped through fees. Other expenses, including D&O insurance and miscellaneous costs, are budgeted at \$2,500. In total, expenses amount to \$480,334, with plans to operate under a budget of \$129,358. Following discussion, Ms. Hallacy made a motion to approve the 2025 Resource Plan as presented. Ms. Riley seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

**KSU 2024 Housing Real Estate Foundation, LLC:** Mr. Jerry Peterson, Butler Snow, represented the project. Mr. Peterson shared the inducement was presented to the board in November in 2020 for Summit I. This project, Summit II, was approved by the county last week. Validation is scheduled for late March, with closing expected in April. Summit II is currently seeking approval, with the Board of Regents backing the transaction. The project involves a 462-bed facility and qualifies for tax-free financing.

Mr. Shepherd made a motion to approve the final bond resolution in the amount not to exceed \$45M. Ms. Hallacy seconded the motion and the motion was approved. (7 yes – 0 no)

**Legal Counsel Update:** Mr. Kevin Brown had no news to report on the General Assembly. He mentioned that Crossover Day is approaching, but there is nothing on the radar at this time.

**Executive Director Updates:** Mr. Geter provided an update on Town Center Mall, noting a surge in litigation following recent utility shutoffs. There is speculation about a potential class-action lawsuit, alleging that the owner has failed to pay utility bills despite collecting rent from tenants. In response, the Chamber has developed a strategy to support affected tenants. The mall has served the community for over 30 years.

Mr. Geter has received the clearance letter from the IRS on the audit and there is no further action taken on Creekside Senior Housing on South Cobb Drive.

He also mentioned that each year, he collects compliance letters for all processed transactions. This year, 18 transactions are set to be reviewed, including Home Depot, GPC, and any company with taxable revenue bonds. Per policy, compliance letters must be submitted by April 1. Clawback provisions are in place for companies that fail to comply or meet required standards. He will share the results once all documents are received.

Next, he provided an update on The Henry project stating that construction has faced delays. Work began 18 months ago with footings and the first-floor parking lots but was halted due to design issues requiring county approval. Representatives have confirmed that these issues are now resolved, and the project is expected to restart within 60 to 90 days.

Mr. Brown also provided an update on Tower 2, noting that the company has secured financing for the retail and condo portions of the project. New York Life is the lender, and closing is expected next week—a positive sign that construction will resume soon.

Amanda Blanton presented the board with the 2024 SelectCobb Year in Review with details on project activity and the programs the team has completed over the past year.

There being no other business, the meeting was adjourned.

\*These attendees participated virtually.