

**Fayette County Development Authority
Regular Board Meeting
December 16th, 2022**

Minutes

I. Call to Order and Welcome of Guests

Chair Darryl Hicks called the board meeting of the Fayette County Development Authority to order on Friday, December 16th at 10:00 a.m. via in person at Fayetteville City Hall.

Members Present:

Darryl Hicks
Mayor Edward Johnson
Sameera Tillman
Tracy Young
Dr. Luis Matta
Jim Kuo
Max Braun
Pat Hinchey

Staff Present:

Niki Vanderslice
Joan Young
Rosie Matta
Melissa Hill

Guests:

Maggie Reenstra, Coweta-Fayette EMC
Colin Martin, Fayette Chamber of Commerce
Nathan Lee, General Council
Brian Wismer, Main Street Fayetteville/DDA/Southern Ground Amphitheater

II. Approval of Agenda

Tracy Young made a motion to approve the agenda. Motion was seconded by Mayor Edward Johnson.

III. Approval of Minutes

Max Braun made a motion to approve the minutes and executive session minutes for November Board meeting held on November 22nd, 2022. Motion was seconded by Mayor Edward Johnson. Pat Hinchey abstained. All were in favor.

Niki Vanderslice intends to abstain from voting on Board matters while serving in the role of Interim President/CEO.

IV. Treasurer's Report

Tracy Young reported that the budget was on track.

V. New Business

Policies and Procedures Review/Update-

- Max Braun made a motion to approve the updates to FCDA Policies and Procedures with the following additions-
 - Page 6 – Section II: Benefits Policies – PTO - six line; from written word “two” to “one”.
 - These changes will commence on January 1st, 2023.Motion was seconded by Tracy Young with all in favor.

- Dr. Luis Matta made a motion to approve the updates to FCDA Accounting & Financial Policies and Procedures with the following addition-
 - Add a review sign and date lineMotion was seconded by Pat Hinchey.

Request for Proposal – Accounting- Mayor Edward Johnson made a motion to adopt an RFP for accounting services. Motion was seconded by Dr. Luis Matta.

VI. Film Update

Melissa Hill shared her monthly film project report.

VII. Strategy Update

Joan Young shared that she has contacted several firms in regard to strategic planning options.

VIII. President Report

BRE Report- Rosie Matta shared her existing industry visits to Gerresheimer and Aventure Aviation. She also attended various events including a GA Academy Essentials Class, Metro Atlanta Chamber meeting, Town of Trilith hotel brand reveal and several Chamber events.

Niki Vanderslice reported that she met with Synovus and we were granted a higher interest rate on all accounts.

Project Synergy- \$20M expansion with 100 new jobs

Trilith- transferred 20+/- acres out of the tax abatement

Met with Tyrone- Old fire department – Introduced Tyrone Officials to DCA and GA Cities Foundation regarding potential uses for old fire department.

PTC Mayor Learnard- met and looked at several projects that are of interest to both the community and herself.

VIII. Municipality Reports

Chamber- Colin Martin shared there was an increase in membership; 5% increase in budget revenue. He reported on Create X and shared that students presented projects they are working on.

Fayetteville- Mayor Johnson reported that the city council approved a bid for sewer extension for QTS/Trilith. He also shared the approval of Trilith annexation and rezone amendment to the original agreement on the Studio and Town of Trilith side. On local

businesses, Tesla dealership will open in February 2023 and the building of Miller's Ale House Restaurant has begun. Developers demolished a few downtown structures in preparation for the MOTS mixed-use project; city never owned these properties. He shared that in the past week they celebrated Christmas on Main Street. Brian Wismer informed us that they hosted ARC land use coordinating committee. Brian Wismer also presented the new City Center Park at the Metro Atlanta Development Summit in October. He shared DRI for Trilith/QTS are almost concluded, and lastly they are looking at different locations for a downtown skatepark. Mayor Johnson informed us that the Dottie has been purchased by Southside church and will soon be meeting every Sunday.

Peachtree City- Jim Kuo shared that he scheduled to meet with Mayor Learnard next week.

Tyrone- Tracy Young reported that DDA accepted the old firehouse station on Monday. He also mentioned that he met with town engineer to discuss the north corridor 74N.

JDA- Dr. Luis Matta reported that they will meet in February.

IX. Workshop Session

Niki Vanderslice facilitated a planning session with the FCDA.

The board of directors was asked what skillset they would like in the next President/CEO for the FCDA. The following were of high importance to the board. The President & CEO should provide Guidance for the Board and Authority and serve as the "Face of the FCDA". Have a background in Community Development with respect to the new role the FCDA will be filling in the community with the RLF and Grants program. They should be a navigator with connectivity to Metro Atlanta and the State of Georgia. Additionally, the board discussed the need for someone that is technology engage with a social media presence and gave consideration for salary requirements.

Investment Plan

- Commit up to \$10 Million to a 12-24 Month Project Fund to make funds available for Revolving Loan Funds(s) and Grants to identified Stakeholders.
- Allocate Operating Fund of \$20Million with earnings in excess of 5% to support the annual operating budget of the FCDA
- Investment Fund shall be funded with an estimated \$46Million to develop earnings for ongoing funding of the RLF and Grants
- The FCDA will issue an RFP for the Operating Fund and Investment Fund

Strategic Planning Consultant

- Partner-
 - Hands on
 - Assist with Comprehensive Plan Review
 - Evaluate Efforts

- Reach back support on Initiative
- Mission stretch; not creep

Things to consider before doing search for planning consultant

- What do stakeholders/partners want?
- Timeline
- Come up with a five-year plan

Board has decided to hold Focus Groups and a listening session in regards to our strategic plan development in January.

X. Executive Session

At 1:11 p.m. Pat Hinchey made a motion to go into executive session for personnel and real estate matters. Motion was seconded by Dr. Luis Matta, with all in favor.

At 2:33 p.m. Tracy Young made a motion to adjourn executive session, Pat Hinchey seconded the motion, and all were in favor.

XI. Adjourn

Tracy Young made a motion to adjourn the meeting. Motion seconded by Sameera Tillman with all in favor. The meeting was adjourned at 2:34 p.m.