

MINUTES

MALL AREA REDEVELOPMENT COMMITTEE MEETING

Monday, January 30, 2022 – 1:00-3:00PM
ACCGov Planning Department Auditorium
120 W. Dougherty St., Athens, GA 30601

The meetings for the Mall Area Redevelopment Committee will be available to watch live on YouTube at the link available on the calendar entry on the ACCGov homepage or this particular meeting can be viewed at the link provided here:

<https://youtube.com/live/Q3gCdYTQha8?feature=share>

Members Present: Mayor Kelly Girtz, Commissioner Jesse Houle, BOE Member Dr. Mumbi Anderson, BOE Member Linda Davis

Members Absent: Commissioner Mike Hamby

ACCGov Staff Present: Ilka McConnell, Caitlin Dye, Blaine Williams, Niki Jones and Judd Drake

Development Team Present: Jon Williams, Ken Neighbors, Scott Haines, Mark Jennings, Brian Lu, and Justin Crighton

BOE Staff Present: Byron Schueneman

- A. Call to Order as a Special Called Meeting: Caitlin Dye,** Business Development and Incentives Coordinator, ACCGov Economic Development Department
1. Meeting began at 1:06 PM

B. Approval of Agenda

1. Motion to approve: BOE Commissioner Dr. Mumbi Anderson
Second: BOE Commissioner Linda Davis
Unanimous vote to approve agenda

C. Approval of September 9th Minutes:

1. Motion to approve: Mayor Kelly Girtz
Second :BOE Commissioner Linda Davis
Unanimous vote to approve minutes

D. New Business:

1. Review Mall Area Redevelopment Committee Role in the TAD Process, **Caitlin Dye**, Business Development and Incentives Coordinator, ACCGov Economic Development Department
2. Presentation of TAD Financing Application from The Leaven Group, **Jon Williams, W&A Engineering, and Brian Lu, The Leaven Group**
3. Presentation of Mall Area TAD Advisory Committee's Recommendation, **Caitlin Dye**, Business Development and Incentives Coordinator, ACCGov Economic Development Department

E. Committee Discussion and Questions

1. Mayor Girtz is concerned with the finance ability and buildability of the project and would like some assurance on the risk of the project to ACCGov and CCSD. He is also concerned with the number of units being built; he would like to see an increase in density as well as an extension on the length of time the affordable units will be in place.
 - i. The Developer's response to the number of units being built is that their market study suggests that their quoted number is all the market can support, on both the residential and commercial portion. Their response about the level of risk concern is that they switched to the pay-go model vs. bonds to absorb the risk from the county. The financial viability was addressed by saying it cannot be determined until the TAD is approved and then go to the market.
2. Dr. Mumbi Anderson wanted to confirm that the development team can legally use almost 30% of the project's value.
 - i. The request was confirmed as being legal.
3. Broad concern for how much annually the school system would be absorbing to educate the additional students.
 - i. Developer's response to this concern is that the halo effect from surrounding parcels that are not within the TAD will produce enough additional tax dollars to help offset the cost.
 - ii. Mayor Girtz also added that the undergrad population which live in high value properties help add to the tax digest since they don't pull resources from the school system.
4. Commissioner Houle wanted an explanation for why the term request is for 30 years and doesn't mimic more similar terms of projects within the county or state.
 - i. Developer's response to that question is that the plan set forth by the community requires that long of a term for it to be financially viable.
5. Commissioner Houle also asked what the effect was to the project and TAD since the TAD is expected to sunset after 20 years.
 - i. An amendment to the intergovernmental agreement between CCSD and ACCGov is being drafted to extend the TAD out to 30 year request.
6. Ken Neighbors, the Development Team's Attorney, stated there would be two milestone schedules spelled out in the Community Benefits Agreement to ensure the development team will build what they promise.
7. Developer cannot complete phases 1a and 1b at the same time because it cuts off access to Belk and Belk must remain open and have parking during the entire construction period. Also, Belk has to approve of the plan as they have complete veto authority.
8. All roads will be public access roads but owned and maintained by the development team.

9. The Transit Station will be built by ACCGov and will be built using TAD funds from the development team. The land will be leased for two 50 year terms or 99 years.
10. Commissioner Houle would like clarification on what will be provided for the Boys and Girls Club.
 - i. Developer's response: they will be provided space and two 5 year leases at \$100 per year, buildout for the space, and one of the partners will provide the staffing but this item is not a part of the TAD request.
11. Commissioner Houle asked developer why they are offering 10% affordability units at 40 years instead of 20% of units at 20 years.
 - i. If they provided 20% then they would have to ask more in TAD funds to cover the construction costs of those extra units.

F. Next Steps: Mall Area Redevelopment Committee Members to analyze the information given today and share any questions so they can be answered and discussion can begin on February 3rd

G. Date for Next Meeting: February 3, 2023 from 3:30pm-5:30pm at Planning Auditorium

H. Adjourn

1. Motion: BOE Commissioner Linda Davis
Second: Mayor Kelly Girtz
Unanimous vote to adjourn
2. Meeting was adjourned at 2:58PM