

**CITY OF CUMMING
DOWNTOWN DEVELOPMENT AUTHORITY
100 MAIN STREET
GALLERY B OF CITY HALL, 2ND FLOOR
MAY 9, 2024, 6:00 PM**

-AGENDA-

- I. Call to Order and Pledge of Allegiance.
- II. Adoption of Previous Meeting Minutes
- III. Consider Agenda for Adoption
- IV. Executive Session. (If needed)
- V. Simple Man Distillery request for rent abatement
- VI. Consider the Contract for Site improvements to the single family residential Tract.
- VII. Consider the Sale of the single-family residential tract.
- VIII. City Center Update.
- IX. Adjournment

**CITY OF CUMMING
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES**

There was a Specially Called Meeting of the City of Cumming Downtown Development Authority on Thursday, May 9, 2024 at 6:00 P.M., in Gallery B on 2nd floor of City Hall. Notice was given and properly posted as required by law. All appointed members of the Downtown Development Authority were present with the exception of Kelly Lamb and Lisa Mason. Chairman David Leathers called the meeting to order and led the pledge to the American Flag.

II. Adoption of Previous Meeting Minutes: A motion was made by Carrie Patterson and seconded by Jason Evans to adopt the minutes of the February 8, 2024 DDA meeting. The motion carried 5-0 with Kelly Lamb and Lisa Mason absent.

III. Consider Agenda for Adoption: A motion was made by Jason Evans and seconded by Carrie Patterson to adopt the agenda as presented. The motion carried 5-0 with Kelly Lamb and Lisa Mason absent.

IV. Executive Session: Chairman Leathers announced there was a need for executive session to discuss the sale of real property and potential litigation. A motion was made by Shakeeb Ali and seconded by Jason Evans to recess into executive session. The motion carried 5-0 with Kelly Lamb and Lisa Mason absent. After a brief executive session, a motion was made by Brad Garmon and seconded by Jason Evans to reopen the regular meeting. The motion carried 5-0 with Kelly Lamb and Lisa Mason absent.

V. Simple Man Distillery request for rent abatement: City Administrator Phil Higgins introduced Ms. Tammy Fuller and Mr. Justin Douglas with Simple Man Distillery, who requested an abatement of their rent due. They explained that the delay in

their build-out of their tenant space was due to groundwater under the slab preventing them from digging to the necessary depth for the distillery equipment. They had consulted with United Consulting about the installation of foundation drains to relieve the hydrostatic pressure under the slab. Ms. Fuller stated they should be able to obtain permits within the next two weeks. A motion was made by Carrie Patterson and seconded by Brad Garmon to postpone any action until permits were issued and construction was started. The motion carried 5-0 with Kelly Lamb and Lisa Mason absent.

VI. Consider the Contract for Site improvements to the single-family residential tract: City Administrator Phil Higgins explained that the DDA had sent out requests for proposals for the site-work needed to prepare the 15.72- acre, single-family residential tract for sale. Mr. Higgins explained that five (5) proposals were received and staff's recommendation was to accept the low proposal from Vertical Earth, Inc. in the amount of \$2,814,289.25. A motion was made by Brad Garmon and seconded by Shakeeb Ali to approve the low proposal from Vertical Earth, Inc. in the amount of \$2,814,289.25. The motion carried 5-0 with Kelly Lamb and Lisa Mason absent.

VII. Consider the sale of the single-family residential tract: City Administrator Phil Higgins explained that the DDA had received an offer to purchase the 15.72-acre single-family residential tract. Beltan Properties made an offer of \$10,506,000.00 for the purchase of the residential tract. Plans are to construct 24 single-family homes and 50 townhomes. After some discussion, a motion was made by Brad Garmon and seconded by Carrie Patterson to authorize City Administrator Phil Higgins to sign the necessary

documents on behalf of the Downtown Development Authority to sell the property to Beltan Properties. The motion carried 5-0 with Kelly Lamb and Lisa Mason absent.

VIII. City Center Update: Cumming City Center Property Manager Jennifer Archer gave an update new tenants and the events occurring at the City Center.

IX. Adjournment: A motion was made by Brad Garmon and seconded by Jason Evans to adjourn the meeting. The motion carried 5-0 with Kelly Lamb and Lisa Mason absent.



DOWNTOWN DEVELOPMENT AUTHORITY

David Leathers, Chairman

Kelly Lamb, Vice Chair

Carrie Patterson, Member

Brad Garmon, Member

Shakeeb Ali, Member

Lisa Mason, Member

Jason Evans, Member

Attest:

City Clerk