



City of Duluth

Tax Allocation District Advisory Committee (TADAC) Meeting

January 9, 2019

3:10 p.m. to 3:47 p.m.

City Hall Community Room

PRESENT: Committee Member Nancy Harris (City of Duluth Mayor)
 Committee Member Greg Whitlock (City of Duluth Councilmember)
 Committee Member Glenn Stephens (Gwinnett County Administrator)
 Committee Member James Riker (City of Duluth City Manager)

ABSENT: Committee Member Kathy Holland (Gwinnett County Planning Director)

City Staff: Ken Sakmar (Duluth Finance Manager)
 Bill Aiken (Planning Director)
 Chris McGahee (Economic Dev Director)

In Attendance: Gary Mongeon (VP Bleakly Advisory Group)
 John Roberson (Greystar GP II LLC)

Mayor Harris brought the meeting to order at 3:10 p.m.

APPROVAL OF MINUTES

The first order of business was approval of the December 14, 2015 TADAC Meeting Minutes.

Committee Member Greg Whitlock made a motion to approve the December 14, 2015 minutes. Committee Member Glenn Stephens seconded the motion; all voted in favor.

ELECTION OF OFFICERS

The second order of business was Election of Officers.

Committee Member Greg Whitlock made a motion to appoint Committee Member Nancy Harris as Chairman, Glenn Stephens as Vice Chairman and James Riker as Secretary of the Tax Allocation District Advisory Committee. Committee Member Kathy Holland seconded the motion; all voted in favor.

NEW BUSINESS

Project Application No. 3 – Greystar GP II LLC., Overture Redevelopment Project. The City of Duluth has received an application from Greystar GP II LLC seeking TAD financing for eligible development costs related to redevelopment of a 4.5+/- acre industrial site located at 3221 Hill Street.

A presentation from the applicant and Bleakly Advisory Group was made at the meeting to summarize this request. John Roberson from the Greystar GP II LLC presented the overall redevelopment project. The developer is requesting to be reimbursed for up to \$900,000 in project costs to be repaid as TAD increments are available. The proposed reimbursement will be used for the following:

- 1) Site preparation, demolition & clearance
- 2) Utility Improvements
- 3) Environmental Remediation
- 4) Transportation/curb and sidewalk improvements
- 5) Stormwater Infrastructure
- 6) Existing lease buy outs

Gary Mongeon from Bleakly Advisory Group followed the developer presentation with an analysis of how the project complies with the City's adopted TAD Policies and Procedures, Redevelopment Plan and County Intergovernmental Agreement (IGA). The points of Mr. Mongeon's presentation were:

- No TAD bonds will be issued and no interest charges will be applied
- No commitments of TAD proceeds prior to completion of construction
- Future reimbursements to be based upon tax increment generated by the project (only) and paid by the property's future owners
- The reimbursement formula places no risk on the City/County in the event that taxable values do not reach forecasted levels or future owners request tax abatements
- No impact on tax increments generated by other projects within the TAD

Committee Member Glenn Stephens made a motion to approve and recommend City Council approval of TAD Project Application No. 3 as presented. Specifically to reimburse Greystar GP II LLC from annual tax increments generated by the development for a period of 15 years or to a maximum of \$900,000, whichever occurs first. Committee Member Greg Whitlock seconded the motion. Chairman Nancy Harris requested an individual vote.

Chairman Member Nancy Harris (City of Duluth Mayor) YES

Committee Member Greg Whitlock (City of Duluth Councilmember) YES

Vice Chairman Glenn Stephens (Gwinnett County Administrator) YES

Committee Member Kathy Holland (Gwinnett County Planning Dir.) YES

Secretary James Riker (City of Duluth City Manager) YES

Other Business

Update of TAD District

Ken Sakmar provided an update of the City's Annual TAD Report for the committee

Matters from Committee - None

Matters from the Public - None

ADJOURNMENT

Committee Member Greg Whitlock made a motion to adjourn the meeting. Committee Member Glenn Stephens seconded the motion; all voted in favor. The meeting was closed at 3:47 p.m.

Approved this ____ day of _____, _____.

Chairman Nancy Harris

Date

Secretary James Riker

Date

JR