



(Virtual Meeting, via Zoom)

February 11, 2021

9:00 AM

Viewable to the public at mycitytv.com

- I. Call to Order
- II. Roll Call
- III. Reading and approval of the minutes from the previous meeting
- IV. Budget Report
- V. New Business
- VI. Other Business
- VII. Project Updates
- VIII. Set Date of Next Meeting—March 11, 2021
- IX. Executive Session
 - Adjourn into Executive Session to authorize negotiations to purchase, dispose of, or lease property
- X. Adjournment

DEVELOPMENT AUTHORITY OF THE CITY OF DOUGLASVILLE, GEORGIA
MINUTES OF THE SPECIAL CALLED MEETING
December 1, 2020
Held Virtually via Zoom Application

Viewable to the public at mycitytv.com

Call to Order: Chair Choo called the meeting to order at 9:02 am.

Roll Call: Conducted by Chelsea Jackson

Members Present: Chairman Leslie Choo, Phil Sisk, Scott Powers (9:06am), John Williams, Cathy Smith-Curry, Don Watts (9:07am)

Staff Present: Chelsea Jackson

Others Present: John Gornall, Arnall Golden Gregory, LLP, Authority Attorney
Andrew Schutt, Arnall Golden, Gregory, LLP, Authority Attorney
Wilhelm Ziegler, Arnall Golden Gregory, LLP, Authority Attorney
Chris Pumphrey Douglas County Economic Development Authority
Jonathan Lupo, Douglas County Economic Development Authority
Breezy Straton, Douglas County Economic Development Authority
Aaron Szarowicz, City of Douglasville
Emily Hardaway, City of Douglasville

Adoption of Minutes

Ms. Curry made a motion to approve the minutes from the November 17, 2020; Mr. Sisk seconded the motion. All members present voted in favor of the motion. The motion was approved.

New Business

Review the proposed revised City 2020 Tax Plan and consider a Resolution recommending to the Mayor and City Council that it enter into a Resolution adopting the Revised 2020 Tax Plan.

Mr. Powers made a motion approve the resolution; Mr. Sisk seconded the motion. All members present voted in favor of the motion. The motion was approved.

Consider and adopt a Resolution that recommends that (i) the City approve Project Douglas to participate in the Revised 2020 Tax Plan and (ii) the Authority execute a revised Tax Incentive Agreement with Project Douglas upon the City's approval of said revised Tax Incentives Agreement.

Mr. Powers made a motion approve the resolution; Mr. Sisk seconded the motion. All members present voted in favor of the motion. The motion was approved.

Consider and adopt a Resolution that recommends that (i) the City approve JHO GA-1 Investment, LLC to participate in the Revised 2020 Tax Plan and (ii) the Authority execute a revised Tax Incentive Agreement with JHO GA-1 Investment, LLC upon the City's approval of said revised Tax Incentives Agreement.

Mr. Williams made a motion approve the resolution; Mr. Sisk seconded the motion. All members present voted in favor of the motion. The motion was approved.

Consider and adopt the proposed Bond Resolution and Bond documents for the \$400 Million taxable revenue bond transaction with Project Douglas.

Mr. Watts made a motion approve the resolution; Mr. Sisk seconded the motion. All members present voted in favor of the motion. The motion was approved.

Consider and adopt the proposed Bond Resolution for the \$259 Million taxable revenue bond transaction with JHO GA-1 Investment, LLC

Mr. Williams made a motion approve the resolution; Ms. Curry seconded the motion. All members present voted in favor of the motion. The motion was approved.

Consider and adopt a resolution regarding the Authority's support of a potential future expansion by Project Douglas.

Mr. Williams made a motion approve the resolution; Mr. Sisk seconded the motion. All members present voted in favor of the motion. The motion was approved.

Consider and act upon any other matter which shall come before the Board.

Adopt a resolution to approve the agreement for Project Crane (JHO GA-1 Investment, LLC) and all documents pertaining to the REBA Grant MOU.

Mr. Powers made a motion approve the resolution; Mr. Sisk seconded the motion. All members present voted in favor of the motion. The motion was approved.

Other Business

None.

Project Updates

Mr. Pumphrey was present (virtually) to provide project updates.

Set Date of Next Meeting

The next meeting is set for Thursday, December 10, 2020 unless cancelled and will be held at the Douglas County Economic Development Authority Office or virtually via Zoom and mycitytv.com.

Adjournment

Mr. Watts made a motion to adjourn the meeting; Mr. Sisk seconded the motion. All members present (virtually) voted in favor of the motion. The meeting was adjourned at 9:48 am.

Leslie Choo, Chairman
Development Authority of the City of
Douglasville, Georgia

Chelsea Jackson, Secretary
Development Authority of the City of
Douglasville, Georgia