



DEVELOPMENT AUTHORITY MEETING APRIL 1, 2025

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **STATEMENT OF PURPOSE**

The Development Authority of Alpharetta is granted powers and jurisdiction through the State of Georgia General Assembly and a resolution adopted by the Alpharetta City Council on September 3, 1996. The function of this Authority is to promote the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the City of Alpharetta.

4. **CONSENT AGENDA**

A. Approval of Minutes from the Meeting of February 4, 2025

5. **WORKSHOP**

A. Review of Bond Structures and Procedures

6. **PARTNER UPDATE**

A. Tech Alpharetta Update

B. Alpha Loop Foundation Update

C. City of Alpharetta Economic Development Update

7. **DISCUSSION**

8. **ADJOURNMENT**



DEVELOPMENT AUTHORITY MEETING
FEBRUARY 4, 2025
UNOFFICIAL MEETING MINUTES
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:00 PM

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This document includes limited presentation by Development Authority and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. CALL TO ORDER

❖ Chairman Jack Nugent called the meeting to order at 6:00 p.m.

II. ROLL CALL

Board Members Present: (5-2)

Jack Nugent (Chair)
Dan Mitnick
Morgan Smith
David Chatham
John Goss

Board Members Absent:

Jill Bernard (Vice Chair)
Shawn Allen (Secretary-Treasurer)

Staff present:

Charlie Jewell, Director of Economic Development
Kathi Cook, Director of Community Development
Charlotte Christian, Economic Development Acting Manager
Suzanne Swain, Community Relations Manager
Melissa Tracy, Development Authority Legal Counsel

III. STATEMENT OF PURPOSE

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❖ Chairman Jack Nugent read the statement of purpose.

IV. CONSENT AGENDA

a. Approval of Minutes from the Meeting of August 6, 2024

- ❖ Authority Member David Chatham motioned to approve the Minutes from the Meeting of August 6, 2024.
 - Authority Member Dan Mitnick seconded the motion.
 - Motion passed (5-0).



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b. Approval of Minutes from the Meeting of October 15, 2024

- ❖ Authority Member Dan Mitnick motioned to approve the Minutes from the Meeting of October 15, 2024.
 - Authority Member John Goss seconded the motion.
 - Motion passed (5-0).

c. Approval of Minutes from the Meeting of December 3, 2024

- ❖ Authority Member John Goss motioned to approve the Minutes from the Meeting of December 3, 2024.
 - Authority Member Dan Mitnick seconded the motion.
 - Motion passed (5-0).

V. NEW BUSINESS

a. Election of Chair, Vice-Chair, and Secretary-Treasurer

- Economic Development Acting Manager Charlotte Christian called for nominations for a member to serve as Chair.
 - ❖ Authority Member Dan Mitnick nominated Jack Nugent to serve as Chair of the Development Authority.
 - Authority Member David Chatham seconded the nomination.
 - Charlotte Christian called for a vote for Jack Nugent to serve as Chair of the Development Authority.
 - Vote passed (5-0).
- Charlotte Christian called for nominations for a member to serve as Vice-Chair.
 - ❖ Chairman Jack Nugent nominated Jill Bernard to serve as Vice-Chair of the Development Authority.
 - Authority Member Dan Mitnick seconded the nomination.
 - Charlotte Christian called for a vote for Jill Bernard to serve as Vice-Chair of the Development Authority.
 - Vote passed (5-0).
- Christian called for nominations for a member to serve as Secretary-Treasurer.
 - ❖ Authority Member John Goss nominated Shawn Allen to serve as Secretary-Treasurer of the Development Authority.
 - Authority Member Morgan Smith seconded the nomination.
 - Charlotte Christian called for a vote for Shawn Allen to serve as Secretary-Treasurer of the Development Authority.
 - Vote passed (5-0).

VI. PARTNER UPDATE

a. City of Alpharetta Community Development

- Director of Community Development Kathi Cook provided updates on ongoing efforts to address short term rentals, impact fee structures, and the city's land use plan.



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- Ms. Cook presented on potential and upcoming development in the Brookside area and around other areas of the city.
❖ No action was taken on this item.

b. City of Alpharetta Economic Development

- Director of Economic Development Charlie Jewell thanked Authority Members John Goss, Morgan Smith, Shawn Allen, and Jill Bernard for their willingness to serve another term on the Development Authority and noted that they were reappointed at the City Council meeting on January 27th, 2025 to another four-year term.
- Mr. Jewell then explained the Economic Development Department's newly established mission statement and goals. The mission statement is: "To enhance the quality of life in the City of Alpharetta by attracting and retaining high-quality business investment that strengthens the local economy, expands the tax base, and creates meaningful employment opportunities." He explained the focus areas would be to support the retention and expansion of businesses within the City; recruit new businesses in targeted sectors to the City; support small business development and entrepreneurship in the City; and promote thriving commercial districts in the City.
- Charlotte Christian shared an update on the efforts related to the Alpharetta Agriculture Plan implementation.
- Charlie Jewell explained that CoreWeave, a data center project that had come before the Development Authority at their August meeting, had notified Bond Counsel Woody Vaughn that they would not be continuing with that project due to lack electric capacity for future expansion at that site. Mr. Jewell noted that because bonds were never issued, there was no action to be taken by the Development Authority at that time.
- Development Authority Members discussed business retention visit practices, the status of the Dogwood Square project, and the project status of the project at the Bailey Johnson School/Kimball Bridge.
❖ No action was taken on this item.

VII. DISCUSSION

- ❖ No action was taken on this item.

VIII. ADJOURNMENT

- ❖ With there being no further business to hear or discuss, Chairman Nugent adjourned the meeting at 6:43 p.m.

Respectfully submitted, Charlotte Christian, Economic Development Acting Manager