



DEVELOPMENT AUTHORITY MEETING JANUARY 7, 2026

OFFICIAL MINUTES

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

OFFICIAL MINUTES

The public is advised that the following minutes are not a verbatim transcription of business presented at the Development Authority of the date shown; but are a synopsis of pertinent information. The public is further advised that the video recording for said meeting is a matter of public record and is available to be viewed at the City Clerk's office during normal business hours or viewed online at <https://www.youtube.com/user/alpharettagov>.

1. CALL TO ORDER

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

2. ROLL CALL

Authority Members Present:

Jack Nugent, Chair
Shawn Allen, Secretary-Treasurer
Jill Bernard, Vice Chair
John Goss
Dan Mitnick
David Chatham

Authority Members Absent:

Morgan Smith

Staff Present:

Molly Esswein, City Attorney
Charlie Jewell, Director of Economic Development
Diana Romano, Economic Development Program Manager
Mandy York, Economic Development Marketing Coordinator

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.

❖ Chairman Jack Nugent announced the Development Authority's Statement of Purpose.

4. PUBLIC COMMENT

❖ No member of the public came forward for public comment and no public comment cards were received.

5. CONSENT AGENDA

A. Minutes from the Meeting of December 2, 2025

B. Financial Management Report as of October 31, 2025

- ❖ Vice Chair Jill Bernard offered a motion to approve the Consent Agenda.
 - Member Dan Mitnick seconded the motion.
 - The motion passed 6-0 with 1 member absent.

6. ANNOUNCEMENTS & REPORTS

A. Fiserv Solutions, Inc. / Cobalt Office Park Partners, LLC - End of Bond Term

- Economic Development Program Manager Diana Romano provided a brief overview of the Fiserv Solutions, Inc. / Cobalt Office Park Partners, LLC bonds and explained that the bond terms expired on December 31, 2025. Pursuant to the bond agreements, all necessary documents are being secured by bond counsel to cancel the bonds, terminate the lease, and transfer the property from the Development Authority back to the owner/lessee. Additionally, the Fulton County Tax Assessor has been notified of the expiration of the tax abatement period for this property.
- Economic Development Director Charlie Jewell explained that the Announcements and Reports section of the agenda will be used to provide any updates on Development Authority projects.
- Mr. Jewell gave additional information and background on the Fiserv Solutions, Inc. / Cobalt Office Park Partners, LLC bonds and stated that this project was a good example of how the Development Authority has contributed to the City's economic development.
- Chair Jack Nugent expressed an interest in project updates on how original project projections compare to the actual project results.
- Secretary-Treasurer Shawn Allen expressed that Fiserv Solutions, Inc. has been a good community partner who has gotten involved and give back to the community.

- ❖ No action was taken on this item.

7. NEW BUSINESS

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

- Economic Development Program Manager Diana Romano called for nominations for a member to serve as Chair.
 - ❖ Vice Chair Jill Bernard nominated Jack Nugent to serve as Chair of the Development Authority.
 - Secretary-Treasurer Shawn Allen seconded the nomination.
 - Diana Romano called for a vote for Jack Nugent to serve as Chair of the Development Authority.
 - The motion passed 6-0, with 1 member absent.
- Diana Romano called for nominations for a member to serve as Vice-Chair.
 - ❖ Secretary-Treasurer Shawn Allen nominated Jill Bernard to serve as Vice-Chair of the Development Authority.
 - Member David Chatham seconded the nomination.
 - Diana Romano called for a vote for Jill Bernard to serve as Vice-Chair of the Development Authority.
 - The motion passed 6-0, with 1 member absent.
- Diana Romano called for nominations for a member to serve as Secretary-Treasurer.
 - ❖ Chair Jack Nugent nominated Shawn Allen to serve as Secretary-Treasurer of the Development Authority.
 - Vice Chair Jill Bernard seconded the nomination.
 - Diana Romano called for a vote for Shawn Allen to serve as Secretary-Treasurer of the Development Authority.
 - The motion passed 6-0 with 1 member absent.

8. PARTNER UPDATE

A. City of Alpharetta Economic Development

- Director of Economic Development, Charlie Jewell, provided an update on the Department's upcoming marketing efforts including the "Economic Development Year in Review" which will provide an overview of the City's overall economic development activity in 2025, attendance at the Site Selectors Guild spring conference, and participation, as a community partner with the State, at the Select USA conference in Washington, DC.
- Chair Jack Nugent expressed his satisfaction with the Alpha Loop as a place-maker, including the Lights on the Loop event. He also expressed that he has received positive feedback on the Department's Community Guide that was recently released.

❖ No action was taken on this item.

9. ESTABLISHMENT OF NEXT MEETING

A. Next meeting scheduled for Thursday, February 12, 2026, at 6:00 PM

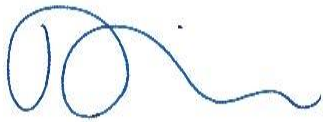
- Chairman Jack Nugent announced that the Development Authority's next meeting is scheduled for Thursday, February 12, 2026, at 6:00 PM.

❖ No action was taken on this item.

10. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Chairman Jack Nugent adjourned the meeting at 6:18 p.m.

Respectfully submitted,



Diana Romano

Economic Development Program Manager