



# DEVELOPMENT AUTHORITY MEETING MARCH 12, 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 6:01 p.m.

#### 2. ROLL CALL

##### Authority Members Present:

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

##### Authority Members Absent:

Morgan Smith  
John Goss

##### Staff Present:

Molly Esswein, Development Authority 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 January 7, 2026

##### B. Financial Management Report as of November 30, 2025

##### C. Financial Management Report as of December 31, 2025

- ❖ Vice Chair Jill Bernard offered a motion to approve the Consent Agenda.
  - Secretary-Treasurer Shawn Allen seconded the motion.
    - The motion passed 5-0 with 2 members absent.

#### 6. ANNOUNCEMENTS & REPORTS

- There were no announcements or reports.

#### 7. NEW BUSINESS

##### A. Engagement letter to appoint Troutman Pepper Locke, LLP as special counsel with authorization for the Chair to execute all necessary documents

- Economic Development Director Charlie Jewell Presented this item.
- The City has retained Troutman Pepper Locke, LLP to serve as special counsel for certain matters where the City Attorney has a conflict or Troutman Pepper Locke's expertise is needed. Some of those matters may also involve Development Authority interests and retaining the same counsel would allow for efficient, timely, and consistent counsel. Retaining Troutman Pepper Locke, LLP ensures that when a need for special counsel arises, that retention is already in place.
- ❖ Secretary-Treasurer Shawn Allen made a motion to approve the engagement letter to appoint Troutman Pepper Locke, LLP as special counsel with authorization for the Chair to execute any necessary documents.
  - Vice Chair Jill Bernard seconded the Motion.
    - The motion passed 5-0 with 2 members absent.

## **B. Resolution authorizing the execution and delivery of documents relating to the termination of the CCB The Garren, LLC Project taxable revenue bonds**

- Economic Development Director Charlie Jewell gave some background on the CCB The Garren, LLC project.
- Crescent Communities has been unable to move the project forward and now seeks to terminate the lease agreement and bond transaction. Mr. Jewell clarified that since the project did not move forward and a certificate of occupancy was not obtained, the tax incentive did not go into effect.
- Attorney Molly Esswein presented the Resolution which acknowledges that CCB The Garren, LLC has sought to terminate the lease agreement and bond transaction and authorizes the execution of necessary documents, including a Limited Warranty Deed transferring title of the property back to CCB The Garren, LLC, and authorizing any actions necessary to fulfill the termination.
- Secretary Treasurer Shawn Allen inquired why this project was not able to move forward.
  - Mr. Jewell stated that representatives for Crescent Communities were not able to attend the meeting, but that Crescent Communities has stated that current market conditions and lack of securing an anchor tenant presented challenges for advancing the project and that without a clear path forward it would be best to go ahead terminate the project. Mr. Jewell also shared that Crescent Communities has expressed a desire and commitment to completing a project at this location and that they are still pursuing options.
- Member David Chatham asked whether the Authority receives a cancellation fee or whether the Authority is reimbursed for costs to issue the bonds.
  - Mr. Jewell explained that the Authority's compensation, bond costs, and legal fees were covered in the initial bond issuance fee.
- ❖ Secretary-Treasurer Shawn Allen made a motion to approve the Resolution authorizing the execution and delivery of documents relating to the termination of the CCB The Garren, LLC Project taxable revenue bonds.
  - Secretary-Treasurer Shawn Allen seconded the Motion.
    - The motion passed 5-0 with 2 members absent.

## **8. PARTNER UPDATE**

### **A. City of Alpharetta Economic Development**

- Director of Economic Development, Charlie Jewell, provided an overview of the Department's 2025 Economic Development "Year in Review" and provided an update on businesses that have recently relocated to the City.

- Chair Jack Nugent inquired about the ownership change of the Data Scan property in the City Center.
  - Mr. Jewell stated that the property sold at the end of 2025 to Howard Capital Management and set a record for highest price per square foot for vacant office space. Data Scan will be relocating within the City to the Continuum property.
- Vice Chair Jill Bernard inquired whether Howard Capital Management planned to occupy the whole building.
  - Economic Development Program Manager, Diana Romano stated that Howard Capital Management has stated that they plan to move into the building in spring or early summer and that they will likely lease part of the building, but they have not yet finalized specific plans.

❖ No action was taken on this item.

## 9. ESTABLISHMENT OF NEXT MEETING

### A. Next meeting scheduled for Thursday, April 9, 2026, at 6:00 PM

- Chairman Jack Nugent announced that the Development Authority's next meeting is scheduled for Thursday, April 9, 2026, at 6:00 PM.

❖ No action was taken on this item.

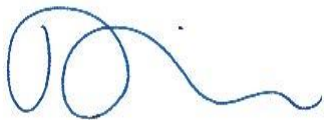
## 10. EXECUTIVE SESSION (IF NEEDED)

- There was not an executive session.

## 11. ADJOURNMENT

❖ With there being no further items to consider or discuss, Chairman Jack Nugent adjourned the meeting at 6:24 p.m.

Respectfully submitted,



Diana Romano

Economic Development Program Manager