



DEVELOPMENT AUTHORITY MEETING NOVEMBER 16, 2021

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
5:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. 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.

IV. CONSENT AGENDA

A. Financial Management Report - Period Ending August 31, 2021

V. NEW BUSINESS

A. Consideration of Flooring Replacement at Innovation Center

B. Colonial Pipeline Bond Assignment Approval

VI. DISCUSSION

A. Director of Economic Development Monthly Report

B. December Meeting Date

VII. ADJOURNMENT



STAFF REPORT

Submitting Department: Economic Development

Submitted By: Kathi Cook

Sponsored By:

Meeting Date: November 16, 2021

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT - PERIOD ENDING AUGUST 31, 2021

II. RECOMMENDATION:

Approve the items on the Consent Agenda.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

IV. REPORT IN BRIEF:

A consent agenda, sometimes called a consent "calendar," is a component of a meeting agenda that enables the board to group routine items and resolutions under one umbrella. As the name implies, there is general agreement on the procedure. Issues in this consent package do not need any discussion before a vote. Unless a board member requests the removal of an item ahead of time, the entire package is voted on at once without any additional explanations or comments.

If any member of the board has questions, seeks additional information, or wishes to discuss any item on the Consent Agenda, the member would request that the item be removed from the Consent Agenda and placed by the Chair as a business item on the regular agenda for the meeting.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Report for Month Ending 08-31-2021

Alpharetta Development Authority

Finance Department
2 Park Plaza, Alpharetta, GA 30009
Thomas G. Harris, Finance Director
(678) 297-6094 (o)
www.alpharetta.ga.us

Financial Management Reports



**for the month ending
August 31, 2021
(period 2 of 12 – unaudited)**



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of August 31, 2021

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ -	\$ -	\$ -
99575100-361000	Investment Earnings	-	-	-	-
99575100-389000	Miscellaneous Revenue	-	-	-	-
99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000	-	-
99575100-381000-C1535	Innovation Center Operations (ATC)	18,800	1,843	-	16,957
	subtotal	\$ 113,800	\$ 96,843	\$ -	\$ 16,957
(1) 99575100-395000	Carryforward Fund Balance	\$ 263,120	\$ -	\$ -	\$ 263,120
	subtotal	\$ 263,120	\$ -	\$ -	\$ 263,120
	Total	\$ 376,920	\$ 96,843	\$ -	\$ 280,077
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	95,000	23,750	71,250	-
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C0924	Economic Development Strategic Plan (split with COA)	37,500	-	-	37,500
99575100-544100-C2210	Downtown Economic Development Initiative	40,000	-	-	40,000
	subtotal	\$ 225,948	\$ 23,750	\$ 71,250	\$ 130,948
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 7,500	\$ 686	\$ -	\$ 6,814
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,100	87	-	1,013
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	200	17	-	183
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	4,500	263	-	4,237
99575100-531230-C1535	Innovation Center Operations (Electricity)	5,500	343	-	5,157
	subtotal	\$ 18,800	\$ 1,397	\$ -	\$ 17,403
99575100-579000	Reserve	\$ 132,190	\$ -	\$ -	\$ 132,190
	Total	\$ 376,938	\$ 25,147	\$ 71,250	\$ 280,541

- (1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.
- (2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of August 31, 2021

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 263,121		
Revenues collected to date			96,843		
Expenditures incurred to date			(25,147)		
Fund Balance (current)			\$ 334,817		
Forecasted revenue collections			-		
Fund Balance (forecasted)			\$ 334,817		
Allocation of Forecasted Fund Balance:					
Non-Spendable (unspent/remaining project allocations)			\$ 202,198		
Spendable (available for investment by the Board)			132,619		
			\$ 334,817		



*This page has been
intentionally left blank*

GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
August 31, 2021

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 344,511
Investments	828
Receivables	-
Restricted Cash for Bond Issuance Costs	-
Total Assets	345,338

LIABILITIES

Current Liabilities:

Accounts Payable	10,415
Deferred Revenue	-
Due to Other Funds	106
Total Current Liabilities	10,522

Current Liabilities Payable from Restricted Assets:

	-
Total Current Liabilities Payable from Restricted Assets	-

Noncurrent Liabilities:

	-
Total Noncurrent Liabilities	-
Total Liabilities	10,522

Fund Balance

Restricted	202,198
Unassigned	132,619
Total Fund Balance	334,817

Total Liabilities & Fund Balance	\$ 345,338
----------------------------------	-------------------

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended August 31, 2021

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 1,843
State Grant	-
Fees	-
Contributions & Donations	95,000
Miscellaneous Income-Interest	-
Miscellaneous Revenue	-
	<u>-</u>
Total Revenues	<u>96,843</u>
Expenditures	
Economic Development	95,000
Maintenance Contracts	686
Donation to private source	-
Utilities - Miscellaneous	711
Debt Service:	
Principal	-
Interest	-
	<u>-</u>
Total Expenditures	<u>96,397</u>
Excess (deficiency) of revenues over (under) expenditures	446
Other Financing Sources (Uses)	
Sale of capital assets	-
	<u>-</u>
Net Change in Fund Balances	446
Fund Balance, Beginning of Year	<u>263,121</u>
Encumbrances	71,250
Fund Balance, End of Year	<u>334,817</u>





STAFF REPORT

Submitting Department: Economic Development

Submitted By: Kathi Cook

Sponsored By:

Meeting Date: November 16, 2021

I. AGENDA ITEM TITLE: CONSIDERATION OF FLOORING REPLACEMENT AT INNOVATION CENTER

II. RECOMMENDATION:

Approve contracting with Empire in an amount not to exceed \$8,509.03 for replacement of the flooring in the "Pitch Room" at the Tech Alpharetta Innovation Center.

III. REPORT IN BRIEF:

Since 2015, Tech Alpharetta has operated its innovation center in space leased from the Development Authority.

The facility originally served as the headquarters for the City of Alpharetta Fire Department prior to that agency being merged with others to form the Department of Public Safety, the administrative operations for which are housed elsewhere. The facility was converted for use by the City's Finance Department until that department relocated in 2014 to the newly opened City Hall. The facility then remained largely dormant until its occupation by Tech Alpharetta.

In preparation for the launch of the Tech Alpharetta Innovation Center, the City undertook renovations of the facility in 2015. At the time, the center was being launched as a pilot initiative based upon recommendations from a committee of Tech Alpharetta's board, so the budget for the renovations was low. In fact, much of the necessary work was done by volunteers from Tech Alpharetta and the City's economic development staff, with skilled work being handled by the City's Department of Public Works. IN an effort to control costs, lower grade flooring materials were used.

Since its opening, the Innovation Center has been quite successful and, in addition to launching numerous startups that have added jobs to the local economy, the center has hosted numerous meetings and events to develop, advance, and promote the local innovation environment. Unfortunately, that has taken a toll on the facility, and replacement of the carpeting in the most public area, sometimes referred to as the "Pitch Room," of the facility is needed.

After obtaining pricing information from multiple vendors, City Staff recommends that the job be awarded to Empire at a total cost not to exceed \$8,509.03. The proposal calls for replacing the existing carpet with the heaviest commercial grade LVT/LVP, which will provide a longer useful life than carpet and many other flooring options. The pricing includes removal of the existing carpet, floor prep, vinyl base, and installation of the new LVP. If approved, all work can be completed prior to the end of the current calendar year.

Funding is available in the Development Authority's operating account.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Tech Alpharetta Floor Replacement - Empire Proposal



commercialbusiness@empire-today.com

Quote Number: AT000974

Date: Nov 2, 2021 3:32 PM

Job information: 1-5686384837

Bill To: Tech Alpharetta
JADE RODGER
972 WEBB BRIDGE ROAD
ALPHARETTA GA 30009

Ship To: Tech Alpharetta
JADE RODGER
972 WEBB BRIDGE ROAD
ALPHARETTA GA 30009

Item

ALLIANCE- LVP: FOSSIL GRAY
Rooms: 1

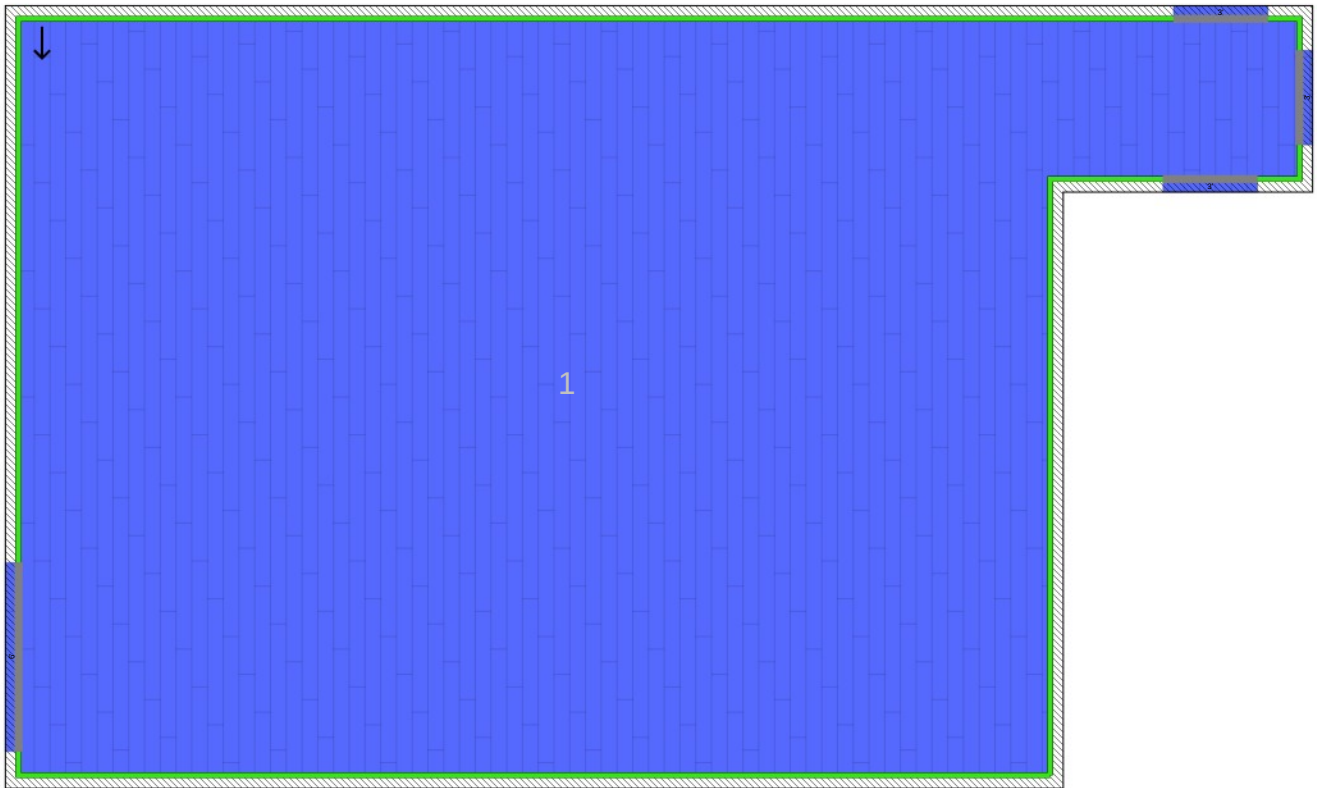
Take up- Glue Down Carpet
Rooms: 1

Floor Prep- Skim Coat
Rooms: 1

4" VINYL BASE COILS: BLACK
Rooms: 1

INSTALL TRANSITION STRIPS

Total: \$8,509.03



■ ALLIANCE- LVP FOSSIL GRAY

Quote Number: AT000974
Date: Nov 2, 2021

Customer: Tech Alpharetta JADE RODGER
Room Plan
Page 2



STAFF REPORT

Submitting Department: Economic Development

Submitted By: Kathi Cook

Sponsored By:

Meeting Date: November 16, 2021

I. AGENDA ITEM TITLE: COLONIAL PIPELINE BOND ASSIGNMENT APPROVAL

II. RECOMMENDATION:

Recommend approving the assignment of the existing Colonial Pipeline Bonds and related tax abatement as presented by the Development Authority's Bond Counsel and authorize the Chair, Vice-Chair, and Secretary to execute all necessary documents.

III. REPORT IN BRIEF:

This item will be presented by the Development Authority's Bond Counsel.

IV. ALTERNATIVES:

V. ATTACHMENTS:



STAFF REPORT

Submitting Department: Economic Development

Submitted By: Kathi Cook

Sponsored By:

Meeting Date: November 16, 2021

I. AGENDA ITEM TITLE: DIRECTOR OF ECONOMIC DEVELOPMENT MONTHLY REPORT

II. RECOMMENDATION:

This is an informational item, and no action is requested or needed.

III. REPORT IN BRIEF:

The Director of Economic Development will provide an overview of informational items relative to initiatives and development activity.

IV. ALTERNATIVES:

V. ATTACHMENTS:

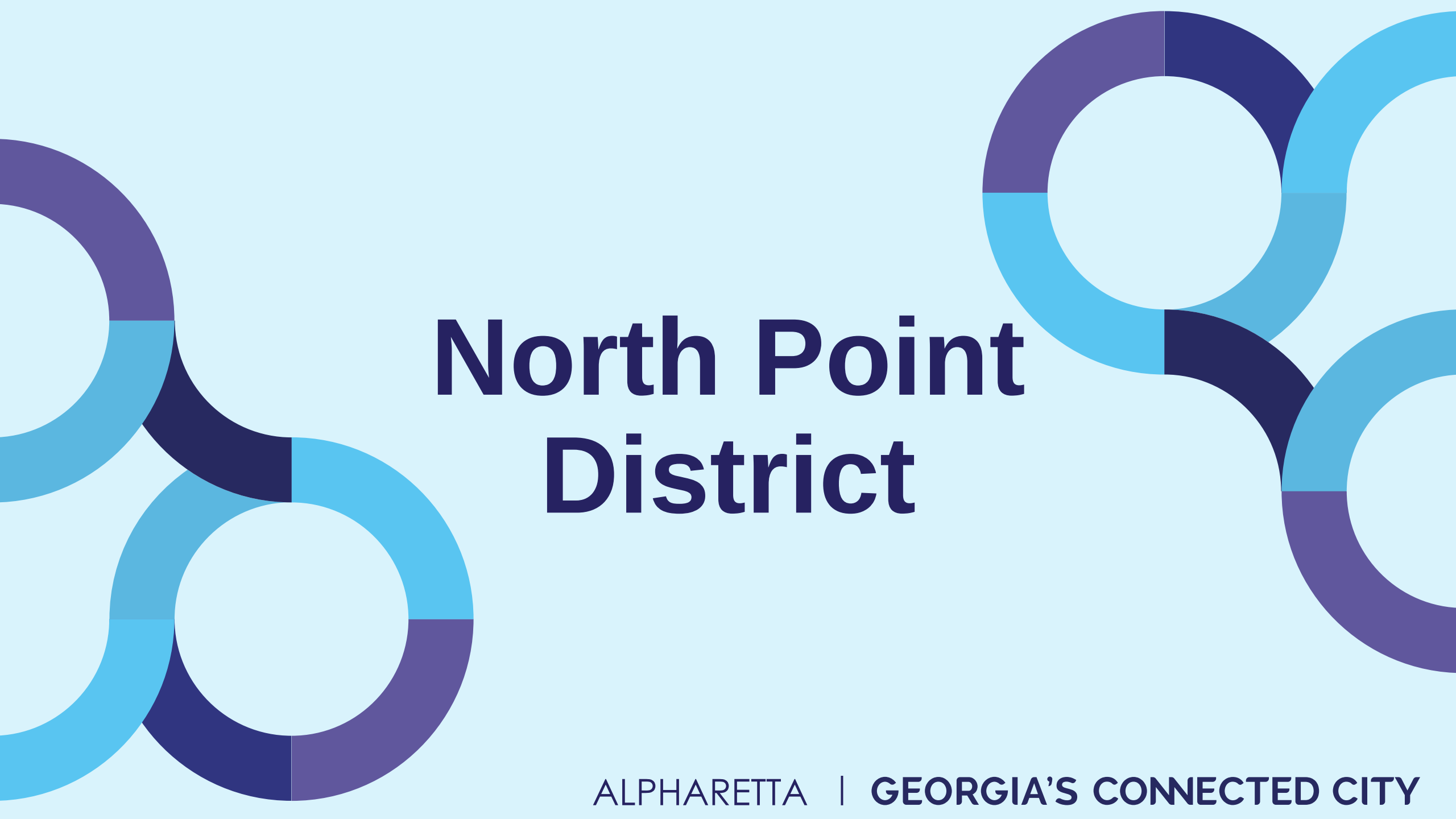
Development Authority Mtg - 11.16.21



GEORGIA'S CONNECTED CITY

Kathi Cook

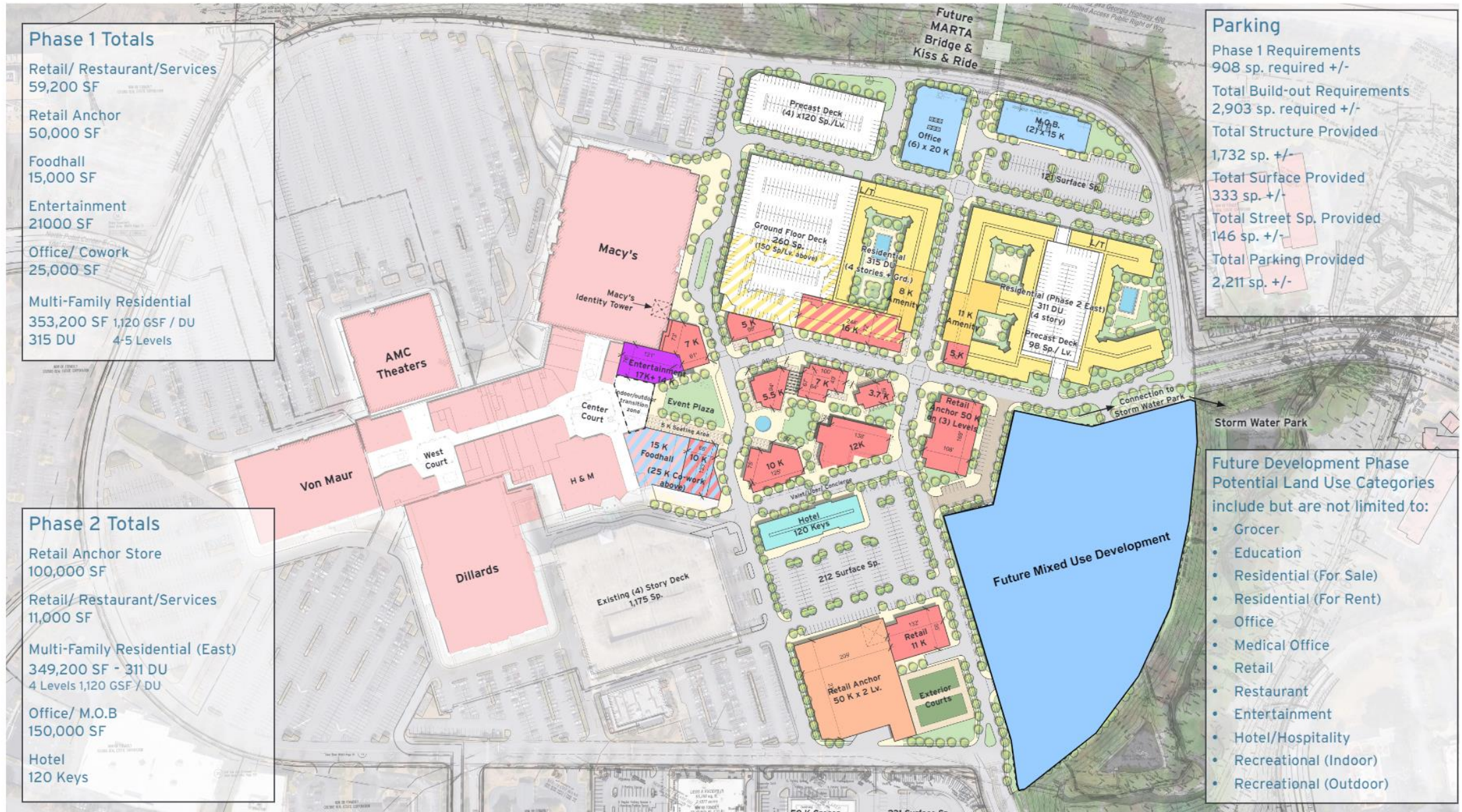
*Community Development Director
City of Alpharetta*



North Point District

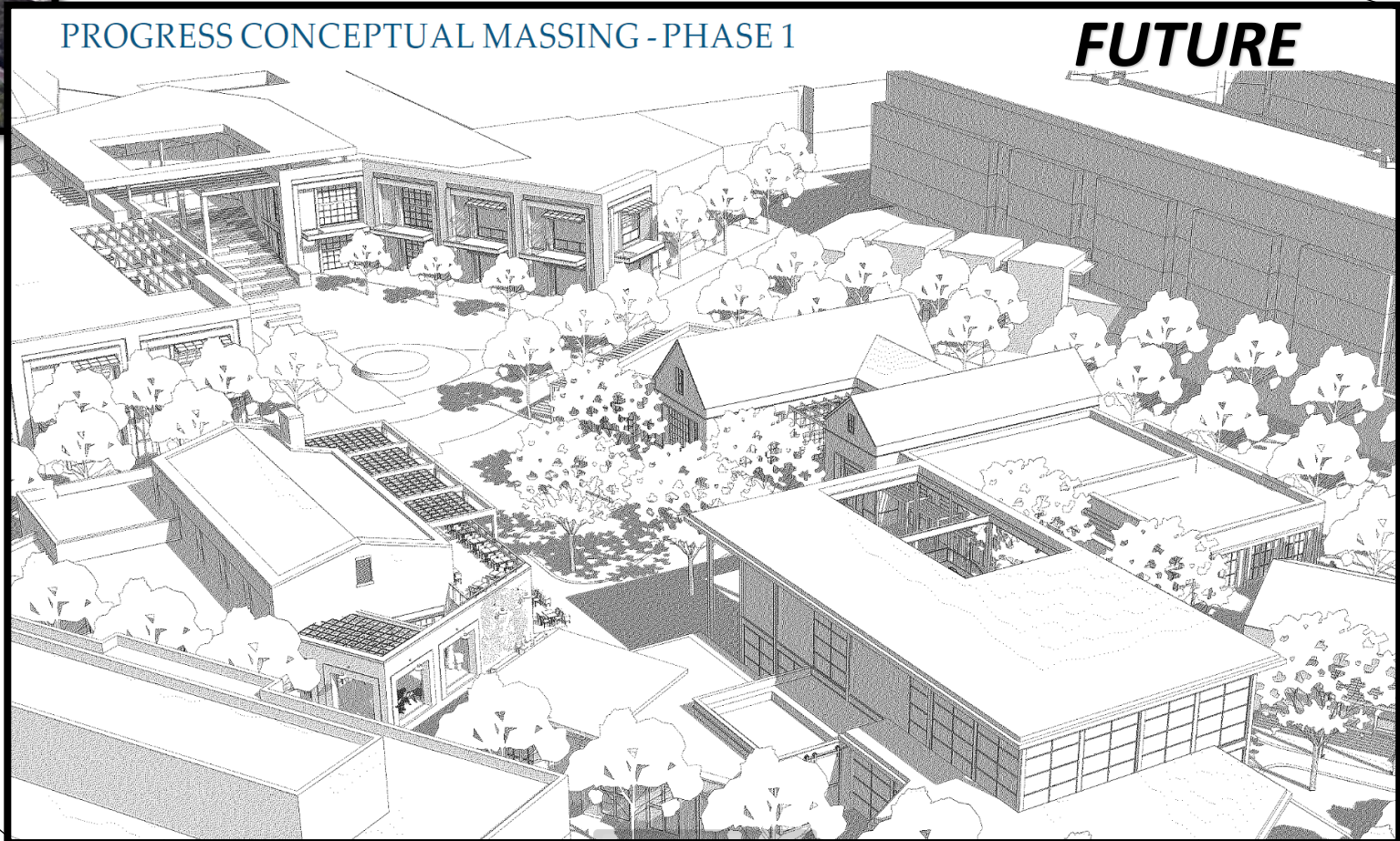
ALPHARETTA | GEORGIA'S CONNECTED CITY

EAST END MASTER PLAN - MALL LEVEL 1





CURRENT



PROGRESS CONCEPTUAL MASSING - PHASE 1

FUTURE

North Point II

Corner of Haynes Bridge Rd &
North Point Parkway



3630 NORTH POINT PARKWAY
OLD 'FUDDRUCKERS' BUILDING





GA 400

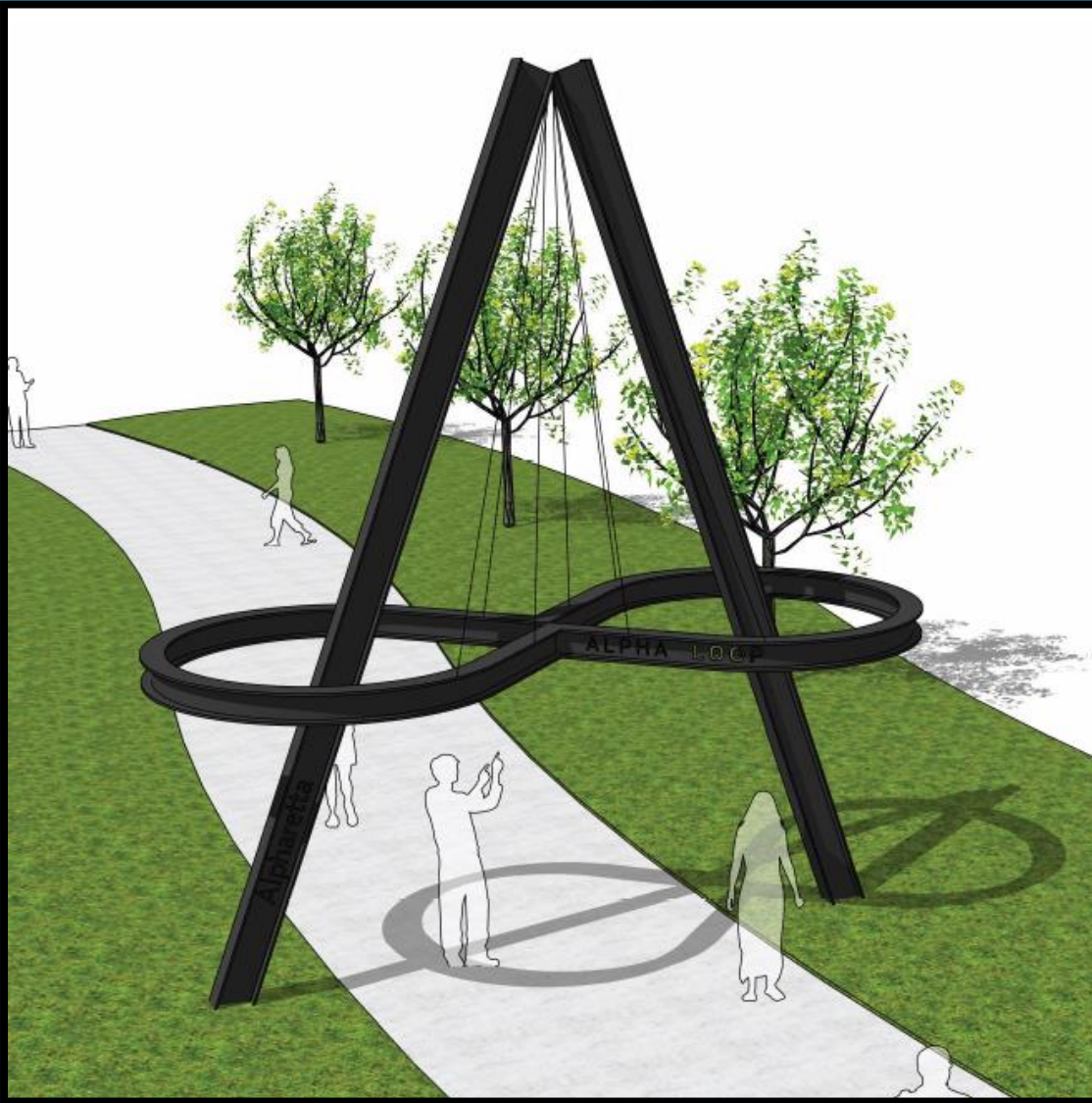
LAKEVIEW PKWY

HAYNES BRIDGE RD

WAKEFIELD
BEASLEY &
ASSOCIATES
A NELSON Brand

ALPHARETTA | GEORGIA'S CONNECTED CITY

ALPHA LOOP – TRAIL GATEWAYS



Corner of Westside Parkway & Haynes Bridge Road



Studio Movie Grill



ALPHARETTA | GEORGIA'S CONNECTED CITY



Windward

ALPHARETTA | GEORGIA'S CONNECTED CITY

*-ENHANCING THE BRANDING & WEB PRESENCE-
PRELIMINARY IDEAS:*

Windward Tech District

“WINTECH”

ALPHARETTA | GEORGIA'S CONNECTED CITY

TRADEWINDS PARKWAY

GEORGIA 400

WESTSIDE PARKWAY

DIGITAL EQUIPMENT CORP

UPS SUPPLY CHAIN SOLUTIONS

SE PARK OF ALPHARETTA LLC

TRADEWINDS PKWY OVER SR 400 PROPOSED BRIDGE

0 75 100

Tradewinds Parkway Extension Over Georgia 400
Under Design

SHEET 1 OF 1

Best Case: 2025
Probable Scenario: 2028

An aerial photograph showing a complex highway interchange with multiple lanes, overpasses, and ramps. The road surface is light-colored, and there are some green areas and structures visible around the interchange. The image is oriented horizontally.

FILE PHOTO

By David PENDERED
Sapota Report

NORTH METRO ATLANTA — Georgia's commitment to bus rapid transit operating in express lanes on Ga. 400, north of I-285, has not waned, although the state has suspended the express lane construction project because of costs, according to the state's express lane administrator.

"The project scope is not changing," Tim Matthews, express lane administrator for the Georgia Department of Transportation, said during an Oct. 7 meeting of the board of the ATL, the state entity that manages transit in metro Atlanta.

Progress on the project has been halted, for at least a month, while GDOT reviews the project's scope in consultation with private sector. Matthews said.

The project was scheduled for substantial completion by Aug. 6, 2007, according to a list of milestones in an executive summary of the project that was made available, according to Matthews' presentation.

The state Transportation Board had determined that the project had become too expensive, Matthews said. The board opted to reject the remaining proposal, cancel the procurement process, and send the overall project back under review by GDOT planners, Matthews said.

The scope of the project remains a corridor of express lanes stretching along Ga. 400 from MARTA's North Springs Station to a site in Forsyth County located about 0.5 miles north of McFarland Road. Direct bus rapid transit access is planned at four points along this stretch of roadway, according to a map of the project.

The next step is to go back to the market and determine other options for building the project, Matthews said. GDOT intends to ask the private sector for its input on how best to move the project forward, Matthews said.

Matthews also pointed back along the lines of "What are you looking for?" to help us re-procur this project," Matthews said. "We want to hear from them. All we want to hear is the value."

The private sector may come forward with a set of recommendations that will be new to the project, Matthews said.

Matthews said he is not sure if the scope when it comes to BRT. But developers could say, "I can give you these, many of them will bring more value...." Matthews said.

A central purpose of the express lanes is to accommodate BRT in a fast-growing corridor of metro Atlanta. "We hope is that more commuters will leave their vehicle behind and ride BRT if they have a car. It will save time by using the less-congested express lanes. BRT could be operated by MARTA and other transit providers."

The construction price of this project had been estimated in the range of \$1.3 billion as recently as June, when GDOT sought public comment on the current executive summary of the construction project.

Projects priced above \$1 billion are beyond the capacity of GDOT to build and finance, Matthews said. Access to private capital is among the reasons Georgia has embraced the concept of partnering with entities that can design, build and finance big road jobs.

GDOT has used the public-private partnership model for at least a decade and announced in June an expansion of the concept. The private partner will be in charge of road maintenance, in exchange for a contract that could extend for 50 years. The pilot project is to be the express lanes to be built in the I-285 corridor. Details are still be assembled.

The concept is to place the planned one-lane express lane with two-lane express lanes for portions of the I-285 from I-20 to I-85 on the east and I-20 to I-75 on the west. The segment in between these areas already was programmed at two lanes in each direction, according to GDOT.

This article was originally published on SapotaReport.com.

CONTINUUM

GA 400

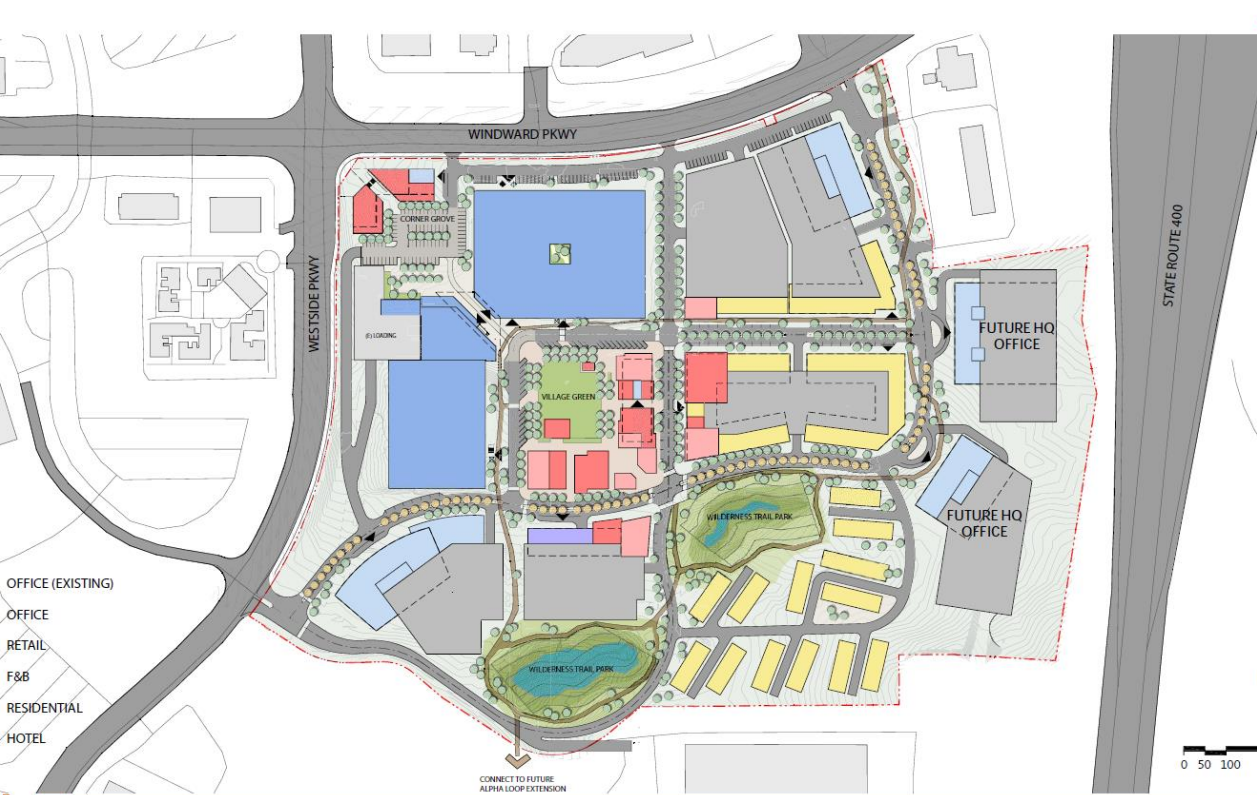
EXISTING BUILDING

WINDWARD PKWY

WESTSIDE PKWY

CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA GEORGIA | JULY 2021

ALPHARETTA | GEORGIA'S CONNECTED CITY



CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA GEORGIA | JULY 2021

ILLUSTRATIVE GROUND LEVEL PLAN

CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA GEORGIA | JULY 2021

BREEZEWAY

CONTINUUM

WINDWARD PARK

MASTER PLAN - DESIGN AND SPECS

- ▶ 186 Townhomes by Lennar
- ▶ 31,400 SF Retail Village
- ▶ 250 Key Hotel with Minimum 3,500 SF Meeting Space
- ▶ 500,000 SF Class A Office
- ▶ 24 Live/Work Townhomes
- ▶ 200 Unit Condo Building





Downtown

ALPHARETTA | GEORGIA'S CONNECTED CITY



Foundation Social

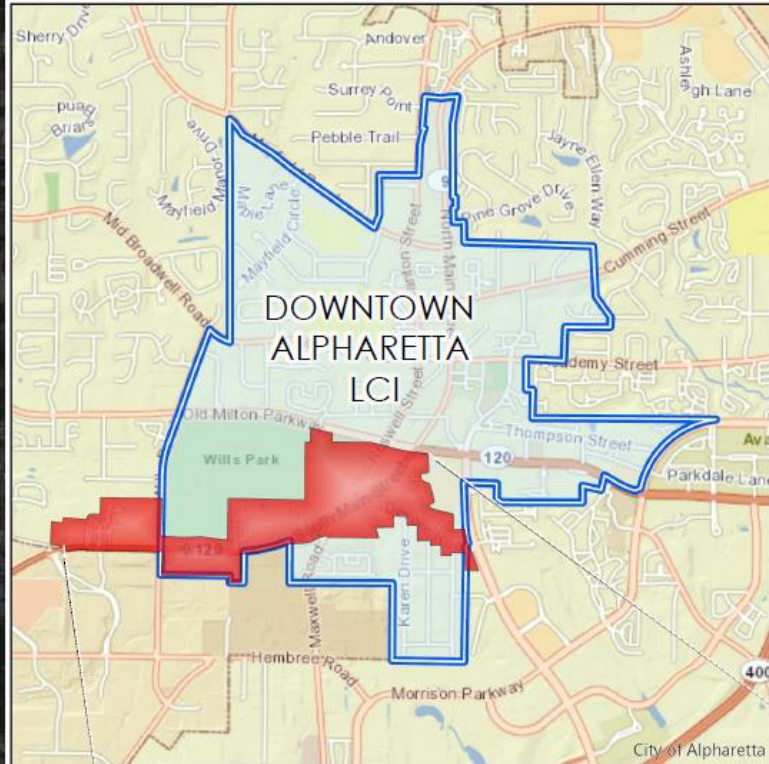
ALPHARETTA | GEORGIA'S CONNECTED CITY



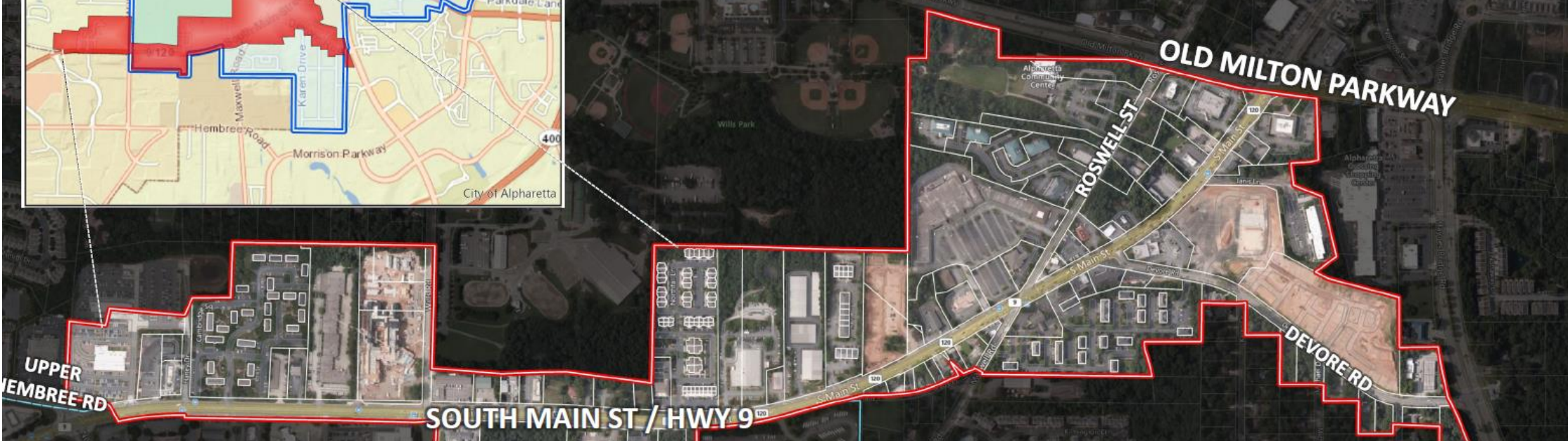
AT CORNER OF
MAIN STREET &
CUMMING STREET

100 NORTH MAIN





SOUTH MAIN STREET CREATIVE PLACEMAKING PLAN LCI SUPPLEMENTAL STUDY AREA



View more in Alpharetta, GA

Alpharetta receives \$160K grant for South Main Street study

By Karen Huppertz for the AJC

The Atlanta Journal-Constitution 2021-05-03



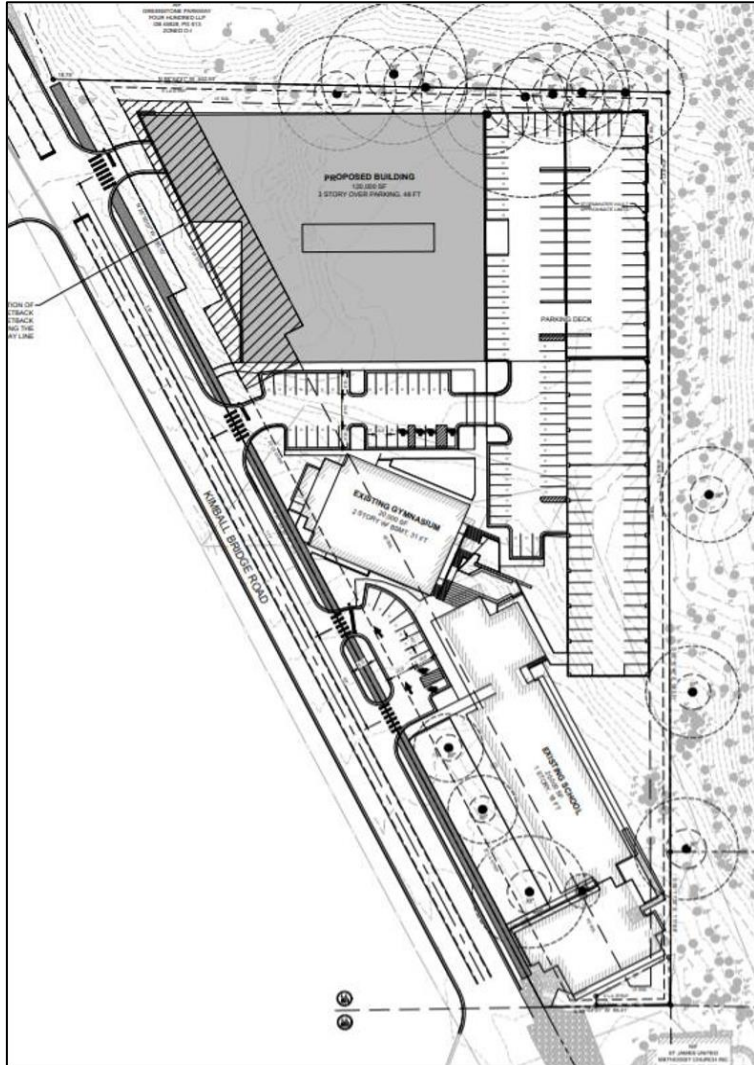


Kimball Bridge Road

ALPHARETTA | GEORGIA'S CONNECTED CITY



Kimball 154



Architect Layout



THE BAILEY IN 1880 ALPHARETTA

A beautiful, tech-centric wellness center. A jaw-dropping medical rehab facility. Exquisite hospitality suites. The Bailey will exhibit elite aesthetics, capture human physiology, incorporate current environmental principles and tie it all within the context of luxury. The Bailey will redefine the look, feel, and meaning of country clubs everywhere.





Q & A

ALPHARETTA | **GEORGIA'S CONNECTED CITY**



STAFF REPORT

Submitting Department: Economic Development

Submitted By: Kathi Cook

Sponsored By:

Meeting Date: November 16, 2021

I. AGENDA ITEM TITLE: DECEMBER MEETING DATE

II. RECOMMENDATION:

This item is intended for general discussion. No formal action is needed.

III. REPORT IN BRIEF:

Following our typical schedule, the next meeting of the Development Authority would be held on Tuesday, December 21. As this date falls during the week of Christmas, we want to confirm if a quorum would be available and/or if the members of the Authority would prefer to reschedule the December meeting.

IV. ALTERNATIVES:

V. ATTACHMENTS: