

CITY OF NEWNAN, GEORGIA
SPECIAL CALLED MEETING

AUGUST 30, 2022

The special called meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August 30, 2022 at 6:30PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips, Assistant City Manager, Hasco Craver and City Attorney, Brad Sears

DISCUSSION OF 57 EAST PROJECT

City Manager gave a quick update on the project. The demolition and environmental abatement are complete. The hope is to get development started soon but if it is going to take longer plans may be made to screen the site.

About a year ago the City engaged Nelson Worldwide to prepare a concept and master plan and there was a struggle with putting numbers together for the project. The City then decided it would be best to have a development team to help go through everything with the City and Community. Two firms, Sagestone and Mallory & Evans/Fides Development, each presented to City Council. The two firms decided to combine and approach the project as a joint team effort.

Mr. Phillips explained that the meeting is for the two firms to explain who will do what on the team and to authorize the Mayor to sign the Letter of Intent to get the process started. The discussion would not include uses for the site. He then introduced Dave Dlugolenski with Sagestone.

Mr. Dugolenski explained that the teams felt that working together gave a good mix of local and non-local participants and built upon each group's expertise. He showed the Executive Committee is comprised of himself as well as Johnny Dixon from Mallory & Evans, Doug Davidson from Fides Development and Millard Choate, representing Packard Capital. They have designated Josh Magaro as the direct point of contact to help answer all questions from the public and partners. They have also engaged Nelson Worldwide to help continue the community engagement work already started.

They really wanted a team experienced in listening to public concerns and public desires and then balancing that with a project that is economically feasible. The goal is to deliver the highest and best use, that balances public interest and private development interests.

Josh Magaro, Project Manager, explained what they are hoping to achieve during the due diligence phase of the project. There are two main buckets, first is community engagement and second is third party feasibility reports such as market analysis.

Mr. Magaro stated that the community engagement will help frame the final vision of the product. Other aspects that they will be looking at include field work, development of initial concept plan to better define uses and the development of a financial pro forma. Based on the concept plan and pro forma, selection of a final design team and ultimately an adoption of a development agreement with the city will take place.

Mayor Brady stated there had been discussion of 90 days for the due diligence. Mr. Magaro said they don't want to cut short the fact finding and not rush it. So, they have asked for an additional 30 days for due diligence. The Council was agreeable to a 30-day extension; 120 days total.

Lamar Wakefield with Nelson Worldwide explained that a social media questionnaire went out to the public and there was a lot of response. To do a true community engagement they need to do a series of meetings, all in person, in a neutral location. They want to solicit information on all components, uses, scale, connectivity.

Doug Davidson, Fides Development and Chairman of New South Construction spoke to his background and previous projects.

City Manager explained the LOI (Letter of Intent). He stated it's a noncommittal contract and either side can walk away during due diligence. There is a substantial amount of work to get to the decision, they asked for \$65,000 and that has been amended to \$75,000. The city will own all due diligence material produced.

Councilwoman Jenkins asked about the flexibility of the team and at what point will all team members be selected who will be involved? Mr. Dlugolenski explained that once the program is defined then architects and designers will be selected. They will make sure they are a dedicated resource. Councilwoman Jenkins asked if Council is allowed to weigh in on this and he said yes, they will propose the team as one of the deliverables.

Councilwoman Jenkins expressed concern over losing community engagement and looking at the architectural details. Mr. Dlugolenski stated their mission has not changed from the beginning they just have more resources now.

Mayor Brady stated that a motion would be needed to authorize him to sign the LOI and a motion was made by Mayor Pro Tem DuBose and seconded by Councilman Shell. City Attorney commented that the LOI has been revised so that needs to be noted. Mayor brady emphasized this is a non-binding agreement, it just allows things to move forward. Councilwoman Jenkins and Councilman Koritko said they were not aware that a vote would be taking place, that this was just a discussion and that is why the LOI was not included in the agenda packet.

Mayor Brady said that since this is an important project for the City, the vote can wait until all councilmembers are comfortable and have had time to review all documents. Mayor Pro Tem DuBose withdrew his motion. Mayor Brady asked for the item be placed on the agenda for the first meeting in September.

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 7:00PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to adjourn the meeting at 7:44PM.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor