



**DOWNTOWN DEVELOPMENT AUTHORITY  
MEETING MINUTES  
JANUARY 30, 2017 at 11:00 AM**

The Downtown Development Authority (DDA) of the City of Peachtree Corners held a meeting at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA 30092. The following were in attendance:

Chairman	Dan Graveline
Vice Chairman	Bob Saville
Board Member	LC Johnson
Board Member	Ruth Strickland
Board Member	Gene Witkin - absent
Board Member	Rob Binion
Board Member	Aaron Kappler
Director, Com. Dev.	Diana Wheeler
City Clerk	Kym Chereck
Deputy City Clerk	Rocio Monterrosa

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE JANUARY 9, 2017  
DOWNTOWN DEVELOPMENT AUTHORITY MEETING (DDA).**

**By: Aaron Kappler**

**Seconded: Rob Binion**

**Vote: (6-0) (Kappler, Binion, Graveline, Johnson, Saville, Strickland,)**

**OLD BUSINESS:**

**None**

**NEW BUSINESS:**

**1. Consideration of approval of Amendment and Restatement of Bond Resolution respecting Revenue Bonds (Peachtree Corners Town Center Project), Series 2017, finalizing the terms thereof.**

Mark Moore, attorney, stated that the amendment and restatement is to update the bond resolution to the actual amount of the bond being issued and to update the dates. This will be revalidated with the Gwinnett Superior Court this week.

**MOTION TO APPROVE AMENDMENT AND RESTATEMENT OF BOND RESOLUTION RESPECTING REVENUE BONDS (PEACHTREE CORNERS TOWN CENTER PROJECT), SERIES 2017, FINALIZING THE TERMS THEREOF.**

**By: Bob Saville**

**Seconded: Aaron Kappler**

**Vote: (6-0) (Saville, Kappler, Graveline, Johnson, Strickland, Binion,)**

**2. Consideration of approval of Revised and Updated Reciprocal Easement Agreement for the Town Center Project.**

Jed Beardsley, attorney, stated the Reciprocal Easement Agreement states how all parties and different owners and occupants interact in between each other and have reciprocal rights for road access before they become public roads, storm water, utilities and additional technical details.

Aaron Kappler, DDA, stated that the name of The Downtown Development Authority is different in the Easement Agreement than on the Bond Resolution and will need to be updated on all documents.

**MOTION TO APPROVE REVISED AND UPDATED RECIPROCAL EASEMENT AGREEMENT FOR THE TOWN CENTER PROJECT WITH CORRECTION TO NAME OF ENTITY PRIOR TO EXECUTION.**

**By: Aaron Kappler**

**Seconded: L.C. Johnson**

**Vote: (6-0) (Kappler, Johnson, Graveline, Saville, Strickland, Binion,)**

**3. Consideration of approval of Revised and Updated Site Development Agreement for the Town Center Project.**

**MOTION TO APPROVE REVISED AND UPDATED SITE DEVELOPMENT AGREEMENT FOR THE TOWN CENTER PROJECT WITH CORRECTION TO NAME OF ENTITY PRIOR TO EXECUTION.**

**By: Rob Binion**

**Seconded: Bob Saville**

**Vote: (6-0) (Binion, Saville, Graveline, Johnson, Kappler, Strickland)**

**4. Consideration of approval of the Third Amendment to the Access Easement Agreement for the Town Center Project.**

Jed Beardsley, attorney, stated that the agreement will true-up to match the current Town Center Project development plan.

**MOTION TO APPROVE THE THIRD AMENDMENT TO THE ACCESS EASEMENT AGREEMENT FOR THE TOWN CENTER PROJECT WITH CORRECTION TO NAME OF ENTITY PRIOR TO EXECUTION.**

**By: Aaron Kappler**

**Seconded: L.C. Johnson**

**Vote: (6-0) (Kappler, Johnson, Graveline, Saville, Strickland, Binion)**

**5. Consideration of approval of a Joint Escrow Agreement for the Town Center Project.**

Jed Beardsley, attorney, stated that the escrow agreement states who holds the money and determines how payments will be disburse for progress payments on construction.

**MOTION TO APPROVE A JOINT ESCROW AGREEMENT FOR THE TOWN CENTER PROJECT.**

**By: Bob Saville**

**Seconded: L.C. Johnson**

**Vote: (6-0) (Saville, Johnson, Graveline, Kappler, Strickland, Binion)**

**6. Consideration of approval of a Repurchase Agreement for the Town Center Project.**

Jed Beardsley, attorney, stated that the agreements give the DDA the ability to buy the property back or reacquire control of the land if construction is not completed.

**MOTION TO APPROVE TWO REPURCHASE AGREEMENTS FOR THE TOWN CENTER PROJECT. ONE WITH INLINE AND ONE WITH FUQUA SUBJECT TO THE AGREEMENT BEING SENIOR IN TITLE AND PARAGRAPH 15 INCLUDING THE WORD NOT SUBORDINATE TO ANY LENDERS OR SECURITY INTERESTS IN THE PROPERTY AND WITH THE CORRECTED NAME OF DOWNTOWN AUTHORITY.**

**By: Aaron Kappler**

**Seconded: Ruth Strickland**

**Vote: (6-0) (Kappler, Strickland, Graveline, Johnson, Saville, Binion)**

**STAFF ITEMS:**

**1. Economic Development Plan – Introduction and overview**

Jennifer Howard, Volunteers Administrator, gave a brief introduction to an economic development strategic plan that would bring all the current Community planning projects together to develop a working document. The working document will address the economic needs of the City and identify the staff activities necessary to ensure the City's viability and create a framework in which all these projects function.

**COMMENTS FROM BOARD MEMBERS**

**None**

**ADJOURNMENT:**

**MOTION TO ADJOURN AT 12:16 PM.**

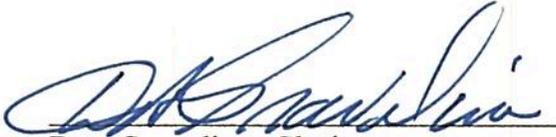
**By: Bob Saville**

**Seconded: L.C. Johnson**

**Vote: (6-0) (Saville, Johnson, Graveline, Kappler, Strickland,  
Binion)**

Approved:

Attest:

  
Dan Graveline, Chairman

  
Rocio Monterrosa, Deputy City Clerk

