

Minutes  
DOWNTOWN DEVELOPMENT AUTHORITY (DDA)  
Monday, June 30, 2014 5:30PM  
City Hall

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**CALL TO ORDER :** Colleen Sullivan-Simrell, Chair, called the meeting to order at 5:34 p.m. (Roll Call omitted but Present were Colleen Sullivan-Simrell, Seanie Zappendorf, Chris Gaines, Gordon Pirkle, Cindy Elliott, Jeremy Porter, and Keith Stone )

**PLEDGE :** pledge led by Chris Gaines, Invocation omitted

**APPROVAL OF THE AGENDA :** Motion to approve the June 30th, 2014 meeting agenda by: Chris Gaines/ Gordon Pirkle. Motion carried unanimously in favor.

Business discussed not on agenda : Chair Simrell requested reimbursement of her mileage with the DDA board instead of previously with the City of Dawsonville. Her request with the City has been denied due to her mileage is used working for DDA not the City. Gordon Pirkle stated this is not a practice done ever with DDA and he's been with DDA for a long time. Keith Stone stated we've never done it and can look into it. Chris Gaines reiterated this type of request for reimbursement has never been done before. Chair Simrell withdrew her request. Chris Gaines recommended we table it and discuss. Chair Simrell withdrew her request again.

**NEW BUSINESS:**

1. Prospective Property - Chair Simrell brought real estate purchase information on 436 Academy Avenue, Dawsonville, Ga 30534 propose DDA board vote to purchase property and serve as landlord. Chair Simrell noted Councilwoman Angie Smith is against such purchase and doesn't recommend DDA serve as landlord at this time. Chris Gaines proposed we table this matter to a later time after the current park property purchase in progress is complete and the big 4th of July event. Seanie Zappendorf recommended there should be a business plan with an existing business going in to such property before consideration of purchase.
2. Park Property Update - no new updates by Chair Simrell.

**OLD BUSINESS:**

1. Approval of Minutes of June 12,2014 by: Keith Stone / Gordon Pirkle. Motion carried unanimously in favor.
2. Insurance Update - Keith Stone : table to the next meeting
3. 4<sup>th</sup> of July fireworks –
  - Sheriffs Department: Chair Simrell confirmed 2 officers at 3pm and 4 more at 5pm and she is still working on prison detail clean up for July 5th.
  - Sponsors: Treasurer Seanie Zappendorf spoke of more checks coming from committed sponsors but due to large corporation protocol of check issuance, some may not be received until after 4th of July. Chair Simrell asked those companies names be taken off of sponsorship advertisement. Jeremy Porter recommended we be as generous as we can and please accept verbal agreements of these sponsors and keep their names on current advertisement as sponsors to event.
  - Finances Update : Treasurer Seanie Zappendorf spoke of current balance of 6/30/2014 : \$12,342.59
  - Anthem Singer : no updates

- Band/Music : Noted by Chair Simrell does not want to hire a band for the 4th. Price went from \$2400 to \$2000 by: Keith Stone/ Jeremy Porter. Motion carried unanimously in favor.
- To Do List – golf carts: Chair Simrell dismissed request, coolers for water sales: Gordon Pirkle will provide, volunteers: noted in the news media to sign up at Dawsonville Antiques with Chair Simrell to help with parking, vendors (hot dogs): Noted by Chair Simrell to advise The Classic Catering that sells more than hot dogs not to sell hot dogs because Sample Farm is a vendor coming that sells only hot dogs.


Set Next Meeting Date and Time: Chair Simrell dismissed her presence at 6:01pm for personal matters. Next meeting was not set.

Adjournment : With there being no further business to attend to the called meeting closed and adjourned at 6:15 p.m. The motion carried unanimously: Gordon Pirkle / Keith Stone

DOWNTOWN DEVELOPMENT AUTHORITY:

Colleen Simrell, Chair - resigned since last meeting


  
Seanie Zappendorf, Secretary-Tres.

  
Cindy Elliott

  
Chris Gaines

  
Gordon Pirkle

  
Jeremy Porter

  
Keith Stone

Print Cancel

220756 \*\*\*0756: Account Information as of 06/30/2014 5:06 PM

**Account Information**

Average Available Balance Current Month: 12,578.45  
 Average Available Balance Previous Month: 4,070.50  
 Average Available Balance 2014: 5,408.13  
 Average Available Balance 2013: 4,016.86  
 Average Ledger Balance Current Month: 12,713.62  
 Average Ledger Balance Previous Month: 4,093.09  
 Average Ledger Balance 2014: 5,433.80  
 Average Ledger Balance 2013: 4,016.86  
 Last Deposit: 06/27/2014  
 Last Check: 06/20/2014

**Account Activity**

Current Balance: 11,842.59  
 Pending Transfers: .00 +  
 Presentments: 500.00 +  
 Anticipated Balance: 12,342.59

**Available Funds**

Current Balance: 11,842.59  
 Holds: .00 -  
 Available Balance: 11,842.59  
 Presentments: .00 +  
 Anticipated Available Balance: 11,842.59

**Interest Information**

Current Accrued Interest: 1.52  
 Last Interest: 05/30/2014 .50  
 Interest Paid 2014: 2.48  
 Interest Paid 2013: 6.02

**Interest Rate**

Current Interest Rate: .1500%



Print Cancel

220756 \*\*\*0756: Account Information as of 06/30/2014 5:06 PM

<b>Account Information</b>	
Average Available Balance Current Month:	12,578.45
Average Available Balance Previous Month:	4,070.50
Average Available Balance 2014:	5,408.13
Average Available Balance 2013:	4,016.86
Average Ledger Balance Current Month:	12,713.62
Average Ledger Balance Previous Month:	4,093.09
Average Ledger Balance 2014:	5,433.80
Average Ledger Balance 2013:	4,016.86
Last Deposit:	100.00
Last Check:	20.00
	06/27/2014
	06/20/2014

<b>Account Activity</b>	
Current Balance:	11,842.59
Pending Transfers:	.00 +
Presentments:	500.00 +
Anticipated Balance:	12,342.59

<b>Available Funds</b>	
Current Balance:	11,842.59
Holds:	.00 -
Available Balance:	11,842.59
Presentments:	.00 +
Anticipated Available Balance:	11,842.59

<b>Interest Information</b>	
Current Accrued Interest:	1.52
Last Interest:	.50
Interest Paid 2014:	2.48
Interest Paid 2013:	6.02
	05/30/2014

<b>Interest Rate</b>	
Current Interest Rate:	.1500%

**DAWSONVILLE Downtown Development Authority 6.12.201**

date	debits	credits	source	Balance
4/30/2014				\$4,022.09
5/28/2014		500	John Mègel	
5/30/2014		100	Fajita Grill	
5/30/2014		0.05	.15% interest	
5/30/2014		2000	Gold Creek Foods	
6/2/2014		7500	City of Dawsonville	
6/4/2014		100	Bennette Landscaping	
6/6/2014		500	Roger Stanton	
6/9/2014		500	United Community Bank	
6/12/2014		11200.0		
6/12/2014				\$15,222.59
6/12/2014	5000		fireworks downpayment	

below are committed

Bojangles	\$1,000
Chris Gaines	100
Kevin Tanner	500
Melissa Mayton	100
Hawaiian Shaved Ice	100
Coicy Gutherie	250-300
working on	
five star arch/ northstar bikes	
Northside Forsyth	

**DAWSONVILLE  
DOWNTOWN DEVELOPMENT AUTHORITY  
PRESENTS...**



**SPARKS  
IN THE MOTORSPORTS  
PARK**



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**JULY 4TH 2014**

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**ATTP**  
ATLANTA MOTORSPORTS PARK

**Demand Deposit 2200756 - DAWSONVILLE DOWNTOWN**

	Relationship	Date of Birth	Phone Number	Tax Identification
⊕ DAWSONVILLE DOWNTOWN	Owner		*****	EIN **-*****
⊕ DEVELOPMENT AUTHORITY ATTENTION CHAIRMAN PO BOX 6 DAWSONVILLE GA 30534	Owner		*****	EIN **-*****

Additional Relationships

Tax Name: DAWSONVILLE DOWNTOWN

**Memo Balances**

Current Ledger Balance:	\$6,622.59	Current Available Balance:	\$6,622.59
Plus Presentments:	\$7,500.00	<b>Memo Available Balance:</b>	<b>\$6,622.59</b>
<b>Memo Ledger Balance:</b>	<b>\$14,122.59</b>		

**Presentments**

Description	Memopost	Expiration	Ledger Adjustment	Available Adjustment
⊕ Source: Teller-Terminal 224755 (16) DEPOSIT GDWMTL1	Jun 04, 2014 9:53 a.m.	Jun 04, 2014	\$7,500.00	

**Current & Previous Cycle**

Description	Debits	Credits	Date	Balance
Balance Forward:			Apr 30, 2014	\$4,022.09
Deposit		\$500.00	May 28, 2014	\$4,522.09
Deposit		\$100.00	May 30, 2014	\$4,622.09
Interest at 0.1500%		\$0.50	May 30, 2014	\$4,622.59
****Statement Produced****			May 30, 2014	\$4,622.59
Deposit		\$2,000.00	Jun 02, 2014	\$6,622.59
Balance This Statement:			Jun 03, 2014	\$6,622.59



**MINUTES**  
**DOWNTOWN DEVELOPMENT AUTHORITY (DDA)**  
**CALLED MEETING**  
**April 28th, 2014**  
**6:30 P.M.**

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CALL TO ORDER: Colleen Sullivan-Simrell, Chair, called the meeting to order at 6:30 p.m.

ROLL CALL: Present were Colleen Sullivan-Simrell, Seanie Zappendorf, Jeremy Porter, Gordon Pirkle, Keith Stone, Chris Gaines.

INVOCATION AND PLEDGE: Invocation and pledge was led by Jeremy Porter.

AGENDA: Motion to approve the agenda by: Seanie Zappendorf/Jeremy Porter. Motion carried unanimously in favor.

**OLD BUSINESS:**

1. Master plan – each board member received a copy of Dawsonville Master Plan. Jeremy Porter recommended that we start small by increase ordinance standards and enforce compliance.

2. Vacant seat - Motion to appoint Cindy Elliot as board member by: Seanie Zappendorf/Jeremy Porter. Motion carried unanimously in favor.

**NEW BUSINESS:**

1. Budget - Motion for Colleen Sullivan-Simrell to request \$30,000 at City Council meeting on May 5<sup>th</sup> towards DDA budget by: Keith Stone/Seanie Zappendorf. Motion carried unanimously in favor with Chris Gains abstained.

2. Approval of expenditures - Motion for Colleen Sullivan-Simrell and Seanie Zappendorf to attend DDA training with expenses paid for and for Seanie Zappendorf to attend City Bus Tour with expenses paid for by: Gordon Pirkle/ Keith Stone. Motion carried unanimously in favor.

3. eCivis - Colleen Sullivan-Simrell recommend hiring of City Manager/grant writer to utilize program to its fullest.

4. Real-estate - Colleen Sullivan-Simrell requested service of realtor to identify available space in Dawsonville City. Expenses incurred during this process, request for reimbursement tabled to next meeting.

5. Donor Committee - Colleen Sullivan-Simrell nominated Seanie Zappendorf to identify possible donors to assist in future projects and Seanie Zappendorf asked Jeremy Porter to assist in effort.

6. Website / marketing – Colleen Sullivan-Simrell spoke of website updates done by Bonnie Warne.



Agenda  
Downtown Development Authority DDA  
Monday, June 30, 2014 5:30pm  
City Hall

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CALL TO ORDER

PLEDGE

APPROVAL OF THE AGENDA Chris / Gordon

NEW BUSINESS:

1. Prospective Property - 436 Academy Avenue - 30534
2. Park Property Update - please look @ paperwork - no updates, issue with roads table next meeting

OLD BUSINESS:

1. Approval of Minutes of June 12, 2014 Meeting - Motion Keith / Gordon / all
2. Insurance Update - Keith Stone - table to next meeting, please bring paperwork.
3. 4<sup>th</sup> of July Fireworks -

- Sheriffs Department 2 Confirmed / need prison detail July 5.  
Boyle.
- Sponsors

6/30/2014 • Finances Update \$12,342.59

- Anthem Singer - X
- Band/Music \$2000 ~~Keith~~ / Jeremy / all. Colleen ~~no~~ - no. Sign up @ Dimsonville Antiques
- To Do List - golf carts, coolers for water sales, volunteers, vendors (hot dog) - ask other vendor not to sell hot dog

Motion Chris / Keith

Adjournment Leave.  
Gordon / Keith X 6:26



City of Dawsonville  
415 Highway 53 East  
Dawsonville, GA 30534  
(706)265-3256

# 2014 PARADE or PUBLIC ASSEMBLY PERMIT

This license is issued to:

## Downtown Development Authority-Colleen Simrell, Chair

Event:	Sparks In The Motorsposts Park
Location:	Atlanta Motorsports Park
Date:	July 4, 2014
Time:	3:00 pm - 10:30 pm
Sheriff Approval:	5/27/2014
EMS Approval:	6/2/2014

This license is non-transferable and is issued for the sole use of permittee.  
License exclusively and only for the purpose of the event dates listed.

*W. James Hrogen*  
Authorized Signature

6-10-14  
Date



CITY OF DAWSONVILLE, GEORGIA  
 NOTES TO FINANCIAL STATEMENTS  
 June 30, 2013

**NOTE 2 – DETAILED NOTES ON ALL FUNDS (CONT'D)**

**I. Long-Term Debt (cont'd)**

**2. Revenue Bonds (Water & Sewer Fund – cont'd)**

Debt-service requirements for long-term revenue bond debt are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2014	\$ 57,220	\$ 156,836	\$ 214,056
2015	59,688	154,368	214,056
2016	62,258	151,798	214,056
2017	64,593	149,463	214,056
2018	67,616	146,440	214,056
2019-2023	384,398	685,882	1,070,280
2024-2028	473,607	596,673	1,070,280
2029-2033	586,277	484,003	1,070,280
2034-2038	707,400	346,330	1,053,730
2039-2043	712,411	199,049	911,460
2044-2048	586,249	47,562	633,811
<b>Total</b>	<b><u>\$ 3,761,717</u></b>	<b><u>\$ 3,118,404</u></b>	<b><u>\$ 6,880,121</u></b>

**3. Downtown Development Authority Series 2005 Revenue Bonds (Component Unit)  
 And Intergovernmental Capital Lease Agreement (General Fund)**

On December 22, 2005, the Downtown Development Authority issued Series 2005 Revenue Bonds for the purpose of financing or refinancing the costs of acquiring property known as the Dawsonville Municipal Complex for the City of Dawsonville. The value of capital assets recorded under the capital lease agreement for the Dawsonville Municipal Complex building totals \$ 2,575,106. Subsequently, the City entered into an Intergovernmental Lease Agreement with the Downtown Development Authority by which the City has agreed to pay the bond debt installments under a lease-purchase arrangement until the full debt is satisfied. The City has agreed, if necessary, to levy ad valorem tax on property to produce revenues sufficient to fulfill the debt obligation.

The Series 2005 – A Bonds provide financing for the portion of the Dawsonville Municipal Complex that houses the City government facilities and thereby designated as a "qualified tax-exempt" obligation eligible for preferential governmental finance rates. Series 2005 – B Bonds fund the portion of the property that is to be used for commercial development and thereby preferred governmental finance rates are not applicable.



CITY OF DAWSONVILLE, GEORGIA  
 NOTES TO FINANCIAL STATEMENTS  
 June 30, 2013

**NOTE 2 – DETAILED NOTES ON ALL FUNDS (CONT'D)**

**I. Long-Term Debt (cont'd)**

**3. Downtown Development Authority Series 2005 Revenue Bonds (Component Unit)  
 And Intergovernmental Capital Lease Agreement (General Fund) (cont'd)**

	Balance 6/30/2012	Issued	Retired	Balance 6/30/2013	Due One Year
Series 2005-A, DDA Revenue Bonds dated December 22, 2005 with interest rate per annum equal to the "Prime Rate" as published in the Money Rates section of <u>The Wall Street Journal - Southeastern Edition</u> . Monthly payments of \$ 11,802.39 beginning January 22, 2006 and ending December 22, 2025. Original loan \$ 2,166,922.	\$ 1,660,029	\$ -	\$ 104,981	\$ 1,555,048	\$ 109,447
Series 2005 - B, DDA Revenue Bonds dated December 22, 2005 with interest rate per annum equal to the "Prime Rate" as published in the Money Rates section of <u>The Wall Street Journal - Southeastern Edition</u> . Monthly payments of \$ 2019.17 beginning January 22, 2006 and ending December 22, 2025. Original loan \$ 333,078.	263,977	-	263,977	-	-
Total Bond Debt (DDA)	\$ 1,924,006	\$ -	\$ 368,958	\$ 1,555,048	\$ 109,447

Debt-service requirements for long-term debt are as follows:

	Principal	Interest	Total
2014	109,447	32,182	141,629
2015	111,780	29,849	141,629
2016	114,220	27,409	141,629
2017	116,693	24,936	141,629
2018	119,220	22,409	141,629
2019-2023	635,957	72,163	708,120
2024-2028	347,731	9,621	357,352
	\$ 1,555,048	\$ 218,569	\$ 1,773,617



CITY OF DAWSONVILLE, GEORGIA  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2013

**NOTE 2 – DETAILED NOTES ON ALL FUNDS (CONT'D)**

**I. Long-Term Debt (cont'd)**

**2. Revenue Bonds (Water & Sewer Fund – cont'd)**

Changes in bond debt liability for the year ending June 30, 2013 are as follows:

	<u>Balance 6/30/2012</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance 6/30/2013</u>	<u>Due One Year</u>
Series 1997-A, Water & Sewer Revenue Bond dated December 31, 1997 with 4.5% interest and monthly payments of \$ 606 beginning January 11, 1998 and ending December 31, 2037. Original loan \$ 134,540.	\$ 110,043	\$ -	\$ 2,354	\$ 107,689	\$ 2,462
Series 1997 - B, Water & Sewer Revenue Bond dated December 11, 1997 with 4.5% interest with monthly payment of \$ 960 beginning January 11, 1998 and ending December 11, 2037. Original loan \$ 213,300.	174,322	-	3,752	170,570	3,925
Series 1997-C, Water & Sewer Revenue Bond dated December 11, 1997 with 4.5% interest with monthly payments of \$ 1,081 beginning January 11, 1998 and ending December 11, 2037. Original loan \$ 240,120.	196,363	-	4,203	192,160	4,395
Series 2003, Water & Sewer Revenue Bond dated May 4, 2004 with 4.375% interest with monthly payment of \$ 2,022 beginning June 30, 2004 and ending May 3, 2044. Original loan \$ 457,250.	416,424	-	6,228	410,196	6,506
Series 2006, Water & Sewer Revenue Bond dated March 7, 2007 with interest currently at 4.125% and not to exceed 4.5% with monthly payments of \$ 13,910 beginning April 7, 2007 and ending March 7, 2047. Original loan \$ 3,091,100.	<u>2,919,423</u>	<u>-</u>	<u>38,321</u>	<u>2,881,102</u>	<u>39,932</u>
<b>Total Revenue Bond Debt (Water &amp; Sewer Fund)</b>	<u><u>\$ 3,816,575</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 54,858</u></u>	<u><u>\$ 3,761,717</u></u>	<u><u>\$ 57,220</u></u>

CITY OF DAWSONVILLE, GEORGIA  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2013

**NOTE 2 – DETAILED NOTES ON ALL FUNDS (CONT'D)**

**I. Long-Term Debt (cont'd)**

**2. Revenue Bonds (Water & Sewer Fund)**

The 1997 Series Revenue Bonds were issued for the cost of the acquisition, construction and installation of certain additions, extensions and improvements to the water and sewer system of the City. The bonds are collateralized by the revenue of the water and sewer system. The City is required to maintain a reserve fund holding 10% of monthly revenue bond payments until sufficient funds are on deposit in the Debt Service Reserve Account to pay the principal and interest on the Series 1997 Bonds for the next succeeding year. As of June 30, 2013, the account has sufficient funds on deposit in the amount of \$ 31,764.

The 2003 Series Revenue Bonds were issued to provide financing for acquiring, constructing and installing certain additions, extensions, and improvements to the water and sewer system. The bonds are collateralized by the revenue of the water and sewer system. The City is required to maintain a reserve fund holding 10% of monthly revenue bond payments until sufficient funds are on deposit in the Debt Service Reserve Account to pay the principal and interest on the Series 2003 Bonds for the succeeding year. As of June 30, 2013, the account has sufficient funds on deposit in the amount of \$ 24,264.

The 2006 Series Revenue Bonds were issued to provide financing for acquiring, constructing and installing additions, extensions and improvements to the existing water and sewer system of the City. The bonds are collateralized by the revenue of the water and sewer system. The City is required to maintain a reserve fund holding 10% of monthly revenue bond payments until sufficient funds are on deposit in the Debt Service Reserve Account to pay the principal and interest on the Series 2006 Bonds for the succeeding year. As of June 30, 2013, the account has sufficient funds on deposit in the amount of \$ 161,730.

CITY OF DAWSONVILLE, GEORGIA  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2013

**NOTE 2 – DETAILED NOTES ON ALL FUNDS (CONT'D)**

**I. Long-Term Debt**

**1. Municipal Loans (Water & Sewer Fund)**

During 2001, the City incurred debt from a Georgia Environmental Facilities Authority loan for the purchase of land and construction of a new water tank. In 2008, the City finalized a contract with Georgia Environmental Facilities Authority issued for financing the purchase of land and construction of three wells. The Georgia Environmental Facilities Authority requires the City to maintain a fixed charge coverage ratio of 1.05 or greater in the Water & Sewer fund and the City met that compliance requirement as of June 30, 2013, respectively.

	<u>Balance 6/30/2011</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance 6/30/2012</u>	<u>Due One Year</u>
Georgia Environmental Facilities Authority loan dated November 15, 2000 with 4.72% interest and quarterly payments of \$ 10,323.54 beginning January 1, 2003 and ending October 1, 2023. Original loan \$ 532,603.	\$ 340,359	\$ -	\$ 25,710	\$ 314,649	\$ 26,912
Georgia Environmental Facilities Authority loan dated February 1, 2008, with 4.12% interest and monthly payments of \$ 5,832.29 beginning March 1, 2008 and ending February 1, 2028. Original loan \$ 952,487.	<u>806,798</u>	<u>-</u>	<u>37,449</u>	<u>769,349</u>	<u>39,023</u>
Total Municipal Loans (Water & Sewer Fund)	<u>\$ 1,147,157</u>	<u>\$ -</u>	<u>\$ 63,159</u>	<u>\$ 1,083,998</u>	<u>\$ 65,935</u>

Debt-service requirements for long-term debt are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2014	\$ 65,935	\$ 45,343	\$ 111,278
2015	68,868	42,410	111,278
2016	71,886	39,392	111,278
2017	75,447	35,831	111,278
2018	78,467	32,811	111,278
2019-2023	427,141	108,575	535,716
2024-2028	<u>296,254</u>	<u>29,907</u>	<u>326,161</u>
Total	<u>\$ 1,083,998</u>	<u>\$ 334,269</u>	<u>\$ 1,418,267</u>

CITY OF DAWSONVILLE  
REVENUE & EXPENDITURE STATEMENT

FY 2013-2014

03/01/2014 TO 03/31/2014

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>100 GENERAL FUND</b>				
EXPENDITURE:				
100-7500-521200 PROFESSIONAL LEGAL	0.00	26.00	4,000.00	1
100-7500-521201 PROFESSIONAL ACCOUNTING	0.00	500.00	500.00	100
100-7500-521203 PROFESSIONAL OTHER	0.00	0.00	14,000.00	0
100-7500-521300 TECHNICAL SERVICES	600.00	2,100.00	900.00	233
100-7500-523300 ADVERTISING	40.00	456.00	100.00	456
100-7500-523500 TRAVEL	0.00	0.00	500.00	0
100-7500-523700 EDUCATION & TRAINING	0.00	215.00	700.00	31
100-7500-531100 SUPPLIES	0.00	20.25	100.00	20
100-7500-531300 FOOD	0.00	46.00	200.00	23
TOTAL EXPENDITURE	<u>640.00</u>	<u>3,363.25</u>	<u>21,000.00</u>	<u>16</u>
DEFICIENCY OF REVENUE BEFORE TRANSFERS	<u>-640.00</u>	<u>-3,363.25</u>	<u>-21,000.00</u>	<u>16</u>
DEFICIENCY OF REVENUE AFTER TRANSFERS	<u>-640.00</u>	<u>-3,363.25</u>	<u>-21,000.00</u>	<u>16</u>



**RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN  
DEVELOPMENT AUTHORITY OF DAWSONVILLE, GEORGIA RELATED TO  
ACQUISITION OF PROPERTY ADJACENT TO CITY HALL**

On June 12, 2014 at a duly called meeting of the directors of the Downtown Development Authority of Dawsonville, Georgia, (the "Authority"), adopted the following preambles and make the following resolution:

**WHEREAS**, The Authority has taken as assignment of the Purchase and Sale Agreement with RES-GA Eleven, LLC, (the "Seller") to buy real estate identified as 14.423 acres in Land Lots 442 and 443 of the 4<sup>th</sup> District, 1<sup>st</sup> Section, from the City of Dawsonville, Dawson County, Georgia, on Memory Lane, for the sale price of \$483,242.00, and;

**NOW, THEREFORE, BE IT RESOLVED**, that the Authority hereby authorizes the purchase of the above referenced property according to the terms of the Purchase and Sale Agreement and the Lease of the property to the City of Dawsonville (the "City") pursuant to the terms of that Intergovernmental Lease Agreement (the "Lease") dated June 2014;

**FURTHER RESOLVED**, that Colleen Simrell, Chairperson, and Seanie Zappendorf, Secretary, (the "Officers") of the Authority are hereby authorized and empowered in the name of and on behalf of the Authority to execute, seal, and deliver to the Sellers and the City all required and necessary closing documents including, but not limited to deeds, closing statements, affidavits and any other documents required to effect the sale of the property according to the terms of the Purchase and Sale Agreement and the Lease. The execution, sealing, and delivery of any such documents by such Officers to be conclusive evidence of such agreement and to take such further actions and do all things as may be necessary or advisable, in the judgment of the Officers of the Authority, to consummate the transactions herein authorized, to carry out the terms of the Purchase

and Sale Agreement and the Lease herein referred to, and to effectuate the purpose of these resolutions;

**FURTHER RESOLVED**, that the Officers of the Authority are hereby authorized and directed to certify to the Sellers a copy of these resolutions and the incumbency of the Officers specified herein and that the Sellers may consider such Officers to continue in office and these resolutions to remain in full force and effect until written notice to the contrary shall be received by the Sellers.

**FURTHER RESOLVED**, that the Authority is empowered to borrow from United Community Bank, (the "Lender") financial accommodations, up to a maximum principal amount of \$500,000.00, together with all interest now or hereafter accruing thereon and all fees and charges now or hereafter payable in connection therewith and to enter into the Lease with the City that will provide for repayment to Lender as rent;

**FURTHER RESOLVED**, that the Officers of the Authority are hereby authorized and empowered in the name of and on behalf of the Authority (a) to execute, seal, acknowledge, and deliver to the Lender promissory notes and any other instruments, documents, agreements, or certifications of the Authority which may at any time or from time to time be required by the Lender in connection with such loan, the execution, sealing, and delivery of any such other instruments, documents, agreements, or certifications (whether or not acknowledged) by such Officers to be conclusive evidence of such requirement, and (b) to take such further actions and do all things as may be necessary or advisable, in the judgment of the Officers of the Authority, to consummate the transactions herein authorized, to carry out the terms of the loan documents herein referred to, and to effectuate the purpose of these resolutions;

**FURTHER RESOLVED**, that said Officers are hereby authorized and empowered at any

time and from time to time in the name of and on behalf of the Authority to mortgage, pledge, assign, hypothecate, or grant a security interest in any or all of the assets or properties of the Authority, now owned or hereafter acquired, to secure any such guaranty obligations, and in connection therewith said Officers are hereby authorized and empowered at any time and from time to time in the name of and on behalf of the Authority to execute, acknowledge, seal, and deliver to the Lender any and all instruments and agreements including, without limitation, deeds to secure debt, mortgages, deeds of trust, pledges, assignments, and security agreements, containing such terms, conditions, covenants, and agreements of the Authority as may be agreed upon by the Lender and said Officers, the execution, sealing, and delivery of any such mortgages, deeds of trust, pledges, assignments, and security agreements (whether or not acknowledged) by such Officers to be conclusive evidence of such agreement.

SO RESOLVED, this the 12<sup>th</sup> day of June, 2014.

\_\_\_\_\_  
Colleen Simrell, Chair

\_\_\_\_\_  
Seanie Zappendorf, Secretary

\_\_\_\_\_  
Keith Stone, Member

\_\_\_\_\_  
Gordon Pirkle, Member

\_\_\_\_\_  
Cindy Elliott, Member

\_\_\_\_\_  
Jeremy Porter, Member

\_\_\_\_\_  
Chris Gaines, Member

#### **CERTIFICATION**

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution

regularly presented to and adopted by the Board of Directors at a meeting of the Board of Directors duly called and held at Highway 53 East, Suite 100, Dawsonville, Ga. on the 12<sup>th</sup> day of June, 2014, at which a quorum was present and voted, and that such resolution is duly recorded in the minute book of the Authority; and the Officers named in said resolution have been duly elected or appointed to, and are the present incumbents of the respective offices set after his respective names.

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Seanie Zappendorf, Secretary  
Downtown Development Authority of Dawsonville, Georgia

( Seal)



# Downtown Development Authorities

April 6, 2010

Downtown development authorities are used in cities throughout the state as a mechanism to revitalize and redevelop municipal central business districts. City officials should understand how DDAs are created, what DDAs are empowered to do and the roles and responsibilities of DDA members.

## **How are DDAs created and activated?**

Downtown development authorities have been created by the General Assembly in every city in the state of Georgia. However, downtown development authorities cannot transact any business or exercise any powers until activated by adopting and filing an ordinance or resolution. The resolution must declare the need for the authority, specify the boundaries of the downtown development area that constitutes the central business district and appoint the initial directors.

## **How many DDAs are there in Georgia?**

While there has been a DDA created in each municipal corporation in the state, only a portion of the cities in the state have activated their DDAs. According to the Georgia Department of Community Affairs (DCA) 2010 Directory of Registered Local Government Authorities, there are 148 DDAs registered in Georgia. Prior to 1996, there was no official record of how many authorities were operating in the State of Georgia. During the 1995 legislative session, the Georgia General Assembly passed the Local Government Authorities Registration Act. This act requires local government authorities to register annually with DCA beginning January 1, 1996. Authorities, including DDAs, are also required to submit an annual report of revenues, expenditures, assets, and debts to DCA. The DCA site allows users to look up authorities by type and city name, and includes detailed information about how each authority was created along with contact information for each registered authority.

## **What powers does a DDA have?**

OCGA 36-42-8 lists the general powers of downtown development authorities. As with other types of authorities in Georgia, downtown development authorities may accept grants and apply for loans. They can also own, acquire and improve property, and they are empowered to enter into contracts and intergovernmental agreements. DDAs also have the authority to issue revenue bonds.

## **How many members serve on a DDA board?**

A DDA consists of a board of seven directors who are appointed by the municipal governing authority to serve staggered four-year terms. Directors are appointed by the governing body and must be taxpayers who live in the city or they must own or operate a business located within the downtown development area. They must also be taxpayers who live in the county in which the

city is located. One of the directors can be a member of the municipal governing authority. Board members do not receive any compensation for serving on the DDA, except for reimbursement for actual expenses incurred in performing their duties.

**What are the training requirements for DDA board members?**

With the exception of a member who also serves on the city council, all DDA board members must take at least eight hours of training on downtown development and redevelopment programs within the first 12 months of their appointment to the DDA.

**One of our DDA members previously served on the DDA board, went off the board for several years, and was recently reappointed. Does he have to take training again?**

Yes. Even though a member received training during his or her previous service on the DDA board, it is important that he or she take the training again to get the most recent information about legal requirements and recommended practices for DDAs.

**What's the difference between a downtown development authority and the Main Street/Better Hometown Program?**

The Main Street/Better Hometown programs provide resources for cities across Georgia that are seeking to develop their downtown areas. Cities are not required to participate in the Main Street/Better Hometown programs, but they may choose to do so in order to take advantage of the technical assistance and other resources available through these programs.

In the late 1970s, the Main Street program was initiated in three Midwestern cities by the National Trust for Historic Preservation as a pilot project to show that downtown development and historic preservation could go hand in hand. In 1980, after the pilot effort proved to be a success, states were encouraged to apply to participate in an expanded National Main Street program and Georgia was one of six states selected. The state agency administering the program in each state chose five cities to work with. In Georgia, DCA selected Athens, Canton, LaGrange, Swainsboro and Waycross to be the first Main Street Cities. In the mid-1990s, DCA created the Better Hometown program, essentially a Main Street program for towns under 5,000 population. Today, there are 103 Main Street and Better Hometown cities across the state. The Georgia Main Street program is administered by DCA while the national program is administered by the National Main Street Center.

**What is the difference between "Main Street" and "Better Hometown" cities?**

Classic "Main Street" cities are those cities with populations between 5,000 and 50,000 that follow the Main Street approach to downtown development. "Better Hometown" cities are smaller cities with a population of 500-5,000 that have received full designation as Main Street cities. In addition, DCA also administers a separate program available to larger cities (with populations over 50,000) called the Urban Georgia Network, which is designed to deal with the unique challenges and issues that come with being a larger city.

**What are some additional resources for information about downtown development in general?**



A wealth of information on downtown development in Georgia is available through a variety of state agencies and other organizations. The [DCA website](#) has extensive information about downtown development and redevelopment that may be helpful for city officials who are working to revitalize and protect downtown areas. The [Downtown Development Resource and Program Guide](#) (Adobe Acrobat) contains information about the resources and programs DCA provides to cities and DDAs across the state, including information about some of the state-administered grants and loans available for downtown projects. The [Georgia Main Street](#) website has information about how cities can participate in the Main Street/Better Hometown programs. For information about preserving downtown resources, including obtaining design assistance for downtown projects, check out the [Georgia Trust for Historic Preservation](#) website. The [Georgia Historic Preservation](#) website has information about historic preservation tax credits and other resources offered through the state's Department of Natural Resources. Finally, the [Georgia Cities Foundation](#) (GCF), a non-profit subsidiary of GMA, administers a low-interest loan program for projects in downtown areas.

#### **What is the Georgia Downtown Association?**

The Georgia Downtown Association (GDA) is a non-profit association that promotes the economic redevelopment of Georgia's traditional downtowns. Through advocacy, education and marketing, GDA works to focus the public's attention on the value of downtown. GDA is an independent association that supports both public and private sector efforts targeted at enhancing Georgia's downtowns.

GDA offers several programs that are designed to increase the opportunities for and build on the talents of its members. Membership in the Georgia Downtown Association is open to cities, downtown development authorities, businesses, professionals and other individuals interested in downtown. The Georgia Downtown Association also annually sponsors the Georgia Downtown Conference in partnership with DCA.

#### **Our city's DDA has been defunct for many years but has recently been reactivated and the new members would like to obtain information on how to proceed. Where can I learn more about how to get started and find out about DDA training?**

For more information about DDAs in Georgia, including detailed information about how to obtain DDA training, contact Alan Dickerson, GMA community development manager, by phone at 678-686-6213 or by email at [adickerson@gmanet.com](mailto:adickerson@gmanet.com).