

**BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
August 22, 2018
5:30 p.m.**

MINUTES

Members Present: Jonathan Elmore, Mayor
Brian Fisher, Mayor Pro Tem
Adela Yelton, Commissioner
Lionel Laratte, Commissioner
Lisa Shortell, Commissioner

Staff Present: Ken Turner, Interim City Manager/Finance Director
Gina Hill, City Clerk
Keri Stevens, City Planner
Lynn Thomas, Police Chief
Rebecca Long, Communications Director

Item No. 1 Meeting Called to Order

Item No. 2 Adoption of Agenda
Commissioner Shortell moves to adopt. Commissioner Laratte seconds. All ayes.

Item No. 3 **Trammell Crow Development Fiscal Impact Report**
A representative from the Economic Impact Group, hired by the developer, will present their findings about how this proposed development could financially impact the City government.

Justin Adams, of Trammell Crow, says a representative from the Economic Impact Group could not be present. He says the group has done similar studies for DeKalb County and they conducted the study at the request of the Board of Mayor and Commissioners (BOMC). Mr. Adams summarized the results of the study. He said as the land is currently, the City would receive about \$100,000 in tax revenue over 20 years compared to \$4.4 million with the development and a tax abatement. Mayor Pro Tem Fisher pointed out that if the value of the development rises then tax revenue for the City would rise as well. It was mentioned that construction permit fees would be roughly \$600,000. Commissioner Yelton asked about the method of using per household numbers instead of per resident figures. She asked how the City could recover costs of the tax abatement and was told that work done on the city-owned four acres would go towards that. Another member of the Trammell Crow team said those improvements would

also help the City's storm water management. Commissioner Shortell questions the balance of City expenditures versus income the first few years. Commissioner Laratte said he wondered the same thing but that, overall, the report looks reasonable and some assumptions would have to be made on everyone's part. Interim City Manager Ken Turner asked a question about sales tax on one of the report's graphs. Resident Lyda Steadman says the figures assume nothing else would be going on that property if this development is not approved. She adds the total tax relief the developer would be receiving is not in the report. Mr. Adams responded that the report addresses the relationship with Avondale only. Marti Schallern says there needs to be more specifics and assumptions shouldn't be made when it comes to benefits and cost. Mr. Turner says it's difficult to predict based on talking to other cities. Ms. Yelton says some cost of running the City is fixed and doesn't change with added residents. Mayor Elmore asked if there was any change noted when Stratford Green was annexed into the City. Mr. Turner said there was not. Mr. Fisher reminded everyone that the City would not be providing sanitation or public works services for the Trammell Crow development. Jan Hover asked about the potential of needing to add more police officers. She believes all the surrounding development could be a problem for the City. A member of the Trammell Crow team says they take crime very seriously and will sometimes subsidize housing for police officers to live in their developments. Resident Candace Jones says she thinks the analysis presented uses faulty data. She adds the developer stands to earn \$40 million and that is much more than what the City will gain. Sharon Saliba says the developer has not met the criteria set in the Downtown Master Plan (DMP) and the City should not be considering a tax abatement. Resident Donald Schreiber wonders if the developer has done a cost analysis of a project that did adhere to zoning. Mayor Elmore responds that it probably has something to do with the cost of the land and the fact that only certain projects would be able to make the purchase financially viable. Liz Goodstein says she's concerned there is no economic analysis from the City's point of view. She is also against any tax abatement. Mr. Adams cited building the road, environmental cleanup, and City-owned acreage improvements as some of the financial reasons they're requesting a tax abatement. She then asked if the developer always needs a 6-percent return. At least, he answered. There was discussion about the economic feasibility of putting office space in the development. Kathy Kingsbury asked what would be put in the space where the road will be if the developer wasn't building it. Mr. Adams said possibly a dog park or green space. Ms. Kingsbury asked more questions about the costs and benefits to the county. Ms. Yelton requested civility from everyone present. Carolyn Chandler asked if the developer was under contract for the property in question for a fixed price and was told yes.

Item No. 4

Trammell Crow Road Plan

Members of the Board of Mayor and Commissioners (BOMC) have met with City staff and members of the Greenspace Ad Hoc Committee to discuss design elements for the road planned behind the proposed Trammell Crow development. This will be an update and opportunity for members of the community to provide input.

Commissioner Shortell discusses the intention of the road behind the proposed Trammell Crow development. She describes the width of the space available compared to what's prescribed in the Downtown Master Plan (DMP). Ms. Shortell said members of the Greenspace Ad Hoc Committee and City Planner Keri Stevens collaborated with her and Mayor Pro Tem Fisher on the design elements. On a projected map, she pointed out various elements, such as lane width, parking, trees, paving materials. There was discussion about the railroad owner, CSX, and the potential for them to cut trees planted by the City. Mayor Elmore and Commissioner Laratte thanked those involved with this plan. Mr. Laratte encouraged others to walk that property. In answer to Sharon Saliba, the Board said that Trammell Crow will be paying for the trees. Candace Jones asks who will park along that street. Ms. Shortell answered that perhaps more retail will build nearby. She also asked if there would be a bike lane and was told no. Bill Frazier says he's also concerned about CSX and asked if there was a backup plan if they ever decided to cut back vegetation. Ms. Shortell said that canopy trees can be planted closer to the building if need be. The Board and audience discussed lighting for the area. Ms. Goodstein asks how this fits into the regular approval process and is concerned about those involved being objective. Ms. Shortell and Mr. Fisher explained how the design came about.

Item No. 5

Proposed Ethics Board Membership Changes

The BOMC has expressed interest in increasing the number of members on the Ethics Board from three to five. Currently, each member is appointed either by the BOMC, the Mayor, or the other Ethics Board members. It needs to be decided how the two additional members will be appointed.

Mayor Elmore says Patrick O'Connor, the Chair of the Ethics Board, told him he didn't think they needed more members. Ethics Board member Mary Ann Anziano agrees. She said the third member, Josh Norris, feels the same way. Commissioner Laratte asks if a small number limits debate. Commissioner Shortell asked Ms. Anziano how she felt about the process by which members were appointed to their board. Commissioner Yelton asked Ms. Anziano if more members added to their board would make it easier to work on issues not related to a specific case or complaint. There was also discussion about general Ethics Board policies and procedures. Mayor Elmore and Mr. Fisher say if the Ethics Board members do not feel they need more members then it should be left alone. Marti Schallern says she's disturbed that members of the BOMC weren't familiar with the ethics ordinance and that they can also dictate their own punishment. Ms. Anziano reminded her that not every ethics

complaint is against the entire BOMC, that it could be against a staffer, for example. Carolyn Chandler said many issues are automatically elevated to superior court. Candace Jones suggests the process be different if the BOMC is the subject of a complaint. John Pomberg, who brought the complaint in question, says he was pleased with the process.

Item No. 6

Process for All Board Appointments

At the BOMC's request, City staff has amended the application by which residents apply to the City's various boards, commissions and committees. A draft process map for filling these positions is also up for discussion.

City Clerk Gina Hill showed a draft board application and process on the projector and went through the various proposed changes and steps. Mayor Elmore voices support and says it would be good to have a consistent and transparent process. There is more discussion about posting ads in the e-news for longer than one week. The consensus is that 30 days would be appropriate. Commissioner Laratte brings up the possibility that there is not a quorum of a board to help fill its own seats. John Pomberg, member of the Planning and Zoning Board, suggested that boards be allowed to choose finalists before doing interviews if there is a large number of applicants. Resident Joe Anziano suggested a change in wording in one spot on the application. Christine McMahan agreed that it was a good idea to have incumbents reapply. Candace Jones suggests making it a rule that incumbents cannot be part of the interview or selection process.

Next steps: Changes will be made to the draft policy and it will be discussed again at the next work session with the goal of voting on it at the following regular meeting.

Item No. 7

State Road and Tollway Authority Grant

The State Road and Tollway Authority (SRTA) awarded the City funds in the amount of \$1,500,000 through the Georgia Transportation Infrastructure Bank Grant to assist with needed funds for the US 278 project. The City Attorney has reviewed the agreement and the BOMC must vote to execute the contract at the next regular meeting.

City Planner Keri Stevens explains this grant and why the City is applying for it.

Next steps: A resolution in support of applying for this grant will be voted on at the next regular meeting.

Item No. 8

New City Manager Goals and Evaluations

As mentioned in the new City Manager Patrick Bryant's contract, the BOMC will work together with him to discuss an approach to performance evaluations and goal setting within the first two weeks of his start date on September 17th.

Commissioner Yelton gives an update on this issue. She wants to hear from other Board members about how they could accomplish this task. She suggested having a retreat-style meeting off site as a group along with Mr. Bryant. She adds that revisiting the BOMC's strategic planning session goals could be done at the same meeting. There's discussion about when such a meeting should happen. The consensus is to meet sooner rather than later. Martha McDermott asked the salary for the new city manager and was told his contract is posted on the website. Kathy Kingsbury asks if he is a current member of a larger city manager's group. No one has the correct answer but the Communication Manager Rebecca Long says she is putting together a bio for Mr. Bryant. Ms. Kingsbury requested to see his resume. Ms. Yelton commented there were also preliminary plans to host a meet and greet with Mr. Bryant. Candace Jones has a problem with where items are posted on the website and when.

Item No. 9

Public Comment

Candace Jones presents her analysis of the financial costs and benefits of the Trammell Crow development. She concludes the development is not appropriate for our City in its current form. Mayor Pro Tem Fisher says the idea that Trammell Crow will profit \$40 million is inaccurate, in part because it does not take into account their debt. Commissioner Laratte explains other calculations that discount the idea of increasing costs of services. Finance Director Ken Turner explains how he would calculate the impact on the City in a different way. There is more discussion among the BOMC about what numbers are needed for them to know if this development will be positive for the City. Resident Matt Delicata says he doesn't believe the numbers in Ms. Jones' presentation are correct. He continues that the developer's return on investment is very small on this project and he feels there is a lot of other inaccurate information circulating. He said the economic studies paid for by Trammell Crow use standard practices and are done by very reputable third parties. He also explains that the development will be revalued when the developer sells it and that will cause the taxes (and thus income to the City) to increase. Smaller developments are actually more expensive to build, says Mr. Delicata, and would also require a tax abatement. Klaus Van den Berg says this conversation should have occurred before this point, so close to the vote. He asks when Trammell Crow will provide a cost analysis they had promised. He asks that that report be posted on the website when it's available. He urges the BOMC to run their own numbers. Liz Goodstein says she's concerned that there is no discussion of the long-term implications of this development. She requests the BOMC "go back to the drawing board".

Item No. 10

Adjournment

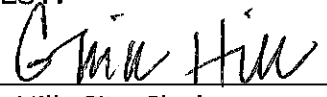
Commissioner Laratte moves to adjourn. Commissioner Shortell seconds. All ayes.

APPROVED THIS 4th DAY OF OCTOBER 2018



Jonathan Elmore, Mayor

ATTEST:



Gina Hill, City Clerk