

## **MINUTES**

### **MALL AREA TAX ALLOCATION DISTRICT (TAD) AND NEWTON BRIDGE TAX ALLOCATION DISTRICT (TAD) ADVISORY COMMITTEES COMBINED MEETING**

Tuesday, June 24, 2025: 3:30 PM – 4:30 PM

Athens-Clarke County Extension Office  
275 Cleveland Road, Bogart, GA 30622

The regular meetings for the Tax Allocation District Advisory Committees will be available to watch live on YouTube at the link available on the calendar entry on the ACCGov homepage: [https://youtube.com/live/B9dnrZ\\_HryE?feature=share](https://youtube.com/live/B9dnrZ_HryE?feature=share)

**Mall Area TAD Committee Members Present:** Susan Bogardus, John Gurley, Caitlin May, Jessica Nickelsen, and Denise Ricks

**Members Absent:** None

**Newton Bridge Road TAD Committee Members Present:** Drew Beskin, Pete Dugas, Daniel Epting, and Mike Leggett

**Members Absent:** Kristen Bach, Elisa Barraza, and Julius Richie

**ACCGov Staff Present:** Daniel Young, Economic Development Commissioner Ovita Thornton was in attendance.

**A. Call to Order as a Regular Meeting:** Susan Bogardus, Acting Chair Mall Area

- Meeting began at 3:37 PM

**B. Approval of Agenda**

- Motion to accept agenda: Pete Dugas
- Second: Denise Ricks
- Unanimous approval of agenda

**C. Approval of Prior Meeting Minutes**

- Mall Area December 10, 2024
  - i. Motion to accept minutes: Denise Ricks
  - ii. Second: Caitlin May
  - iii. Unanimous approval of minutes
- Newton Bridge Road May 19, 2025
  - i. Motion to accept minutes: Pete Dugas
  - ii. Second: Drew Beskin
  - iii. Unanimous approval of minutes

**D. Staff Report**

- Introduction of new TAD Committee members
- Summary of Community-Identified Priority Lists
- Distribute TAD Funds Account balances as of December 31, 2024

**E. New Business:**

1. Select Committee Chair, Vice Chair, and Secretary
  - a. Mall Area
    - i. Motion to nominate Susan Bogardus as Chair: Denise Ricks
    - ii. Second: Jessica Nickelsen
    - iii. Unanimous approval of Chair
    - iv. Motion to nominate Caitlin May as Vice Chair: Denise Ricks
    - v. Second: Jessica Nickelsen
    - vi. Unanimous approval of Vice Chair
    - vii. Defer Secretary responsibilities to Daniel Young
  - b. Newton Bridge Road
    - i. Motion to nominate Daniel Epting as Chair: Pete Dugas
    - ii. Second: Drew Beskin
    - iii. Unanimous approval of Chair
    - iv. Motion to nominate Mike Leggett as Vice Chair: Daniel Epting
    - v. Second: Drew Beskin
    - vi. Unanimous approval of Vice Chair
    - vii. Defer Secretary responsibilities to Daniel Young
2. Collaboration among TAD committees – Committee members act as an advisory group for the Mayor and Commission (the Redevelopment Agency). Recommendations can go beyond recommending approval or denial of requests for TAD funds. Sharing resources, applying for grants or studies, and other events may allow for opportunity – within the scope of the law, Redevelopment Agency approval, and legal guidance.
3. Daniel Young is seeking opportunities to enhance community outreach including referrals to neighborhood associations, community groups, and professional associations. Insurance underwriters and attorneys for development projects proposed by Pete Dugas.

**F. Old Business**

- Studies and developer projects along Newton Bridge Road corridor – Traffic study and potential for artist renderings are in the contracting phase. Three significant developments are underway on Newton Bridge Road (DR Horton, Due South, Westclox).
- Mall development project – Updates pending and anticipated for next Mall Area TAD meeting. Developer's potential to revise the development phases are pending. No public (TAD) funds have been issued for this project to date.

**G. Committee Questions and Discussion**

1. What is the timeline for the traffic study along the Newton Bridge Road corridor? – Agreement is finalized, pending ACCGov staff completing the notice to proceed.

2. Is collaboration among the six TAD committees a mandate? Are there limitations to recommendations that involve financing or developer activities across the separate TAD areas? – No, collaboration and interaction is not a mandate. Each TAD area, TAD fund, and TAD committee act independently of one another. However, ideas and experiences can be shared. Direct participation, such as shared studies, meetings, public input gathering, report writing, and grant applications (among other potentials) may be beneficial to multiple committees. Any activities that would require incorporating developer activities across separate TAD areas or require TAD funds would be cleared through several steps and approved by the Mayor and Commission.
3. What is the **basic process** for someone to apply for TAD funds?
  - a. A developer will first approach Economic Development with their proposal and basic financial information about the project.
  - b. Economic Development will bring the relevant ACCGov departments (Planning, Public Utilities, etc) together to discuss the basic proposal with the developer to include feasibility and adjustments to the proposal. Regardless of the final staff recommendation, the developer may decide how to proceed.
  - c. A formal proposal will include the application packet issued by Economic Development, along with a detailed project description, financial information about the developer company, and financial information about the project. This formal application is accompanied by a non-refundable application fee currently set at \$10,000.00 with the potential for an increase up to an additional \$5,000.00 determined by the ACCGov Manager’s Office and based on the complexity of the project.
  - d. The developer’s first presentation to formally request TAD funds is conducted for the relevant TAD Committee who will make a recommendation (approve, deny, modify) to the Mayor and Commission.
  - e. During a public meeting, the Mayor and Commission will discuss. The developer will likely be invited to provide a condensed presentation. The Mayor and Commission may request additional information prior to voting on the release of TAD funds.
  - f. If approved for TAD funds, the developer will engage in discussions with attorneys, agree to a Community Benefits Agreement (considering the four priority areas established by the Mayor and Commission), and agree to a reporting schedule.
  - g. TAD funds will typically be issued as a reimbursement to completed phases and after the property taxes making the TAD increment have been collected annually.
  - h. The process to apply for TAD funds is separate of any Planning and Zoning and/or other permit processes but is anticipated to occur concurrently to those other processes.

4. What is the status of a Georgia Power liaison meeting with the Newton Bridge Road TAD Committee? – Pending contact with Andrew Carnes, GA Power. Power Evans, GA EcDev will contact after July 7<sup>th</sup>.
5. What is the status on Jackson EMC’s quote for street lighting along Newton Bridge Road? – Jackson EMC will install lights at no cost. ACCGov departments will recommend number of lights and locations along the section of road under Jackson EMC coverage. ACCGov will be responsible to cover the monthly operating costs. Based on Georgia Power’s recommendation for 20 street lights operating at \$14.20/month/light (\$284.00/month for 20 lights), and assuming similar recommendation, monthly cost for 40 lights is \$568.00 and \$6,816.00/year.
6. Is there an anticipated repaving date for Newton Bridge Road? Would side rumble strips be a component of that repaving process? – Currently Newton Bridge Road pavement surface rates “good”, and going into the future, deterioration/aging depends on how much “beating” it will get on top of usual aging. Staff will know more in 2027 and resurfacing may not take place any earlier than 2027. Regarding rumble strips, they can be included as a part of the paving process dependent on Mayor and Commission approval, and the forthcoming traffic corridor study will be used to inform that decision.
7. Can the Mall Area TAD Committee have an update about the mall project and if there are areas that the committee can provide help? – Per the executed Community Benefits Agreement (CBA), TAD funds are to be used to *reimburse* the owner (Leaven Group) for admissible costs for the Mall Project. Requisitions for reimbursement are tied to the developer meeting Development Benchmarks (project phases). Currently, developer is using its own equity to perform the work, including labor for demolition. The size and scope of later phases in the project requires a specialized contractor with experience in massive projects such as airports and highways. The existing mall structure is currently a potential source of real estate. Once any demolition begins on the mall structure, the developer is fully committed to the project.

#### **H. Date for Next Meeting:**

- Mall Area TAD Committee: Tuesday, September 16 beginning 3:30 PM. Anticipated location Cooperative Extension Office (275 Cleveland Road).
- Newton Bridge Road TAD Committee: Tuesday, July 15 beginning 3:15 PM. Lyndon House Arts Center (211 Hoyt Street).

#### **I. Adjourn**

1. Mall Area
  - a. Motion to adjourn: Denise Ricks
  - b. Second: Jessica Nickelsen
  - c. Meeting ended at 4:49 PM

2. Newton Bridge Road

- a. Motion to adjourn: Pete Dugas
- b. Second: Mike Leggett
- c. Meeting ended at 4:49 PM
- d. Note: Drew Beskin left at 4:37 PM breaking the quorum and ending the formal meeting for the Newton Bridge Road TAD Committee.