

MINUTES

MALL AREA TAX ALLOCATION DISTRICT (TAD) ADVISORY COMMITTEE REGULAR MEETING

Tuesday, September 16, 2025: 3:30-4:30 pm
Athens-Clarke County Extension Office
275 Cleveland Road, Bogart, GA 30622

The meetings for the Mall Area TAD Advisory Committee will be available to watch live on YouTube at the link available on the Agenda Center for the Mall Area TAD:
<https://youtube.com/live/tSrlBvGGubk?feature=share>

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

Members Absent: Denise Ricks

ACCGov Staff Present: Daniel Young, Economic Development

A. Call to Order as a Regular Meeting: Susan Bogardus at 3:37 PM

B. Approval of Agenda

- Motion to approve agenda: Jessica Nickelsen
- Second: Caitlin May
- Unanimous approval of agenda

C. Approval of Prior Meeting Minutes: June 24, 2025 meeting

- Motion to approve minutes: Caitlin May
- Second: John Gurley
- Unanimous approval of minutes

D. Staff Report

- Update on ACCGov projects in TAD – none prepared, but discussion later in meeting.
 - i. [Capital Projects Department](#) – monthly Projects Update spreadsheets ([SPLOST 2011](#), [SPLOST 2020](#), [TSPLOST 2018](#) projects 12 & 14, [TSPLOST 2023](#) projects 2 & 3, and TSPLOST 2026 in development).
- Summary of TAD requests and funded projects – no updates
- Proposal for upcoming meeting topics
 - i. Proposal for upcoming meeting topics – Conduct visioning sessions to be more specific about wants and needs in the TAD area, and relay that information to potential developers (based on [City of Gainesville, GA's success with TADs](#)). Reference ACCGov's proposed Future Land Use Map (pending official adoption): [A Tale of Two Future Land Uses](#).

- Review questions and responses from previous meeting – none.

E. Old/Unfinished Business

- None

F. New Business:

- Set meeting schedule for 2026 (if 1st Tuesday of month: March 3, June 2, September 1, and December 1). – Accepted with potential to adjust as needed.
- Introduce Take Aim resource accessible through ACCGov email. – Information sent to committee members via September 19, 2025 email.

G. Committee Questions and Discussion

1. When is the next SPLOST round? – Possibly the November 2028 ballot or the May 2028 ballot based on tax collections.
2. When would the TAD Advisory Committee recommend SPLOST projects? – The Special Purpose Local Option Sale Tax funded projects (SPLOST and TSPLOST) are selected on a multi-year cycle. The 2026 TSPLOST proposals are under review currently. Anyone may propose a SPLOST or TSPLOST project when those cycles begin. As a private citizen, a TAD Advisory Committee member may make a proposal individually. The TAD Advisory Committee as a whole could also propose a new project according to the cycle. These proposals may reference TAD funding as a supplement. A formal recommendation to apply TAD funds to a (T)SPLOST proposal would be presented as a request from the Committee by vote and to the Mayor and Commission for public comment and vote.

TAD Advisory Committees, as a body, may also vote to make recommendations to utilize available and projected future TAD funds to supplement (T)SPLOST funded projects in a manner to expedite a (T)SPLOST project within the TAD. It is recommended that any proposals to apply TAD funds towards these projects align with the Mall Area TAD Advisory Committee's community-identified priorities recommendations accepted April 1, 2025. Note that the Mayor and Commission may propose TAD funds be used within the TAD, such as supplementing (T)SPLOST projects without consulting the TAD Advisory Committee. The Committee members would have opportunities individually or as a body to address the Mayor and Commission in the open meeting or through correspondence.

3. What is the policy to grandfather properties for pre-existing use for properties recommending zoning changes?
4. Has there been a discussion about an evaluation of unused or underutilized properties by UGA or ACCGov that could be sold to expand the tax base?

5. Is there an update on the Mall Project? – No updates at this time. The developer will submit an annual progress report in March 2026. As of this meeting, no public funds (TAD funds) have been requested for the project.
6. Was the developer required to have their financial resources outlined before agreeing to the Community Benefits Agreement? – Yes, a detailed financial pro forma is required to include the exact amount from TAD funds requested, the private capital and/or financial capacity to complete the project, the mechanism to pay TAD funds to the developer (reimbursement/pay-as-you-go).
7. Has the Mall Project completed a phase? – Not as of this meeting. The Leaven Group submits annual reports every March and they are posted to the [Mall Area TAD webpage](#).

H. Date for Next Regular Meeting: Tuesday, December 16, 2025 beginning at 3:30 PM at Cooperative Extension Office (275 Cleveland Road).

I. Adjourn

- Motion to adjourn: Jessica Nickelsen
- Second: Caitlin May
- Unanimous approval to adjourn
- Meeting ended at 4:13 PM