

A special meeting of the City Council was held on Tuesday, January 28, 2020 at 5:00 pm in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose; Paul Guillaume; Cynthia Jenkins; Dustin Koritko, George Alexander and Rhodes Shell. Also present were City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Della Hill; City Attorney, Brad Sears and Police Chief Douglas “Buster” Meadows.

Mayor Brady indicated the purpose of the meeting is the consideration for Newnan Entertainment and Sports District Project.

NEWNAN ENTERTAINMENT AND SPORTS DISTRICT PROJECT

The City Manager stated this meeting is to present an overview of the steps and process for the Newnan Entertainment and Sports District Project.

Eric Johnson indicated the property that is being considered is on the east side of 85 between Newnan Crossing Boulevard near intersection with Diplomat Parkway. They are working with team members on the project for the use and how it will benefit the City. This project will be a multi-use facility designed to host a Coastal Plains League baseball franchise as well as provide space for special events, concerts, festivals and other regional and statewide athletic events. The plans are for the facility to be used all year.

Mr. Tom Crymes, Newnan Grand Slam, indicated they are working on a business proposal for the City to help move forward with the project. The baseball field will be for college students to practice to improve their skills. There will be other events, concerts, festivals, to keep the facility busy. The brewery (privately owned) will be opened all year.

Leigh Schlumper stated she works with the event side and noted the concerts will be similar to the ones in Peachtree City. Some of the other events are brewery tours, festivals, fun-runs, and Easter Sunrise service. They are planning to hire a Professional Event planner.

The Assistant City Manager indicated the City will be acquiring property along Newnan Crossing Boulevard near its intersection with Diplomat Parkway for construction of a multi-use facility designed to host baseball franchise as well as provide space for special events, including concerts, festivals and other local, regional and state-wide athletic events. The property consists of financing of the acquisition and construction of a mixed-use facility adjacent to the entertainment and sports facility. The property will include two structures, both consisting of multi-family and commercial/retail spaces as well as parking facilities. The development of a destination sports, entertainment and mixed-use facility that will support the community with goals of facilitating economic growth through job creation, private investment and enhanced quality of life. How will the project be financed? Do we finance with Bonds with no down payment or do we borrow the total amount for the project? A potential scenario in which the amount of bond funds includes a private equity investment for the mixed-use project adjacent to the multi-use facility. The Development Authority of the City of Newnan will be the financing agent issuing and managing bond funds. There are two scenarios in which the amount of bond funds differs. One is equity investment and option two no equity investment. These scenario programs are similar to a payment in lieu of taxes (PILOT) to be utilized to increase available revenue to retire anticipated debt services. PILOT is a payment made to

compensate a public organization for some of or all of the property tax revenue lost due to tax-exempt ownership or use of real property. A MOU will need to be completed and presented to Council.

Mayor Brady stated in no way is this final approval tonight. This is one of many steps in the process of the project.

Motion by Councilman DuBose, seconded by Councilman Guillaume to instructed Staff to draft MOU including legal, parking, bond council, date of operation, rent roll, square footage, finances, LINC and any other items needed to proceed and present back to Council.

MOTION CARRIED. (7 – 0)

SPECIAL CALLED MEETING

Mayor Brady called a Special Work Session for the Newnan Entertainment and Sports District Project for February 25, 2020 at 5:00 pm in the Richard A. Bolin Council Chambers of City Hall.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Guillaume to adjourn the meeting at 5:55 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Mayor, Keith Brady