



**Work Session Agenda**  
**Thursday, April 16, 2026, 9:00 AM**  
**Public Safety Training Complex**  
**1645 Fullenwider Road, Gainesville, GA 30501**  
**Mayor or Mayor Pro Tem Presides**

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**BUDGET PRESENTATIONS:**

- Economic Development Council Tim Evans
- FY2027 Parks & Recreation Budget Kate Mattison

**DEPARTMENT ISSUES:**

**Community & Economic Development**

- Resolution: Establishing Just Compensation for the CDBG Program and Authorizing Property Acquisition from Laquita H. Pethel Jessica Tullar
- Resolution: Establishing Just Compensation for the CDBG Program and Authorizing Property Acquisition from New Town Florist Club, Inc. Jessica Tullar
- **Public Hearing Item: April 21, 2026, Council Meeting** Heather Deweese  
Transmittal of the FY2025 Annual Update to the CIE
- **Public Hearing Item: April 21, 2026, Council Meeting** Abb Hayes  
Request from **G2 Industrial Partners, LLC** to rezone a 1.1± acres tract located on the northeast corner of the intersection of Athens Street and Purina Drive (a/k/a **920 Purina Drive, SE; 937, 943 and 949 Athens Street, SE**) from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I). **Ward Number: Three.** Tax Parcel Number(s): 00-058-002-005 and 006; 01-058-002-005A. **Request: Existing light industrial uses.**

**CITY MANAGER ISSUES:**

**MAYOR/COUNCIL ISSUES:**

- Ex-Officio Report(s)
- Appointment: Chattahoochee Golf Course Advisory Committee Zack Thompson
- Appointment: Chicopee Woods Area Park Commission Zack Thompson
- Appointment: Main Street Advisory Board Zack Thompson

**CITY ATTORNEY ISSUES:**

- Resolution: Abandonment of City of Gainesville Owned Property on Harvey Street Abb Hayes
- Resolution: Ratification and Approval of the Housing Authority Multifamily Note (Governmental) (Lakeside at Harrison Village) Abb Hayes

**CITY CLERK ISSUES:**

**EXECUTIVE SESSION:**

**COUNCIL TOUR: (Public Safety Training Complex, 1645 Fullenwider Road)**

- Facility Tour / Presentations

**ADJOURNMENT:**





# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** February 9, 2026  
**Date Submitted:** March 2, 2026  
**Final Approval Date:** April 14, 2026  
**Presenter:** Tim Evans  
**Item of Business:** Economic Development Council  
**Meeting Date:** April 16, 2026

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**Purpose of Request:**

To present the Economic Development Council FY2027 budget presentation. The City of Gainesville contracts with various agencies to provide additional services.

**Facts & Issues / History & Background:**

Historically, the City of Gainesville has contracted with the Economic Development Council to identify, attract, and locate new businesses and industries in the municipality for the purpose of increasing trade, industry and commerce. The contractual agreement with the Economic Development Council in FY2025 was \$165,000 and in FY2026 the agency requested \$185,000. For FY2027 the agency is requesting \$185,000.

**Department Recommendation:**

A continued agreement with the Economic Development Council is requested by the Agency.

**Department Director:**

Jeremy Perry

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**If funding is involved, are funds approved within the current budget? Yes**

Funding will be considered as the City's FY2027 budget is developed.

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**Administrative Comments:**

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**Attachments:**

1. GHCC Agency Request FY2027
2. GHCC FY2025 Audited Financials [FINAL]



**GREATER HALL**  
CHAMBER OF COMMERCE

230 E.E. Butler Parkway  
Post Office Box 374  
Gainesville, Georgia 30503

To: Jeremy Perry, CFO, City of Gainesville  
Cc: Kevin Hutcheson, Deputy CFO, City of Gainesville  
Bryan Lackey, City Manager

From: Tim Evans, President & CEO  
Greater Hall Chamber of Commerce

Date: February 27, 2026

Subject: FY 27 Budget Request

Per your request, I have enclosed the budget request information for the Economic Development Council of Gainesville and Hall County. This year's request is for \$185,000.

Enclosed, please find the requested information that includes the following:

1. Completed Agency Request Form
2. EDC Membership list
3. The EDC's Current Marketing/Business Plan
4. Audit for year ending June 30, 2025

If you have questions regarding this package, please do not hesitate to contact me.

Thank you for the partnership that we enjoy with the City of Gainesville.

770.532.6206

Fax 770.535.8419

[www.greaterhallchamber.com](http://www.greaterhallchamber.com)

"FROM ISLANDS TO HIGHLANDS...

WE'VE GOT IT ALL!"

**Economic Development Council  
2026 - 27 Budget Year**

	2024 - 2025 Actual	2025 - 2026 Budget	2026 - 2027 Budget Preliminary
<b>Revenues</b>			
HALLmark - EDC	\$185,000	\$185,000	<b>\$185,000</b>
Hall County	\$185,000	\$185,000	<b>\$185,000</b>
City of Gainesville	\$185,000	\$185,000	<b>\$185,000</b>
City of Oakwood	\$27,500	\$27,500	<b>\$27,500</b>
City of Flowery Branch	\$27,500	\$27,500	<b>\$27,500</b>
City of Lula	\$5,500	\$5,500	<b>\$5,500</b>
Misc. & Program Revenue	\$90,022	\$39,500	<b>\$52,250</b>
Interest Income - EDC	\$19,682	\$17,500	<b>\$11,500</b>
<b>Total Revenues</b>	<b>\$725,204</b>	<b>\$672,500</b>	<b>\$679,250</b>
<b>Expenses</b>			
Auto & Business Mileage	\$9,933	\$8,900	<b>\$10,550</b>
Accounting & Prof Fees (& bank)	\$8,815	\$8,800	<b>\$11,500</b>
Depreciation	\$2,725	\$3,750	<b>\$3,350</b>
Affiliations	\$4,933	\$4,100	<b>\$5,500</b>
Seminars/Prof. Development	\$2,960	\$3,250	<b>\$6,300</b>
Office Supplies (exec exp)	\$3,677	\$2,400	<b>\$3,750</b>
Postage	\$2,242	\$250	<b>\$250</b>
Telephone	\$1,711	\$1,920	<b>\$1,950</b>
Salaries	\$398,407	\$370,000	<b>\$379,500</b>
Payroll Taxes	\$32,157	\$32,177	<b>\$32,400</b>
Group Insurance	\$43,102	\$44,500	<b>\$49,000</b>
Retirement Benefits	\$15,809	\$15,700	<b>\$15,750</b>
Business Development	\$9,846	\$17,943	<b>\$12,250</b>
Printed Materials	\$795	\$4,600	<b>\$1,250</b>
Computer/Communications	\$15,138	\$15,250	<b>\$15,900</b>
Administrative Allocation	\$57,960	\$57,960	<b>\$57,960</b>
Utilities	\$6,300	\$6,300	<b>\$6,300</b>
Misc. Program Expense	\$36,419	\$22,500	<b>\$23,500</b>
Marketing (adv&pro, Kemie)	\$30,356	\$36,800	<b>\$33,750</b>
Technology (includes web)	\$13,906	\$15,400	<b>\$15,500</b>
Miscellaneous Expense	\$0	\$0	<b>\$0</b>
<b>Total Expenses</b>	<b>\$697,191</b>	<b>\$672,500</b>	<b>\$686,210</b>
<b>Net Income (Loss)</b>	<b>\$28,013</b>	<b>\$0</b>	<b>(\$6,960)</b>

Greater Hall Chamber - EDC  
Income Statement  
For the Seven Months Ending January 31, 2026

	<i>Month Last Year</i>	<i>Month Current</i>	<i>Month Budget</i>	<i>Budget Variance</i>	<i>YTD Last Year</i>	<i>YTD Current</i>	<i>YTD Budget</i>	<i>Budget Variance</i>	<i>Annual Budget</i>
<b>Revenues</b>									
<b>Partners</b>									
City of Flowery Branch	\$ 2,292	\$ 2,292	\$ 2,292	0	\$ 16,042	\$ 16,042	\$ 16,042	0	\$ 27,500
City of Gainesville	15,417	15,417	15,417	0	107,917	107,917	107,917	0	185,000
City of Lula	458	458	458	0	3,208	3,208	3,208	0	5,500
City of Oakwood	2,292	2,292	2,292	0	16,042	16,042	16,042	0	27,500
Hall County BOC	15,417	15,417	15,417	0	107,917	107,917	107,917	0	185,000
HALLmark Initiative	15,417	15,417	15,417	0	107,915	107,917	107,917	0	185,000
<b>Total Partners</b>	<b>51,293</b>	<b>51,293</b>	<b>51,293</b>	<b>0</b>	<b>359,041</b>	<b>359,043</b>	<b>359,043</b>	<b>0</b>	<b>615,500</b>
<b>Programs</b>									
EDC Program Revenue	0	0	0	0	40,594	2,835	800	2,035	2,400
Ag Awards	0	0	0	0	0	0	0	0	3,000
Farm City	0	0	0	0	3,866	2,707	4,000	(1,293)	4,000
Industry Appreciation	0	0	0	0	37,461	33,597	38,500	(4,903)	38,500
<b>Total Programs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>81,921</b>	<b>39,139</b>	<b>43,300</b>	<b>(4,161)</b>	<b>47,900</b>
<b>General</b>									
Interest Income	913	1,055	915	140	13,442	8,008	6,765	1,243	11,340
In-kind Contribution	724	349	365	(16)	2,974	2,445	2,459	(14)	0
Miscellaneous	0	0	0	0	0	5	0	5	0
Publication Sales	28	45	0	45	42	120	0	120	4,284
<b>Total General</b>	<b>1,665</b>	<b>1,449</b>	<b>1,280</b>	<b>169</b>	<b>16,458</b>	<b>10,578</b>	<b>9,224</b>	<b>1,354</b>	<b>15,624</b>
<b>Total EDC Revenues</b>	<b>52,958</b>	<b>52,742</b>	<b>52,573</b>	<b>169</b>	<b>457,420</b>	<b>408,760</b>	<b>411,567</b>	<b>(2,807)</b>	<b>679,024</b>

<i>Expenses</i>	<i>Month Last Year</i>	<i>Month Current</i>	<i>Month Budget</i>	<i>Budget Variance</i>	<i>YTD Last Year</i>	<i>YTD Current</i>	<i>YTD Budget</i>	<i>Budget Variance</i>	<i>Annual Budget</i>
<b>Operating</b>									
Accounting / Audit Services	0	0	0	0	6,496	8,762	8,670	92	8,670
Administrative Services	4,830	4,830	4,830	0	33,810	33,810	33,810	0	57,960
Bank & Credit Card Charges	118	208	225	(17)	1,861	945	2,145	(1,200)	3,270
Insurance Prop / Workers Comp	337	337	375	(38)	2,442	2,359	2,625	(266)	4,500
Depreciation Exp	179	294	345	(51)	1,253	2,060	2,262	(202)	3,987
Software & Technology Exp	1,060	1,176	1,060	116	7,690	8,400	7,720	680	13,285
Computer Equip & Maintenance E	2,158	1,065	1,085	(20)	9,645	7,456	7,475	(19)	12,900
Web Exp	56	63	60	3	394	419	420	(1)	720
Advertising & Promotion Exp	0	0	450	(450)	7,900	7,900	10,900	(3,000)	13,150
Office Supplies Exp	568	125	265	(140)	1,645	880	1,655	(775)	2,980
Printing Exp	0	0	45	(45)	0	0	315	(315)	540
Postage Exp	0	0	40	(40)	0	0	280	(280)	480
Mailing Service Exp	0	0	0	0	2,242	0	0	0	0
Phone Exp	124	129	285	(156)	972	904	1,445	(541)	2,870
Utilities Exp - Affiliate	525	525	525	0	3,675	3,675	3,675	0	6,300
Business Development Exp	250	87	850	(763)	3,357	3,285	5,666	(2,381)	9,916
<b>Total Operating</b>	<b>10,205</b>	<b>8,839</b>	<b>10,440</b>	<b>(1,601)</b>	<b>83,382</b>	<b>80,855</b>	<b>89,063</b>	<b>(8,208)</b>	<b>141,528</b>
<b>Administrative</b>									
Salaries	34,675	30,234	32,500	(2,266)	232,765	210,292	234,500	(24,208)	409,800
Contract Work Exp	0	0	0	0	1,903	0	0	0	0
Insurance - M,D,V	4,199	3,714	3,305	409	24,814	17,239	21,205	(3,966)	37,730
Retirement Plan - Admin Exp	339	428	250	178	658	907	750	157	1,000
Retirement Plan - Safe Harbor	1,339	1,026	1,022	4	8,168	7,242	7,154	88	12,699
Mileage & Travel Exp	700	455	925	(470)	5,044	5,316	6,555	(1,239)	11,280
Affiliation Dues Exp	188	1,109	490	619	2,054	5,313	3,430	1,883	5,880
Seminars & Prof Development	0	0	470	(470)	990	2,949	3,276	(327)	5,626
Subscriptions Exp	0	0	0	0	86	107	90	17	90
Payroll Taxes	2,910	2,588	2,470	(89)	17,323	14,309	17,822	(179)	31,145
Executive Exp	0	0	0	0	574	0	0	0	0
<b>Total Administrative</b>	<b>44,350</b>	<b>39,554</b>	<b>41,432</b>	<b>(1,878)</b>	<b>294,379</b>	<b>263,674</b>	<b>294,782</b>	<b>(31,108)</b>	<b>515,250</b>

	<i>Month Last Year</i>	<i>Month Current</i>	<i>Month Budget</i>	<i>Budget Variance</i>	<i>YTD Last Year</i>	<i>YTD Current</i>	<i>YTD Budget</i>	<i>Budget Variance</i>	<i>Annual Budget</i>
<b>Programs</b>									
EDC Program Exp	0	295	0	295	18,132	3,480	800	2,680	2,400
Ag Awards Expense	0	0	0	0	0	0	0	0	1,350
Career Path Fair	0	0	0	0	0	0	0	0	2,500
Farm City Expense	0	0	0	0	2,059	1,502	2,200	(698)	2,200
Industry Appreciation Expense	0	0	0	0	12,358	11,589	13,500	(1,911)	13,500
Publication Exp	0	0	25	(25)	0	0	175	(175)	300
<b>Total Program</b>	0	295	25	270	32,549	16,571	16,675	(104)	22,250
<b>Total Expenses</b>	<b>54,555</b>	<b>48,688</b>	<b>51,897</b>	<b>(3,209)</b>	<b>410,310</b>	<b>361,100</b>	<b>400,520</b>	<b>(39,420)</b>	<b>679,028</b>
<b>Net Income</b>	<b>(\$ 1,597)</b>	<b>\$ 4,054</b>	<b>\$ 676</b>	<b>3,378</b>	<b>\$ 47,110</b>	<b>\$ 47,660</b>	<b>\$ 11,047</b>	<b>36,613</b>	<b>(\$ 4)</b>

Greater Hall Chamber - EDC  
Balance Sheet  
January 31, 2026

<i><b>ASSETS</b></i>	<b>January 31, 2026</b>	<b>June 30, 2025</b>
<b>Current Assets</b>	<b>452,309.60</b>	<b>391,613.91</b>
<b>Property and Equipment</b>	<b>10,845.07</b>	<b>12,905.03</b>
<b>Other Assets</b>	<b>0.00</b>	<b>0.00</b>
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<b>Total Assets</b>	<b>463,154.67</b>	<b>404,518.94</b>
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<i><b>LIABILITIES AND CAPITAL</b></i>		
<b>Current Liabilities</b>	<b>24,616.67</b>	<b>13,638.15</b>
<b>Long-Term Liabilities</b>	<b>0.00</b>	<b>0.00</b>
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<b>Total Liabilities</b>	<b>24,616.67</b>	<b>13,638.15</b>
<b>Capital</b>		
Fund Bal - Retained Earnings	160,880.79	132,864.60
Fund Bal - Board Designated	230,000.00	230,000.00
Net Income	47,657.21	28,016.19
	<hr/>	<hr/>
<b>Total Capital</b>	<b>438,538.00</b>	<b>390,880.79</b>
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<b>Total Liabilities &amp; Capital</b>	<b>463,154.67</b>	<b>404,518.94</b>
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## EDC Board Members FY 2026

Term Expiration	First	Last	Company
EDC Chair	William	Bagwell	Homestead Investments/ GHCD A
EDC Vice Chair	Philip	Wilheit, JR	Wilheit Packaging
GHCC Chair	Tim	McDonald	Lanier Technical College
GHCC Chair-Elect	Melissa	Tymchuk	Northeast Georgia Health System
GHCC Immediate Past Chair	Glennis	Barnes	Georgia Power Company
Treasurer	Nick	Bruner	Rushton
Term Expiration	First	Last	Company
Fixed	Oliver	McClellan	City of Flowery Branch, Mayor
Fixed	Benny	Bagwell	Investment Assistance
Fixed	Brian	Barfield	AT&T
Fixed	Zack	Thompson	City of Gainesville, Mayor
Fixed	Frank	Etheridge	City of Lula, City Manager
Fixed	Tim	Evans	Greater Hall Chamber of Commerce
Fixed	Heather	Feldman	Georgia Mountains Regional Commission
Fixed	David	Gibbs	Hall County Commission, Chairman
Fixed	Kevin	Hankinson	Georgia Department of Labor
Fixed	Melissa	Tymchuk	Northeast Georgia Health System
Fixed	Anna	Hester	Vision 2030
Fixed	Bryan	Lackey	City of Gainesville, City Manager
Fixed	David	Lee	Jackson EMC
Fixed	Sheri	Millwood	City of Oakwood
Fixed	Tonya	Parrish	City of Flowery Branch, City Manager
Fixed	Zach	Propes	Hall County Government, Administrator
Fixed	Carl	Rogers	Lanier Technical College
Fixed	Will	Schofield	Hall County School Board, Superintendent
Fixed	Drew	Stewart	Georgia Power
Fixed	Bruce	Lane	City of Lula, Mayor
Fixed	BR	White	City of Oakwood, City Manager
Fixed	Philip	Wilheit	GHCD A, Wilheit Packaging
Fixed	Dr. Jeremy	Williams	Gainesville City Board of Education, Superintendent
Term Expiration	First	Last	Company
6/30/2027	Jimmy	Adams	The Adams Companies
6/30/2027	Floyd	Baldwin	Industrial Properties Group
6/30/2027	Chris	Braswell	The Norton Agency
6/30/2027	Doug	Carter	Don Carter Realty Company
6/30/2027	Brian	Daniel	Carroll Daniel Construction Company
6/30/2027	Matt	Freimuth	Truist
6/30/2027	Murray	Jenkins	King's Hawaiian
6/30/2027	Tanya	Martin	Liberty Utilities
6/30/2027	Terry	Merck	American Yazaki Corp
6/30/2027	Tate	O'Rouke	Jackson EMC
6/30/2027	Mulham	Shbeib	Mar-Jac Poultry, Inc.
6/30/2027	Greg	Vitek	Workforce Strategies Group
6/30/2027	Jeff	Watson	Kubota Manufacturing of America Corporation
6/30/2027	RK	Whitehead	Willis Investment Counsel
6/30/2027	Arrik	Williams	Tatsumi Intermodal USA, Inc.
6/30/2027	John	Wright	Fieldale Farms
6/30/2026	Cody	Elder	Coca-Cola Bottling Co. United
6/30/2026	Jimbo	Floyd	Turner, Wood & Smith Insurance
6/30/2026	Brett	Fowler	Turner, Wood, & Smith Insurance
6/30/2026	Bill	Hall	Murray Plastics
6/30/2026	Brent	Hoffman	Berkshire Hathaway Commercial Division
6/30/2026	Brandon	Loftus	ZF Gainesville, LLC
6/30/2026	Bobby	Maddox	Hydro
6/30/2026	Brian	Rochester	Rochester & Associates
6/30/2026	Pao	Sengkhamee	Zebra Technologies
6/30/2026	Frank	Simpson	Avison Young
6/30/2026	Dr. Steven	Smith	University of North Georgia
6/30/2026	Tread	Syfan	GHCD A, Stewart, Melvin & Frost
6/30/2026	Jody	Wall	Brenau University
6/30/2026	Alex	Wayne	Radial Property Group

**City of Gainesville**  
BUDGET REQUEST FY 2027

AGENCY: GREATER HALL CHAMBER OF COMMERCE  
ECONOMIC DEVELOPMENT COUNCIL

*Current Year Request \$185,000*

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**GOALS AND OBJECTIVES**

The EDC is requesting \$185,000 from the City of Gainesville, \$185,000 from Hall County, \$185,000 from the Chamber's HALLmark Initiative, \$27,500 from the City of Flowery Branch, \$27,500 from the City of Oakwood and \$5,500 from the City of Lula for its fiscal year 2027 (FY27). Economic activity with new and existing industry expansions, redevelopment and small business needs have increased demands on EDC resources, and the additional funding for FY 27 will allow the EDC to provide a more effective level of economic development services for office, industrial, retail and commercial development, as well as continued services for small businesses and existing industries. Additionally, the Economic Development Council staff have continued to be very engaged in workforce development initiatives including job fairs, career path fairs for youths in Gainesville and Hall County middle schools, Work-Based Learning, Skills-based boot camps and employer-sponsored apprenticeships.

**Mission Statement:** The Gainesville-Hall County Economic Development Council facilitates quality job creation and new investment in the Gainesville-Hall County MSA through business recruitment efforts, encouraging existing business expansion and retention, attracting new quality retail development, and supporting the Greater Hall Chamber of Commerce's buy local efforts.

**EDC Targets:**

- Targeted Business Recruitment Sectors to Diversify: Technology Companies, Headquarters, Life Sciences, Medical Devices, Advanced Manufacturing, Data Centers, International Subsidiaries.
- Core Growth Business Recruitment Sectors: Automotive, Financial Services, Fabricated Metals, Plastics, Select Food Products.
- The EDC supports downtown development efforts in Gainesville, Oakwood, Lula, and Flowery Branch.
- Business Recruitment Partners: Commercial Brokers, Site Location Consultants, Statewide Developers, Utilities, Existing Industries.
- Existing Industry Program Targets: Existing Industry Clusters and all Gainesville-Hall County manufacturers, processors, distributors, and national service firms.
- Retail Development Targets: Quality destination retail development that will generate new sales tax income for public education and local governments.
- Small Business Targets: To coordinate efforts with key partners to provide professional assistance and services to small businesses and start-ups.

**EDC Goals:** To generate new investment, new job creation and increase sales tax revenue in Gainesville-Hall County and to develop new product for future economic development growth.

**EDC Objectives: \$150,000,000 investment (stretch goal: \$175,000,000 investment); 500 jobs and 100 acres of new commercial/industrial development for FY 2027.**

## **Sales and Marketing Efforts:**

For FY 27, we expect prospective new and expanding industry opportunities to continue at the new accelerated pace. We also expect continued growth in small business activity, small business participation, new start-ups, and retail development activity. There are specific program enhancements for FY 27 that reflect economic development strategy for the current global economy, including:

- New for 2025-2026: Gainesville-Hall County was recently recognized as the #1 Small Metropolitan Area in the Nation by the Milken Institute's latest study of *Best Performing Cities*. The Gainesville-Hall County MSA has placed in the Milken Institute's top ten since 2016, and 2025 is the first year our community has taken the top spot among more than four hundred metropolitan areas included in the ranking. The annual study of the best performing cities is based on income growth, technology investment, job creation and other factors. Gainesville-Hall County was also named by Business Facilities Magazine as the top Small Metro in the Nation for Best Business Climate in their latest 2025 rankings.
- Increased attention and support for private developers of office, industrial, MOB, and destination retail.
- Educating new and existing industries on the opportunities and benefits of the Georgia Ports Authority's Blue Ridge Connector, which will be operational in Spring 2026.
- The EDC's small business programs have steadily increased in recent years. Participation has increased through a combination of offering virtual hybrid meetings and engaging presenters and small business topics. In January 2026, sixteen small businesses were recognized as Certified Small Business Partners through their participation in our new Small Business Certification program.
- The growth of Artificial Intelligence (AI) applications has generated new demand for data centers that require multi-\$billion investments and high paying job opportunities. The EDC has been working to place Hall County in the search for these large capital investments.
- A growing emphasis on downtown development and redevelopment opportunities for our municipal partners has created additional roles for the EDC in marketing to developers and businesses.
- The commercial real estate investment market for hotels, office, restaurants, downtown retail, assisted living, and general commercial development remains very active, and the EDC expects to see additional growth follow Branch Properties' Lakeshore Mall and other commercial developments. The EDC works closely with end-users and developers to market the benefits of a downtown/Midtown location including the new Federal Opportunity Zone, the Atlanta Hwy Georgia Opportunity Zone, Tax Allocation Districts, Historic Preservation Credits and the availability of New Markets Tax Credit Financing.
- EDC efforts have led to many new business locations and expansions in recent years. Available inventory of fully served and entitled business park sites, especially above 20 acres, is becoming scarce. The EDC will continue to work with Hall County to identify opportunities for future business growth, from Athens Hwy to Hwy 365.

- During FY 25-26, the EDC staff worked to put under contract nine sites in the new Gainesville 85 Business Park and Gateway Industrial Centre that could add high quality jobs and additional new tax base in real and personal property.
- Conducting one-on-one meetings with existing industries at a rate of 90/year to identify opportunities, threats and meet and address the specific needs of each existing industry (Exhibit "A").
- The EDC has a growing role in supporting the special needs of the Healthcare Service Providers in Gainesville-Hall County, including recent support to NGHS for the new Graduate Medical Education program that will have a significant economic impact. The EDC is conducting a new study of the 656 healthcare service providers in Hall County and the economic impact 16,415 jobs that healthcare services provide in the community (Exhibit B).
- Workforce Development will continue to be a major effort to support existing industries. Gainesville-Hall County's recent economic development success has been accompanied by low unemployment and a scarcity of talent in specific skills. The EDC's efforts have focused on technology and advanced manufacturing firms and the skilled positions these business offer. The EDC has partners in this effort with the City and County Schools, Lanier Technical College and our area Universities. These partnerships help change perceptions of various audiences including employers, High School Career Specialists, High School Students, Middle School Students and Career Tech Teachers.
- Coordinating regular programs with commercial realtors and statewide project managers, Georgia's international offices to communicate opportunities and success stories to partners that influence location and expansion decisions.
- Expanding its partnership with the State's economic development marketing effort with regard to life sciences recruitment and international business recruitment. These sectors fit well with Gainesville-Hall County's strengths and strategic vision.
- Expanding marketing/development role and capabilities through networking, high-level marketing, and GIS.
- Participating in public policy education to support economic and community development.
- We expect the EDC will take on an even greater lead role in external marketing in 2026 and 2027.

The EDC is (as of 2/4/2026) orchestrating efforts with 100 active project inquiries, and coordinates business retention and expansion efforts for all existing industries. Efforts with active projects include coordinating visits to the community, responding to detailed questionnaires, existing industry calls, working with retail/downtown developer proposals, negotiating letters of intent, preparing purchase and sale agreements, preparing incentive proposals, and encouraging decision makers and influencers to consider Gainesville-Hall County. These one hundred active project inquiries do not include the additional routine requests of EDC staff for data and information from citizens, businesses and consultants. EDC staff orchestrate approximately 10-12 visits/month with prospects, developers or site selection consultants.

We will remain fiscally responsible and maintain a high level of professionalism in working with prospective businesses, developers and partners. The EDC is committed to increase the commercial and industrial tax base for our community and to facilitate new opportunities for Hall County residents to improve their quality of life. In addition to the four full-time EDC staff positions, the EDC shares an intern with the Chamber in an ongoing program with Brenau and UNG students. Interns benefit from the experience

and learning environment while the EDC and the community benefits from their efforts to support business recruitment, existing industry support, small business, retail and other programs.

**IMPACT STATEMENT**

**Economic Development Council of Gainesville / Hall County**



## Greater Hall Chamber Economic Development Year-End Report

### 2025 closes with momentum, signaling a bright 2026 ahead for the Gainesville-Hall County Metro Area

December 29, 2025 – Gainesville-Hall County, Georgia, USA: The Greater Hall Chamber Economic Development Council (EDC) reports 2025 year-end results of **ten new and expanding developments which will add 691 new jobs and \$186.5 million in new capital investment** to Gainesville-Hall County. Since January 1, 2020, a total of 76 new capital investments have been announced with more than 4,712 new jobs and \$2.0 billion in new capital investment. The fundamental economic drivers to the local economy indicate that 2026 will feature **better than average economic performance** for Gainesville-Hall County when compared to other metro areas in Georgia and the nation.

Georgia has once again earned the #1 ranking for its business environment for an astonishing twelfth consecutive year, with **Gainesville-Hall County being the Top Job producing Metropolitan Area in the State**. In 2025, the *Milken Institute* named the Gainesville-Hall County Metro Area as the **2025 Top Small Metro Area in Georgia and #1 in the Nation for Best Performing Small Metros**. *Forbes* magazine has also rated Gainesville-Hall County as one of the “Best Small Places for Business & Careers” for the last ten years. Most recently, Gainesville-Hall County was named by *Business Facilities* as the #1 Small Metro in the Nation for Best Business Climate. Since 2015, the Chamber’s economic development program has assisted **181 new and expanding businesses, which have announced 10,005 jobs and \$3.18 billion in new capital investment**.



*Kubota Manufacturing of America* marked a major milestone with the grand opening of its new \$190 million Front End Loader facility in the Gateway Industrial Centre in Gainesville-Hall County. This new 700,000 SF facility will employ an additional 500 workers in Gainesville-Hall County, bringing the company’s total employment in Northeast Georgia to more than 3,500.

Many of the jobs and capital investment announced during 2025 are a direct result of the Chamber’s cornerstone effort to support existing business and industry. **Existing industry expansions** announced during the year include expansions at King’s Hawaiian, Bend Bioscience, and Lawson Air Conditioning & Plumbing. Investments in new automation technologies and localizing the supply chain continue to be a trend for existing industry investments.

**New corporate facilities** announced in 2025 included Koon Chun Sauce Factory (China), ESD Work America (Korea), R+L Carriers (US), Roquet North America (Spain), Therapak Inc. dba Resonant Clinical Solutions (US) SILENT-US, Inc. (Czech), and SOPO US, Inc. (Czech). The new and expanded facility locations represent 862,609 square feet of new advanced manufacturing and US headquarters locations. Construction of the new locations began in 2025 and will continue into 2026. Additionally, many expansions announced in 2024 were under construction in 2025, including Caldwell Electrical Contractors, Geveko Markings, Ranger Manufacturing, VDL Industries, Mimaki USA, ETI Solid State Lighting, and Auto Metal Direct. All of these projects have either recently started operations or are on a timeline to complete construction and begin operations in the year ahead.

In early 2024, the **Georgia Ports Authority (GPA)** issued a notice to proceed to its General Contractor, Carroll Daniel Construction and Simpson Trucking & Grading, to construct the new **Blue Ridge Connector (BRC)**. The new inland port terminal, located north of Gainesville on Highway 365, will diversify the supply chain for container shipments between Northeast Georgia and global markets via a new rail connection to the Port of Savannah. Local contractors and subcontractors played a leading role in the BRC's \$127 million construction throughout 2025, adding to the economic impact in the Gainesville-Hall County business community. Adding about 20 direct jobs at the inland port, the BRC is also estimated to indirectly create 63,000 jobs in the Northeast Georgia region, with 9,682 of those jobs in Hall County. Surrounding road and infrastructure improvements, including the realignments of White Sulphur Road and Cagle Road, have been completed, with other road improvement projects in the pipeline to alleviate traffic and increase road safety. GPA has confirmed that the construction of the BRC is on schedule and will begin operations in Spring 2026. The [2026 Logistics Forum](#) on February 25<sup>th</sup> will feature a discussion with the **Georgia Ports Authority** on the **Blue Ridge Connector (BRC)**. [Click here](#) for more information and event registration.

International Investments were heavily featured in Gainesville-Hall County's recent expansions, including, Koon Chun Sauce Factory (China), ESD Work America (Korea), Roquet North America (Spain), SILENT-US, Inc. (Czech), and SOPO US, Inc. (Czech). Hall County is home to more than sixty-five internationally owned advanced manufacturing locations. Many of those locations also serve as a US or North American headquarters for the business. Japan and Germany are the top investor nations for employment and number of facilities. Georgia's largest Japanese owned manufacturing headquarters is Kubota Manufacturing of America with 3,500 employed in the company's manufacturing, research and development roles in the company's six Hall County locations.

**Major commercial developments that opened in 2025** include: the new five-story office Bradford Street building developed by Capstone Property Group, LLC, featuring the upscale steakhouse *CHR Steak* on the first floor, Interactive Neighborhood for Kids (INK) development in Oakwood, The Crest at Oakwood, Prose Gainesville Apartments, Livano Limestone Springs Apartments, and **Additional downtown developments** will be completed in 2025, including Downtown Flowery Branch investments. Branch Properties also announced this year their plan for redeveloping Gainesville's 49-acre Lakeshore Mall site into a dynamic mixed-use destination, expected to break ground in late 2026.

The new year will begin with **approximately 2 million square feet of new industrial speculative building developments** in Gainesville, Oakwood, Flowery Branch and Buford available for occupancy in 2025. The region's largest industrial developers are actively building and leasing new space in Hall County, including Pattillo Industrial Real Estate, Logistics Property Company, Crow Holdings, Adams Properties, Hughes Commercial Real Estate, and Presco Properties. New

industrial investments underway in Hall County will total more than \$200 million in real property improvements. Many local firms are employed in the construction of these new industrial developments, and business activity for these firms is forecasted to remain strong well into the new year. The new industrial space will offer opportunities for new and expanding businesses to grow, add jobs, make new investments, and add to bottom-line business growth.

“The Gainesville-Hall County Metro Area’s success is a reflection of the commitment from business and elected leaders to work together with real purpose to make an impact,” said **Tim McDonald**, President of Lanier Technical College and 2025-26 Chair of the Chamber. “Through the Greater Hall Chamber of Commerce, community leadership work together on infrastructure, planning and investment to support business growth and economic development.”

In 2025, infrastructure development on Highway 365, the Athens Highway corridor and the **new 1,300-acre Gainesville 85 Business Park** will be important to developing a future place to grow for expanding existing industries and new businesses. Recently, the Phase III section of road in the business park opened, creating a new intersection of James Simpson Blvd and Athens Hwy/US 129 for easier ingress and egress in the park. Planned infrastructure investments in 2025 include major investments in roads, water, sewer, gas, and electric distribution, expanding broadband access and investments in Hall County and Gainesville City Schools.

In the most recent 12-month data, the Georgia Department of Labor reports the Gainesville-Hall Metropolitan Area is finishing the year with an **unemployment rate at 2.7%, compared to the GA rate of 3.4% and the U.S. rate at 4.3%**. The Gainesville-Hall County labor force sits at 109,367 as of September 2025. More than 130 employers have job openings posted on the Greater Hall Chamber’s website seeking full-time and part-time employees.

“Gainesville-Hall County enters 2026 with real momentum, supported by world-class advanced manufacturing, healthcare, education, and a deep bench of small businesses. These core strengths continue to drive job creation, investment, and long-term economic stability for our region,” said Tim Evans, President & CEO of the Greater Hall Chamber of Commerce. “The Chamber provides a forum for the business community, educators and elected officials to work together on the issues that impact existing industries, small businesses, healthcare, retail and professional services.”

The Greater Hall Chamber of Commerce hosted two job fairs in 2025 and will host a [Spring Job Fair & Career Expo at the Gainesville Civic Center on April 2, 2026](#). [Click here](#) for more information. The job fairs have proven to be beneficial to both employers and those seeking employment. Both the 2025 Spring and Fall Job Fairs each had nearly 1,000 job seekers in attendance.

With a growing demand for talent and low unemployment in the Gainesville-Hall County Metropolitan Area, the Greater Hall Chamber, business leaders and educators **remain focused on Work Based Learning and Apprenticeships** for high-skilled career paths in demand by area businesses. During 2025, **Lanier Technical College reached a record enrollment of more than 7,366 students**. Highly skilled talent is much sought-after and Lanier Technical College has a 100% job placement rate for its graduates. The Chamber’s Workforce Development Council is a partnership with Lanier Technical College, Hall County Schools, Gainesville City Schools, Brenau University, the University of North Georgia, and private businesses. The mission is to ensure businesses can acquire the talent and skills they need for sustainable growth and to replace highly skilled workers as they retire.

Healthcare Services in Gainesville-Hall County enhance quality of life and provide a direct economic impact for an estimated **1.8 million Georgia residents in the 18-county service area**. Approximately **480 regional healthcare providers located in Gainesville-Hall County employ 16,120**. A recent economic impact study confirmed the Northeast Georgia Health System has an **annual economic impact of \$7.8 billion on the region**. Northeast Georgia Health System (NGHS) completed their **major \$600 million campus expansion** for the Northeast Georgia Medical Center (NGMC) Gainesville Green Tower and the expansion to the NGMC Braselton campus, estimated at \$565 million, is expected to be fully complete in 2026. More than 1,500 providers are part of the medical staff at NGMC, and NGHS currently employs more than 12,000 people throughout the region, making it one of Georgia's largest employers. NGMC's Graduate Medical Education (GME) Program, in its sixth year, has earned accreditation in Family Medicine, General Surgery, Internal Medicine, OB/GYN, Emergency Medicine, Psychiatry, Cardiovascular Disease and Hospice and Palliative Medicine. Adding to the growing healthcare education programs, Brenau University recently added a Master of Science in Physician Assistant Studies.

**Some 99% percent of the 5,957 business establishments in Hall County are small businesses**, using the U.S. Small Business Administration's definition of fewer than five hundred employees. Approximately 94% of all businesses employ fewer than 50 people. Participation in the Chamber's monthly Small Business Seminars has grown in 2025 through virtual and hybrid meetings featuring programs on small business finance, hiring personnel, marketing and other topics crucial to small business. In its eighth year, the Chamber's "**Certified Small Business Partner**" recognition will be conferred to **sixteen small business owners** for participating in at least six Small Business Seminars.

In November, voters passed the **SPLOST IX** 1% sales tax renewal of the current 7% total sales tax rate. Since 1985, Hall County has had an active SPLOST program that has funded major infrastructure, roads, public safety facilities and vehicles, as well as parks, trails, community centers, and libraries. With 40% of SPLOST dollars raised in Hall County coming from out-of-county residents and visitors, this has been a pragmatic approach to funding essential infrastructure without raising local property taxes. The **SPLOST IX** program, which is **estimated to generate approximately \$440 million over the next 6 years**, would help fund several notable projects, including: parks and greenspace enhancements like South Hall Park, extensions to the Highlands to Islands Trail, as well as targeting high-impact areas where road resurfacing is needed, such as the intersections of McEver, Mount Vernon and Joe Chandler roads. This renewal of the 1% sales tax has proven effective and has contributed approximately **\$1 billion to projects over four decades**.

Notable upcoming Chamber events include our [2026 Economic and Political Forecast](#) on February 18<sup>th</sup> at **Lanier Technical College**, which features a panel discussion with local business and political leaders on the current economic and political climate and the effects on business and our community. [Click here](#) for more information and event registration.

###

#### **About Gainesville-Hall County**

Gainesville-Hall County, Georgia is a vibrant and growing community located in the foothills of the Blue Ridge Mountains. Surrounded by beautiful Lake Sidney Lanier, the area offers an unparalleled quality of life and a sound economic future for business and industry. Gainesville-Hall County is home to 47 Fortune 500 firms, more than 330 manufacturing and processing concerns, and more than sixty-five international companies representing nineteen foreign countries.

**For more information on the Chamber's Economic Development Division, contact:**

Tim Evans, President & CEO – [tim@ghcc.com](mailto:tim@ghcc.com)

Nikki Chandler, Vice President of Existing Industry – [nchandler@ghcc.com](mailto:nchandler@ghcc.com)

Ryan Jackson, Sr. Project Manager – [rjackson@ghcc.com](mailto:rjackson@ghcc.com)

Felipe Darquea, Marketing Manager – [fdarquea@ghcc.com](mailto:fdarquea@ghcc.com)

Anna Hester, Executive Director, Vision 2030 – [anna@ghcc.com](mailto:anna@ghcc.com)

770-532-6206

[www.greaterhallchamber.com](http://www.greaterhallchamber.com)

12-29-25

The Gainesville-Hall County Metropolitan Statistical Area (MSA) is among the top fifty fastest growing metros in the nation. Business and industry make long-term investments in our community because of its stability, skilled workforce, visionary leadership, and quality of life. We are home to 47 Fortune 500 firms, more than 330 manufacturing and processing concerns, and sixty-six internationally owned companies representing 19 countries. Since 2020, 77 new and expanded businesses generated over 4,719 new jobs and \$1.98 billion in new capital investment.

**2025 Year End Summary:**

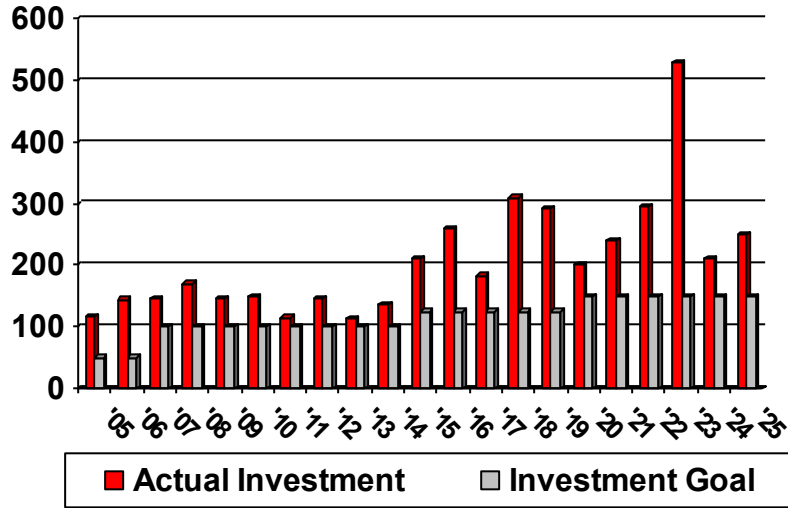
- Ten new and expanded announcements
- \$186.5 million in capital investment
- 691 new jobs
- Many urban redevelopment projects underway in Flowery Branch, Oakwood, Gainesville, and Lula

**2025 Locations and Expansions (highlighted companies located in the City of Gainesville)**

2025 New and Expanded Economic Development Announcements				
Company	Product or Service	New or Existing	Jobs	Investment
Lawson Air Conditioning	US Headquarters for air conditioning and plumbing services	Existing	-	\$13,200,000.00
Koon Chun Sauce Factory	NA Headquarters and production for sauces and soy sauces	New	50	\$70,000,000.00
King’s Hawaiian, Project Regal	Production line expansion for new pretzel bite flavors	Existing	135	\$55,000,000.00
Roquet North America	Hydraulic Systems	New	3	-
Therapak Inc. dba Resonant Clinical Solutions	Medical kitting	New	233	-
ESD Work	Plastic injection trays for EV batteries	New	80	\$5,000,000.00
Bend Bioscience	Spray dryer & Gerteis dry granulation equipment expansion	Existing	5	\$20,000,000.00
SILENT-US, Inc.	Insulating parts for electrical industry	New	10	\$1,000,000.00
SOPO US, Inc.	Winding wires and magnets	New	25	\$2,300,000.00
R + L Carriers	Freight transportation and logistics	New	150	\$20,000,000.00
<b>Total:</b>			<b>691</b>	<b>\$186,500,000</b>

# EDC Investment FY 2003-2025

(investment in millions) 1/28/2026



## Gainesville-Hall County Metropolitan Statistical Area – ranked #1 in the Nation for 2025

### Gainesville Ranked No. 1 Best-Performing Small City by Milken Institute for 2025

#### 1. Gainesville

GAINESVILLE, GA MSA

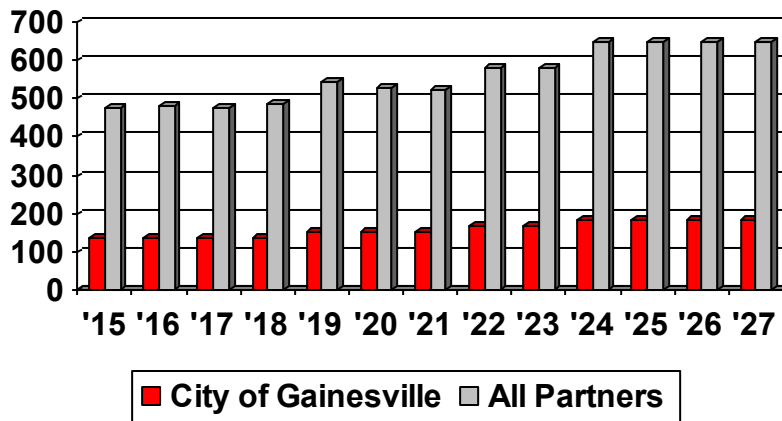
Gainesville, GA, tops the list of small cities for the first time, gaining two ranks from last year. The metro has ranked among the top 10 best-performing small cities since 2016, showcasing sustained high performance across many metrics. This year, Gainesville's performance was boosted by its exceptional increase in employment, ranking second in one-year and fourth in five-year job growth. Manufacturing in the poultry industry remains the top employer in Gainesville, with poultry business leaders Fieldale Farms and Victory Processing established there. While manufacturing had the greatest share of employment, the metro's trade and transportation sector experienced the fastest one-year job growth (8.7 percent) and the education and health services sector had the fastest five-year job growth (23.8 percent).

Gained 2 ranks		
Indicator	Value	Rank
Job growth (2018-23)	14.2%	4th
Job growth (2021-23)	5.9%	2nd
Wage growth (2018-23)	48.0%	9th
Wage growth (2021-23)	8.8%	26th
Short-term job growth (7/2023-7/2024)	3.3%	20th
High-tech GDP growth (2018-23)	42.1%	40th
High-tech GDP growth (2021-23)	6.4%	87th

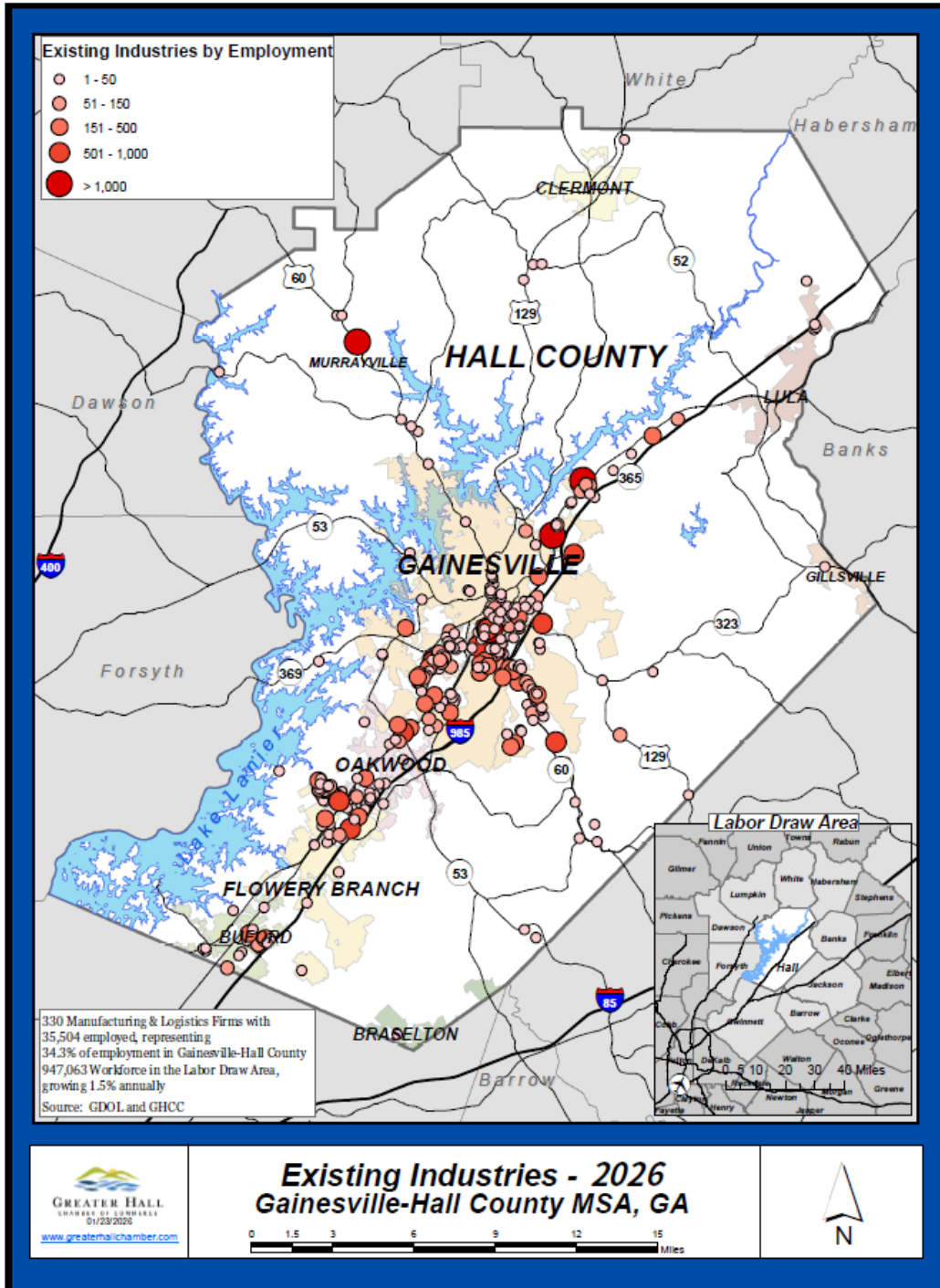


## EDC Budget Income FY 2015-2027

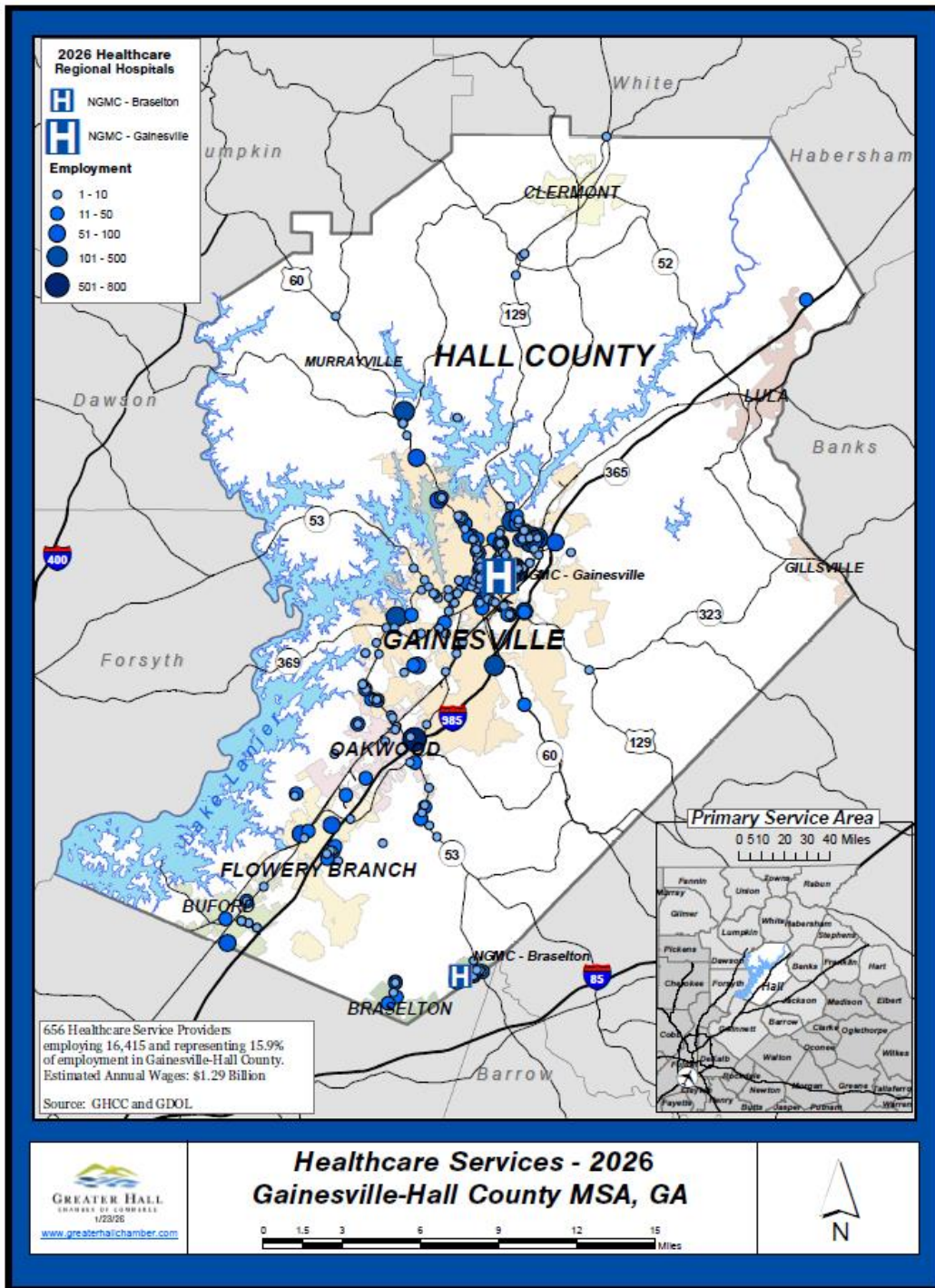
1/28/2026



**Exhibit "A": Gainesville-Hall County, GA Existing Industries:**



**Exhibit "B": Gainesville-Hall County, Healthcare Service Providers:**



## **Gainesville-Hall County Economic Development Council FY 2026 Marketing Plan**

**Mission Statement:** The Gainesville-Hall County Economic Development Council facilitates quality job creation and new investment in the Gainesville-Hall County MSA through business recruitment efforts, encouraging existing business expansion and retention, supporting small businesses and attracting new retail development.

The EDC will coordinate programs, resources and support to help small businesses, our partners and existing industries to address shared issues. For FY 26, much of our mission and priorities remain unchanged, but the manner in which we achieve our goals and objectives will continue to combine traditional meetings and events with virtual meetings.

### **EDC Targets:**

Targeted Business Recruitment Sectors (Diversification): Headquarters, Life Sciences, Medical Devices, Technology Companies, Advanced Manufacturing, Data Centers, International Companies.

Targeted Business Recruitment Sectors (Core Growth): Automotive, Financial Services, Fabricated Metals, Plastics, Select Food Products.

Business Recruitment Partners: Commercial Brokers, Site Location Consultants, Statewide Developers, Existing Industries, EDC Partners.

Existing Industry Program Targets: Existing Industry clusters and all Gainesville-Hall County manufacturers, processors, logistics and regional/national service companies.

Workforce Development: Collaborate with area employers, educators, housing developers and leaders to develop the next generation of talent needed to sustain the community's economic development efforts.

Destination Retail: Regional retail services and quality retail development that will generate new sales tax income for public education and local governments.

Small Business Targets: Coordinate efforts with key partners to provide professional assistance and services to entrepreneurs, small businesses and start-ups.

Downtown Development Targets: The EDC has a focused effort with downtown hotel, residential and mixed-use developers to support downtown development activity in Gainesville, Flowery Branch and Oakwood.

Redevelopment and reuse of historic buildings: Adaptive reuse of historic buildings can preserve our past, add needed supply in a tightening market and address the blight that can surround vacant buildings.

**EDC Goals:** To generate new investment, encourage new job creation, increase sales tax revenue in Gainesville-Hall County and develop future economic development product.

**EDC Objectives:** \$150,000,000 investment (stretch goal: \$175,000,000 investment); 500 jobs and 100 acres of new commercial/industrial development for FY 2026.

## Sales and Marketing Efforts:

For FY 2026, supporting existing businesses will be a high priority. The pipeline of business expansion and recruitment of new capital investment is robust and projected to remain strong for Gainesville-Hall County. Workforce development remains a high priority for the EDC's marketing and sales efforts. As always, the EDC will service business recruitment and expansion prospects; encourage apprenticeships, skills-focused boot camps and Work Based Learning; address existing industry needs; support small business and entrepreneurship programs and encourage retail development.

Economic Development results are the product of sales and marketing efforts. Sales efforts by the EDC staff are the result of addressing defined project needs of the EDC's targeted customer groups (e.g. new and existing businesses, retail developers). Marketing efforts for the EDC are the proactive efforts to brand the community, network, target desired results and generate measurable sales activity and results. EDC efforts in sales and marketing for FY 2026 will reflect the current economic environment:

- The EDC has a full-time effort to support small business and entrepreneurship. The highly successful Small Business Success seminar series is growing, in part, due to good programming and the Certified Small Business recognition for participants.
- The EDC will continue to support redevelopment efforts by the business community and local governments in reinventing our downtowns with new residential, retail, restaurants and entertainment.
- The EDC will conduct 50-60 one-on-one existing industry interviews to confidentially meet and address individual needs. EDC staff identifies shared issues and solutions to support our plant managers and owners, human resources, and safety managers.
- The EDC will continue to support the long-term Workforce Development Initiative to collaborate with area employers, educators, and leaders for talent development. Efforts will focus on Apprenticeships, skills-focused boot camps, Work Based Learning, and the seventh-grade career fairs.
- The EDC has a partnership with the state's economic development marketing efforts in life sciences and international business recruitment. These sectors fit well with Gainesville-Hall County's strengths and strategic vision.
- The EDC will continue to coordinate efforts with the Georgia Ports Authority's development of the new Blue Ridge Connector, due to be operational in 2026.
- Development plans are underway for new business/industrial parks for delivery in 2025-26: CA Ventures recently developed an additional 600,000 sf in Flowery Branch in Falcon II. Crow Holdings recently finished construction on two buildings in Oakwood adding 500,000 sf and have plans to develop two additional buildings totaling 386,000 sf. They also recently completed 275,000 sf in Gainesville. Logistics Property Company developed two large multi-tenant buildings in Gainesville 85 Business Park totaling 585,000 sf and plan to build two additional buildings on the adjacent lot totaling 326,000 sf. Pattillo Industrial Real Estate is adding to their 50 years of developing in Hall County with a build-to-suit (BTS) for an 18-acre site in Flowery Branch and a BTS 33-acre site that can sustain up to 400,000 sf in Oakwood. The Adams Companies has a 65-acre BTS site that can accommodate up to 600,000 sf in Gainesville and has recently completed construction on a 183,000-sf building in Flowery Branch. Developer Hines has completed Thurmon Tanner Logistics, three multi-tenant buildings totaling 825,000 sf in Flowery Branch. Chris Braswell is listing Mountain View Commercial Park, a 29-acre property in Lula.
- The EDC recently upgraded the GIS based resource, "GURU," to use the same sites and buildings platform, RESimplifi, used by our partners in the statewide economic development community.
- The EDC coordinates business missions of Hall County business leaders to meet with the home offices for our international subsidiaries with a Hall County presence.

- The EDC staff will continue to work closely with the Gainesville and Hall County Development Authority to coordinate marketing and development efforts for Gateway Industrial Centre, the Gainesville 85 Business Park and other available sites and buildings.
- The EDC will encourage the momentum of steady retail growth on retail corridors throughout Hall County. The additional SPLOST dollars generated from new retail development provides an excellent return to citizens and supports education and infrastructure.
- The EDC has a coordinating role in the external marketing of Gainesville-Hall County with media and economic development partners.

## FY 2026 Marketing Action Plan

July	No EDC Meeting
July 8	Small Business Seminar – Succession Strategies
July 9	Human Resource (HR) Council
July 16	Issues Committee
July 21	GEDA – 2025 Summit
August 8	EDC – Jackson EMC
August 12	Small Business Seminar – Digital Marketing Now: Trends, Tools and Tactics That Work
August 13	Human Resource (HR) Council
August 15	Industry Roundtable @ The Blue Ridge Connector
August 18	GEDA – Monthly Meeting,
August 20	Issues Committee
September 9	Small Business Seminar – Fostering a Cybersecure Workspace Culture
September 10	Human Resource (HR) Council
September 11	Fall Job Fair, Gainesville Civic Center
September 12	EDC – Jackson EMC
September 17	Issues Committee
September 17-19	Georgia Economic Developers Association Annual Conference, Savannah
September 26	Safety Council @ Jackson EMC
October	2025 Wage & Benefit Report Published
October	Gainesville-Hall County Feature in Georgia Trend October Issue, Published
October 7	Commercial Real Estate Update @ Decoy
October 2	HealthSmart Expo at Gainesville Civic Center
October 8	Human Resource (HR) Council
October 8	Issues Committee
October 8-11	MOTUL Petit Le Mans and Fox Factory 120 at Michelin Raceway Road Atlanta
October 10	EDC – Oakwood City Hall

October 14	Small Business Seminar – AI Resource Fair @ UNG Gainesville
October 15	Issues Committee
October 27	GEDA – Atlanta
November 4	SHBC – Economic Development Update
November 7	EDC – Jackson EMC
November 11	Small Business Seminar – Planning for a Successful 2026
November 12	Human Resource (HR) Council
November 12	Issues Committee –
November 17	GEDA November Monthly Meeting – Annual Awards, Atlanta
November 18	Farm City Breakfast – North Hall Community Center
November 19	2025 Industry Appreciation Awards
December	<b>No EDC meeting; No HR Council</b>
December	2026 Economic Development Report and 2026 Industrial Directory, Published
December 1	Gainesville-Hall County Economic Development Update, Georgia Experience Center
December	Industry Roundtable @
December 9	Small Business Seminar – OBBA Unpacked: What the One Big Beautiful Bill Means for You
December 9	Youth Leadership Hall – Economic Development Day
December 10	Terry College of Business Georgia Economic Outlook, Atlanta
December 11	GHCC Annual Eggs & Issues Breakfast, Lanier Technical College
December 11	Leadership Hall County Industry and Economic Development Program
December 12	Safety Council – Preparing for an OSHA Inspection: Focusing on Compliance and Tools for Workplace Safety, Jackson EMC
December 14	Article on 2025 Year End Economic Development Activity, Business Link January Issue
December 18	Japan-America Society of Georgia’s 2025 Bonenkai Holiday Celebration, Atlanta
January	Website Updates and Revisions
January 8	Human Resource (HR) Council
January 9	EDC – Jackson EMC
January 13	Issues Committee

January 14	Georgia Chamber of Commerce's Annual Eggs & Issues Breakfast, Atlanta
January 21	Marketing Workshop, Brenau University
January 27	Economic & Political Forecast, Lanier Technical College
January 27-29	International Production and Processing Exposition (IPPE), Atlanta
January 30	Industry Roundtable @ Trainz.com
February 6	EDC – Jackson EMC
February 10	Small Business Seminar – Preparing for an OSHA Inspection
February 11	Human Resource (HR) Council
February 11	GEDA – Day At The Capital, Atlanta
February 18	Issues Committee
February 24	Business Showcase, Gainesville Civic Center
February 24	Annual State of the Ports – Savannah, Brunswick
February 25	2026 Logistics Forum, The Boathouse
March 6	EDC – Lanier Technical College
Feb 27 – March 14	Workforce Development – 8 <sup>th</sup> Grade Career Path Fair, Brenau (Feb 26) Lanier Technical College (Mar 10-11), UNG (Mar 13-14).
March	GEDA – Atlanta
March 4	Healthy Hall Awards Luncheon, Lanier Technical College
March 10	Small Business Seminar – How The UGA Small Business Development Center Can Help You Thrive in 2026!
March 11	Human Resource (HR) Council
March 18	Issues Committee
March	Safety Council
March 19	Chamber Chase 5K @ Riverside Military Academy
April	Commercial Real Estate Program, Sponsored by Jackson EMC
April 2	Spring Job Fair, Gainesville Civic Center
April 3	EDC – Flowery Branch City Hall
April 8	Human Resource (HR) Council
April	Feature Celebrating National Small Business Week (May 5-11, 2024), Business Link May Issue
April 13	GEDA – Atlanta

April 15	Issues Committee
April	Ag Awards @ Jaemor Farms
April 22	Georgia Logistics Summit – Atlanta
April 24	Hackers Holiday Golf Tournament, Lanier Islands
April 28	GHCC Annual Transportation Forum, The Boathouse – Gainesville
April 29 – May 1	GEDA 2026 Spring Workshop, Savannah
May 7	118 <sup>th</sup> GHCC Annual Meeting & Gala, The Boathouse at Lake Lanier
May 8	EDC – Jackson EMC
May 12	Small Business Seminar
May 13	Human Resource (HR) Council
May 20	Issues Committee
May 18-20	GEDA Spring Workshop
May/June	Commercial Real Estate Program – Sponsored by Georgia Power
June	2026 Economic Development Report, Updated
June	Website Updates and Revisions
June 9	Small Business Seminar
June 10	Human Resource (HR) Council
June 12	EDC – Jackson EMC
June 15	GEDA - Atlanta
June 17	Issues Committee
Ongoing	Existing Industry Calls, Industry Roundtable, Safety Council (Quarterly), Workforce Development Task Force
Ongoing	Marketing to Commercial Brokers, Consultants and Statewide Developers
Ongoing	Calls to GDEcD, GPC, GPA, GEMC, ECG, AGL, MACOC, NS, CSX, GDOL, GDOT and Consultants

Other Marketing Plan Items:

- Available Buildings and Sites Program
- Commercial/Industrial Land
- Existing Industry Spotlight in the Business Link
- Existing Industry Speakers at EDC
- Creative Collateral (Print and Web) for Existing Industries, Prospects and Retail
- Video Content
- MailChimp/Constant Contact Updates to Partners
- Mailings to Statewide Project Managers, Brokers and Consultants

Prospect Visits  
Prospect/Existing Industry Related Travel  
Social Media Updates



# GREATER HALL CHAMBER OF COMMERCE

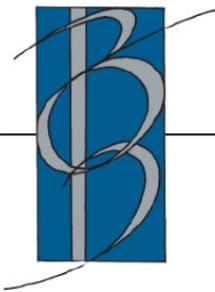
**Greater Hall Chamber of Commerce, Inc.**  
(A Nonprofit Organization)

**Consolidated Financial Statements**  
**(with Independent Auditor's Report)**

For the Years Ended June 30, 2025 and 2024

**Greater Hall Chamber of Commerce, Inc.**  
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# BLAIR C. DIAZ, CPA, PC

## CERTIFIED PUBLIC ACCOUNTANTS

616 Green Street | P.O. Box 656 | Gainesville, Georgia 30503  
Phone: (770) 536-5500 | Fax: (770) 536-5544  
[www.blairdiazcpa.com](http://www.blairdiazcpa.com)

### **Independent Auditor's Report**

To the Board of Directors of  
Greater Hall Chamber of Commerce, Inc.

We have audited the accompanying consolidated financial statements of Greater Hall Chamber of Commerce, Inc. (a nonprofit organization), which comprise the consolidated statements of financial position as of June 30, 2025 and 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Greater Hall Chamber of Commerce, Inc. and affiliates as of June 30, 2025 and 2024, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of Greater Hall Chamber of Commerce, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Greater Hall Chamber of Commerce, Inc.'s ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

## Auditor's Responsibility for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Greater Hall Chamber of Commerce, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Greater Hall Chamber of Commerce, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

*Blair C. Diaz, CPA, PC*

BLAIR C. DIAZ, CPA, PC  
Gainesville, Georgia  
September 26, 2025

**Greater Hall Chamber of Commerce, Inc.**  
**Consolidated Statements of Financial Position**  
**As of June 30, 2025 and 2024**

	<b>2025</b>	<b>2024</b>
<b>ASSETS</b>		
Current Assets		
Cash and cash equivalents	\$ 2,010,263	\$ 2,358,345
Cash held for others	34,573	121,000
Investments	2,595,754	2,108,354
Promises to give, net	79,971	108,848
Other receivables	23,617	20,301
Prepaid expenses	42,954	37,811
Right-of-use assets - operating, net	8,562	10,154
Total Current Assets	4,795,694	4,764,813
Noncurrent Assets		
Property and equipment, net	1,474,072	1,527,935
Promises to give, net	249,768	61,013
Right-of-use assets - operating, net	5,888	14,450
Total Noncurrent Assets	1,729,728	1,603,398
<b>TOTAL ASSETS</b>	<b>\$ 6,525,422</b>	<b>\$ 6,368,211</b>
<b>LIABILITIES AND NET ASSETS</b>		
Current Liabilities		
Accounts payable	\$ 9,521	\$ 68,741
Security deposit held	2,500	2,500
Accrued expenses	28,145	42,828
Deferred revenue	367,276	352,949
Funds held for others	34,573	121,000
Operating lease liability, net	8,562	10,154
Total Current Liabilities	450,577	598,172
Noncurrent Liabilities		
Operating lease liability, net	5,888	14,450
Total Noncurrent Liabilities	5,888	14,450
Total Liabilities	456,465	612,622
Net Assets		
Without donor restrictions		
Undesignated	5,069,189	4,944,576
Board designated	750,000	750,000
Total without donor restrictions	5,819,189	5,694,576
With donor restrictions	249,768	61,013
Total Net Assets	6,068,957	5,755,589
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 6,525,422</b>	<b>\$ 6,368,211</b>

The accompanying notes are an integral part of these consolidated financial statements.

**Greater Hall Chamber of Commerce, Inc.**  
**Consolidated Statement of Activities**  
**For the Year Ended June 30, 2025**  
**(With Comparative Totals For the Year Ended June 30, 2024)**

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>2025 Totals</u>	<u>2024 Totals</u>
<b>REVENUES, GAINS, AND SUPPORT</b>				
Contributions	\$ 12,900	\$ 482,619	\$ 495,519	\$ 66,035
Noncash donations	204,956	-	204,956	294,236
Membership dues	548,147	-	548,147	550,849
Government contracts and grants	430,500	-	430,500	430,500
Program revenue	354,315	-	354,315	353,294
Rental income	31,695	-	31,695	29,098
Special events	169,100	-	169,100	184,733
Management/accounting services revenue	17,400	-	17,400	17,400
Sales and commissions, net	33,743	-	33,743	6,822
Miscellaneous income	4,957	-	4,957	1,890
Investment income	323,242	-	323,242	324,162
Net assets released from restrictions:				
Purpose restrictions met	109,427	(109,427)	-	-
Time restrictions met	184,437	(184,437)	-	-
<b>TOTAL REVENUES, GAINS, AND SUPPORT</b>	<u>2,424,819</u>	<u>188,755</u>	<u>2,613,574</u>	<u>2,259,019</u>
<b>EXPENSES</b>				
Program Services				
General chamber activities	1,036,297	-	1,036,297	1,020,131
Economic development	604,119	-	604,119	673,310
Total Program Services	<u>1,640,416</u>	<u>-</u>	<u>1,640,416</u>	<u>1,693,441</u>
Supporting Services				
Management and general	372,231	-	372,231	308,010
Membership development	130,668	-	130,668	102,279
Fundraising	75,703	-	75,703	64,403
Total Supporting Services	<u>578,602</u>	<u>-</u>	<u>578,602</u>	<u>474,692</u>
<b>TOTAL FUNCTIONAL EXPENSES</b>	<u>2,219,018</u>	<u>-</u>	<u>2,219,018</u>	<u>2,168,133</u>
Cost of direct benefit to donors	81,188	-	81,188	87,253
<b>TOTAL EXPENSES</b>	<u>2,300,206</u>	<u>-</u>	<u>2,300,206</u>	<u>2,255,386</u>
<b>CHANGE IN NET ASSETS</b>	124,613	188,755	313,368	3,633
<b>NET ASSETS, BEGINNING OF YEAR</b>	5,694,576	61,013	5,755,589	5,751,956
<b>NET ASSETS, END OF YEAR</b>	<u>\$ 5,819,189</u>	<u>\$ 249,768</u>	<u>\$ 6,068,957</u>	<u>\$ 5,755,589</u>

**Greater Hall Chamber of Commerce, Inc.**  
**Consolidated Statement of Activities**  
**For the Year Ended June 30, 2024**

	<b>Without Donor Restrictions</b>	<b>With Donor Restrictions</b>	<b>Totals</b>
<b>REVENUES, GAINS, AND SUPPORT</b>			
Contributions	\$ 12,885	\$ 53,150	\$ 66,035
Noncash donations	294,236	-	294,236
Membership dues	550,849	-	550,849
Government contracts and grants	430,500	-	430,500
Program revenue	353,294	-	353,294
Rental income	29,098	-	29,098
Special events	184,733	-	184,733
Management/accounting services revenue	17,400	-	17,400
Sales and commissions, net	6,822	-	6,822
Miscellaneous income	1,890	-	1,890
Investment income	324,162	-	324,162
Net assets released from restrictions:			
Time restrictions met	154,770	(154,770)	-
<b>TOTAL REVENUES, GAINS, AND SUPPORT</b>	<u>2,360,639</u>	<u>(101,620)</u>	<u>2,259,019</u>
<b>EXPENSES</b>			
Program Services			
General chamber activities	1,020,131	-	1,020,131
Economic development	673,310	-	673,310
Total Program Services	<u>1,693,441</u>	<u>-</u>	<u>1,693,442</u>
Supporting Services			
Management and general	308,010	-	308,010
Membership development	102,279	-	102,279
Fundraising	64,403	-	64,403
Total Supporting Services	<u>474,692</u>	<u>-</u>	<u>474,691</u>
<b>TOTAL FUNCTIONAL EXPENSES</b>	<u>2,168,133</u>	<u>-</u>	<u>2,168,133</u>
Cost of direct benefit to donors	87,253	-	87,253
<b>TOTAL EXPENSES</b>	<u>2,255,386</u>	<u>-</u>	<u>2,255,386</u>
<b>CHANGE IN NET ASSETS</b>	105,253	(101,620)	3,633
<b>NET ASSETS, BEGINNING OF YEAR</b>	5,589,323	162,633	5,751,956
<b>NET ASSETS, END OF YEAR</b>	<u>\$ 5,694,576</u>	<u>\$ 61,013</u>	<u>\$ 5,755,589</u>

**Greater Hall Chamber of Commerce, Inc.**  
**Consolidated Statement of Functional Expenses**  
**For the Year Ended June 30, 2025 (with Comparative Totals for 2024)**

	Program Services			Supporting Services			2025 Totals	2024 Totals	
	General Chamber	Economic Development	Total Programs	Management and General	Membership Development	Fundraising			Total Supporting
Compensation and related expenses:									
Salaries and wages	\$ 478,027	\$ 383,342	\$ 861,369	\$ 170,524	\$ 52,077	\$ 45,294	\$ 267,895	\$ 1,129,264	\$ 1,055,165
Group insurance	38,149	30,592	68,741	13,609	4,156	3,615	21,380	90,121	85,538
Payroll taxes	35,819	28,724	64,543	12,777	3,902	3,394	20,073	84,616	80,013
Retirement plan contributions	18,008	14,441	32,449	6,424	1,962	1,706	10,092	42,541	36,354
Total compensation and related expenses	570,003	457,099	1,027,102	203,334	62,097	54,009	319,440	1,346,542	1,257,070
Member programs:									
Business Expo	13,442	-	13,442	-	-	-	-	13,442	20,465
Job Fair	22,996	-	22,996	-	-	-	-	22,996	26,029
Leadership Hall	46,870	-	46,870	-	-	-	-	46,870	31,879
Education and Community Development	15,445	3,974	19,419	-	-	-	-	19,419	9,814
Industry Appreciation	-	12,358	12,358	-	-	-	-	12,358	11,331
Other programs	71,285	8,660	79,945	-	-	-	-	79,945	93,606
Total member programs	170,038	24,992	195,030	-	-	-	-	195,030	193,124
Operating expenses:									
Accounting and professional fees	-	-	-	23,506	-	-	23,506	23,506	18,629
Advertising, marketing, and promotion	56,596	7,994	64,590	-	55,596	-	55,596	120,186	13,913
Bank charges	-	-	-	33,077	-	-	33,077	33,077	25,326
Board of directors expenses	-	-	-	14,261	-	-	14,261	14,261	12,040
Business development	-	9,846	9,846	-	-	-	-	9,846	18,678
Contract services	-	-	-	9,401	-	-	9,401	9,401	71,787
Depreciation	25,727	20,631	46,358	9,177	2,803	2,438	14,418	60,776	59,950
Dues, subscriptions, and affiliations	6,830	4,933	11,763	-	-	-	-	11,763	11,669
Insurance	-	-	-	13,745	-	-	13,745	13,745	12,407
Lease expense	4,640	3,721	8,361	1,655	506	440	2,601	10,962	10,961
Miscellaneous	1,122	-	1,122	-	-	-	-	1,122	743
Office expenses	5,670	4,547	10,217	2,023	618	539	3,180	13,397	9,794
Postage and mailing	6,397	5,130	11,527	2,282	697	606	3,585	15,112	14,399
Printing	112,620	795	113,415	-	-	-	-	113,415	204,445
Professional development	-	2,960	2,960	-	-	-	-	2,960	-
Repairs and maintenance	36,118	28,964	65,082	12,884	3,935	3,422	20,241	85,323	81,628
Special events	-	-	-	-	-	10,408	10,408	10,408	11,689
Storage	-	-	-	2,040	-	-	2,040	2,040	2,709
Taxes and licenses	-	-	-	30,386	-	-	30,386	30,386	40,794
Telephone	8,191	6,569	14,760	2,922	892	776	4,590	19,350	22,129
Travel	8,820	7,073	15,893	3,146	961	836	4,943	20,836	26,207
Utilities	9,540	7,650	17,190	3,403	1,039	904	5,346	22,536	19,390
Website and internet	13,985	11,215	25,200	4,989	1,524	1,325	7,838	33,038	28,652
Total operating expenses	296,256	122,028	418,284	168,897	68,571	21,694	259,162	677,446	717,939
<b>Total Functional Expenses</b>	<b>\$ 1,036,297</b>	<b>\$ 604,119</b>	<b>\$ 1,640,416</b>	<b>\$ 372,231</b>	<b>\$ 130,668</b>	<b>\$ 75,703</b>	<b>\$ 578,602</b>	<b>\$ 2,219,018</b>	<b>\$ 2,168,133</b>

The accompanying notes are an integral part of these consolidated financial statements.

**Greater Hall Chamber of Commerce, Inc.**  
**Consolidated Statement of Functional Expenses**  
**For the Year Ended June 30, 2024**

	<u>Program Services</u>			<u>Supporting Services</u>			<u>Total</u>	<u>Total</u>
	<u>General Chamber</u>	<u>Economic Development</u>	<u>Total Programs</u>	<u>Management and General</u>	<u>Membership Development</u>	<u>Fundraising</u>		
Compensation and related expenses:								
Salaries and wages	\$ 423,854	\$ 407,495	\$ 831,349	\$ 135,228	\$ 52,833	\$ 35,755	\$ 223,816	\$ 1,055,165
Group insurance	34,360	33,034	67,394	10,962	4,283	2,899	18,144	85,538
Payroll taxes	32,141	30,901	63,042	10,254	4,006	2,711	16,971	80,013
Retirement plan contributions	14,603	14,040	28,643	4,659	1,820	1,232	7,711	36,354
Total compensation and related expenses	<u>504,958</u>	<u>485,470</u>	<u>990,428</u>	<u>161,103</u>	<u>62,942</u>	<u>42,597</u>	<u>266,642</u>	<u>1,257,070</u>
Member programs:								
Business Expo	20,465	-	20,465	-	-	-	-	20,465
Job Fair	26,029	-	26,029	-	-	-	-	26,029
Leadership Hall	31,879	-	31,879	-	-	-	-	31,879
Education & Community Development	5,840	3,974	9,814	-	-	-	-	9,814
Industry Appreciation	-	11,331	11,331	-	-	-	-	11,331
Other	84,946	8,660	93,606	-	-	-	-	93,606
Total member programs	<u>169,159</u>	<u>23,965</u>	<u>193,124</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>193,124</u>
Operating expenses:								
Accounting and professional fees	-	-	-	18,629	-	-	18,629	18,629
Advertising, marketing, and promotion	1,124	12,064	13,188	-	725	-	725	13,913
Bank charges	-	-	-	25,326	-	-	25,326	25,326
Board of directors expenses	-	-	-	12,040	-	-	12,040	12,040
Business development	-	18,678	18,678	-	-	-	-	18,678
Contract services	23,425	23,425	46,850	-	24,937	-	24,937	71,787
Depreciation	24,082	23,152	47,234	7,683	3,002	2,031	12,716	59,950
Dues, subscriptions, and affiliations	7,823	3,846	11,669	-	-	-	-	11,669
Insurance	-	-	-	12,407	-	-	12,407	12,407
Lease expense	4,403	4,233	8,636	1,405	549	371	2,325	10,961
Miscellaneous	743	-	743	-	-	-	-	743
Office expenses	3,934	3,782	7,716	1,256	490	332	2,078	9,794
Postage and mailing	5,784	5,561	11,345	1,845	721	488	3,054	14,399
Printing	203,194	388	203,582	-	-	863	863	204,445
Repairs and maintenance	32,788	31,526	64,314	10,461	4,087	2,766	17,314	81,628
Special events	-	-	-	-	-	11,689	11,689	11,689
Storage	-	-	-	2,709	-	-	2,709	2,709
Taxes and licenses	-	-	-	40,794	-	-	40,794	40,794
Telephone	8,889	8,546	17,435	2,836	1,108	750	4,694	22,129
Travel	10,527	10,121	20,648	3,359	1,312	888	5,559	26,207
Utilities	7,789	7,488	15,277	2,485	971	657	4,113	19,390
Website and internet	11,509	11,065	22,574	3,672	1,435	971	6,078	28,652
Total operating expenses	<u>346,014</u>	<u>163,875</u>	<u>509,889</u>	<u>146,907</u>	<u>39,337</u>	<u>21,806</u>	<u>208,050</u>	<u>717,939</u>
<b>Total Functional Expenses</b>	<u>\$ 1,020,131</u>	<u>\$ 673,310</u>	<u>\$ 1,693,441</u>	<u>\$ 308,010</u>	<u>\$ 102,279</u>	<u>\$ 64,403</u>	<u>\$ 474,692</u>	<u>\$ 2,168,133</u>

The accompanying notes are an integral part of these consolidated financial statements.

**Greater Hall Chamber of Commerce, Inc.**  
**Consolidated Statements of Cash Flows**  
**For the Years Ended June 30, 2025 and 2024**

	<b>2025</b>	<b>2024</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in net assets	\$ 313,368	\$ 3,633
Adjustments to reconcile increase in net assets to net cash provided by operating activities		
Depreciation	60,776	59,950
Unrealized (gain)/loss	(170,766)	(160,076)
Interest on certificates of deposits	(16,610)	(16,236)
(Increase) decrease in operating assets		
Promises to give, net	(159,877)	313,344
Other receivables	(3,316)	7,080
Prepaid expenses	(5,143)	(2,679)
Right-of-use assets - operating, net	1,592	9,810
Increase (decrease) in operating liabilities		
Accounts payable	(59,221)	50,056
Accrued expenses	(14,683)	(21,372)
Deferred revenue	14,327	18,920
Funds held for others	(86,427)	121,000
Operating lease liability, net	(1,592)	(9,810)
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<b>(127,572)</b>	<b>373,620</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchases of capital assets	(6,913)	(27,845)
Proceeds from the sale of investments	275,301	262,497
Purchases of investments	(575,325)	(310,201)
<b>NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES</b>	<b>(306,937)</b>	<b>(75,549)</b>
<b>INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(434,509)</b>	<b>298,071</b>
<b>CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR</b>	<b>2,479,345</b>	<b>2,181,274</b>
<b>CASH AND CASH EQUIVALENTS, END OF YEAR</b>	<b>\$ 2,044,836</b>	<b>\$ 2,479,345</b>
<b>RECONCILIATION OF CASH</b>		
Cash and cash equivalents	\$ 2,010,263	\$ 2,358,345
Cash held for others	34,573	121,000
<b>TOTAL CASH AND CASH EQUIVALENTS</b>	<b>\$ 2,044,836</b>	<b>\$ 2,479,345</b>
<b>Supplemental Information:</b>		
<b>Cash paid for:</b>		
Interest	\$ -	\$ -
Income taxes	\$ 7,846	\$ 15,580

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNTING POLICIES**

**Nature of Operations**

At Greater Hall Chamber of Commerce, Inc. (“the Chamber” or “the Organization”), a nonprofit organization, our mission is to improve the overall business climate for our members’ growth, promote community development, facilitate political action, and enhance the quality of life. Membership consists of individuals, businesses, and other organizations interested in the development and promotion of Hall County, Georgia. Our primary sources of revenue are membership dues, HALLmark investments, government contracts for service, and revenue from programs and special events.

**Description of Programs:**

General Chamber Activities (includes Membership Services, Eco Development, and Government Affairs)

Membership Services strive to increase the membership base by providing programs and events that are of interest to members and to help grow their businesses. Education goals include investing and engaging in intensive education for workplace development programs to fulfill future and current labor needs; enhancement of school-to-work programs and business and educational partnerships. Community Development is involved with the promotion of VISION 2030 (long-term community initiatives), Agribusiness, Healthcare and Community Beautification. Government Affairs purpose is to facilitate political cooperation that will promote a unified Gainesville/Hall County; study and address issues that affect business and the community; strengthen public/private partnerships in economic development, leadership, and community issues; provide an arena in which government partnerships can be created to address needed infrastructure in all areas of Gainesville and Hall County; enhance communications and partnerships with local/state/U.S. elected officials; study and facilitate action for healthcare issues in state legislature and in U.S. Congress and sponsor timely public forums for political candidates. We conduct many programs for the community and its members annually, including:

- VISION 2030/Board Committees/Initiatives
- Leadership Hall/Youth Leadership Hall/Senior Leadership (The Wisdom Project)
- Economic Development
- Business After Hours/Business Before Hours
- South Hall Business Coalition
- Job Fairs
- Workshops, Trade Shows
- Leads Group Meetings
- Visitors Center
- Agribusiness Committee and Events
- Workforce Development
- Healthcare Committee
- Ambassador Council
- Small Business Seminars
- HALLmark 2020-2025/2025-2030
- Annual Membership Events: Chamber Chase 5K, Hacker’s Golf Tournament, Annual Meeting and GALA, HealthSmart Expo, Business Expo
- Beautification Committee
- Issues Committee
- Annual Eggs and Issues Legislative Breakfast
- Annual State Legislative Event
- Healthcare Forums/Events
- Healthy Hall Awards
- Local Government monitoring
- Monitor water/wastewater issues
- Monitor transportation issues
- Monitor local, state, and federal legislation
- Special Community Issues (SPLOST, TSPLOST, TADS, Impact fees, etc.)
- Special Real Estate Meetings
- Marketing Seminars
- Drugs Don’t Work

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Economic Development**

The Economic Development Council’s mission is to create jobs by bringing in new business to Gainesville/Hall County, to work with government partners and existing industry to grow their businesses, and to provide services to small businesses. Through contractual agreements with government and business partners, attract and recruit new business and industry, support expansion of existing business and industry, market the community, and encourage broad-based community support for quality economic growth and development. The following are some of the events and functions conducted by the Economic Development Council to accomplish its mission:

- Economic Development Program (New and Existing Business)
- Visits to existing industry locally and globally
- Small Business Seminars and Resources
- Small Business Council
- Regular Meeting of the Economic Development Council
- Workforce Development Initiatives
- Annual Transportation Forum
- Manufacturing Appreciation Events
- Commercial Real Estate Quarterly Meeting
- Government Relations
- Small Business Expo (Annually)
- Safety Council
- Drugs Don’t Work Program
- Industry Appreciation Annual Event
- ICSC Meetings
- Human Resources Council
- GEDA Meetings
- Industry Roundtable

**Principal of Consolidation**

The consolidated financial statements include the accounts of Greater Hall County Chamber of Commerce, Inc. and Greater Hall County Chamber Foundation, Inc. because Greater Hall County Chamber of Commerce, Inc. has both control and an economic interest in the foundation. All significant intercompany accounts and transactions have been eliminated in consolidation. Unless otherwise noted, these consolidated entities are hereinafter referred to as “the Chamber” or “the Organization”.

**Cash and Cash Equivalents**

We consider all highly liquid financial instruments with original maturities of three months or less, which are neither held for nor restricted by donors for long-term purpose, to be cash and cash equivalents.

**Investments**

Investments in marketable securities with readily determinable fair values and all investments in debt securities are reported at their fair values in the statement of financial position. Net investment return/(loss) reported in the statements of activities and consists of interest and dividend income, realized and unrealized capital gains and losses, less external and direct internal investment expenses (see Note 4).

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Promises to Give**

We record unconditional promises to give that are expected to be collected within one year at net realizable value. Unconditional promises to give expected to be collected in future years are initially recorded at fair value using present value techniques incorporating risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the asset. In subsequent years, amortization of the discounts is included in contribution revenue in the statements of activities. We determine the allowance for uncollectible promises to give based on historical experience, an assessment of economic conditions, and a review of subsequent collections. Promises to give are written off when deemed uncollectible. The allowance is based on prior years' experience and management's analysis of specific promises made.

**Property and Equipment**

We record property and equipment additions over \$1,000 at cost, or if donated, at fair value on the date of donations. Depreciation is computed using primarily the straight-line method over the estimated useful lives of the assets ranging from 3 – 40 years. When assets are sold or otherwise disposed of, the cost and related depreciation or amortization are removed from the accounts, and any resulting gain or loss is included in the statements of activities. Costs of maintenance and repairs that do not improve the useful lives of the respective assets are expensed currently.

We review the carrying values of property and equipment for impairment whenever events or circumstances indicate the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. When considered impaired, an impairment loss is recognized to the extent carrying value exceeds the fair value of the asset. There were no indicators of asset impairment during the years ended June 30, 2025 and 2024.

**Net Assets**

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor- or grantor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

*Net Assets Without Donor Restrictions* – Net assets available for use in general operations and not subject to donor- (or certain grantor-) imposed restrictions.

*Net Assets with Donor Restrictions* – Net assets subject to donor- (or certain grantor-) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. We report contributions restricted by donors as increases in net assets with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends, or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions.

We report conditional contributions restricted by donors as increases in net assets without donor restrictions if the restrictions and conditions expire simultaneously in the reporting period.

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Revenue and Revenue Recognition**

Membership dues are recognized as revenue ratably over the term of the membership period. Amounts not yet earned by the end of the year are reported as deferred revenue. Program revenue is recognized when the service is provided to the recipient.

We recognize contributions when cash, securities or other assets, an unconditional promise to give, or a notification of a beneficial interest is received. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend are substantially met.

Program revenue is recognized in the fiscal year in which the program is conducted. Revenue from contracts with local governments is recognized over the term of the services provided.

**Donated Services and In-Kind Contributions**

Contributed nonfinancial assets include donated professional services, donated supplies, and other in-kind contributions which are recorded at the respective fair values of the goods or services received. In addition to contributed nonfinancial assets, volunteers contribute significant amounts of time to our program services, administration and fundraising and development activities; however, the financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by generally accepted accounting principles. Contributed goods are recorded at fair value at the date of donation. We record donated professional services at the respective fair values of the services received (see Note 12).

**Advertising Costs**

Advertising costs are expensed as incurred, and approximated \$120,186 and \$13,913 during the years ended June 30, 2025 and 2024, respectively.

**Functional Allocation of Expenses**

The costs of program and supporting services activities have been summarized on a functional basis in the statements of activities. The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Directly identifiable expenses are charged to programs and supporting services. Expenses related to more than one function have been allocated among the programs and supporting services. Management and general expenses include those expenses that provide for the overall support and direction of the Organization.

The expenses that are allocated include compensation and related expenses, depreciation, office, occupancy, travel, and website/technology expenses, which are based on estimates of time and effort.

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Estimates**

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires us to make estimates and assumptions that affect certain reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates, and those difference could be material.

**Financial Instruments and Credit Risk**

We manage deposit concentration risk by placing cash money market accounts and certificates of deposits with financial institutions believed by us to be creditworthy. At times, amounts on deposit may exceed insured limits or include uninsured investments in money market mutual funds. To date, we have not experienced losses in any of these accounts. Credit risk associated with accounts receivable and promises to give is considered to be limited due to high historical collection rates. Investments are made by diversified investment managers whose performance is monitored by us and the investment committee of the Board of Directors. Although the fair values of the investments are subject to fluctuation on a year-to-year basis, we and the investment committee believe that the investment policies and guidelines are prudent for the long-term welfare of the organizations.

**Leases**

We determine if an arrangement is a lease or contains a lease at inception. Leases result in the recognition of right-of-use (“ROU”) assets and lease liabilities on the statements of financial position. ROU assets represent the right to use an underlying asset for the lease term, and lease liabilities represent the obligation to make lease payments arising from the lease, measured on a discounted basis. We determine lease classification as operating or finance at the lease commencement date. At lease commencement, the lease liability is measured at the present value of the lease payments over the lease term. The ROU asset equals the lease liability adjusted for any initial direct costs, prepaid or deferred rent, and lease incentives. We did not elect the practical expedient to account for non-lease components and the lease components to which they relate as a single lease component for all leases. We have elected not to record leases with an initial term of 12 months or less on the statements of financial position. Lease expense on such leases is recognized on a straight-line basis over the lease term.

**Reclassifications**

Certain reclassifications of amounts previously reported have been made to the accompanying consolidated financial statements to maintain consistency between periods presented. The reclassification had no impact on previously reported net assets.

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Income Taxes**

Both Greater Hall Chamber of Commerce, Inc. and Greater Hall Chamber Foundation, Inc. are organized as Georgia nonprofit corporations. The Chamber is exempt from federal income taxes under the provision of Section 501(c)(6) of the Internal Revenue Code (“IRC”) and has been determined not to be a private organization under IRC Section 509(a)(1). The Foundation, a supporting organization of the Chamber, is exempt from federal income taxes under the provision of Section 501(c)(3) of the IRC, qualifies for charitable contribution deductions under IRC Section 170(b)(1)(A)(vi) and (vii), and has been determined not to be a private foundation within under IRC Section 509(a)(3). Each entity is annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS. In addition, the entities are subject to income tax on net income that is derived from business activities that are unrelated to their exempt purposes. The Chamber files an Exempt Organization Business Income Tax Return (Form 990-T) with the IRS to report its unrelated business taxable income. The Foundation is not subject to unrelated business income tax and has not filed an Exempt Business Income Tax Return (Form 990-T) with the IRS.

**Subsequent Events**

We have evaluated subsequent events through September 26, 2025, the date the consolidated financial statements were available to be issued.

**NOTE 2 – FAIR VALUE MEASUREMENTS AND DISCLOSURES**

We report certain assets at fair value in the consolidated financial statements. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal, or most advantageous, market at the measurement date under current market conditions regardless of whether that price is directly observable or estimated using another valuation technique. Inputs used to determine fair value refer broadly to the assumptions that market participants would use in pricing the asset or liability, including assumptions about risk. Inputs may be observable or unobservable. Observable inputs are inputs that reflect the assumptions market participants would use in pricing the asset or liability based on market data obtained from sources independent of the reporting entity. Unobservable inputs are inputs that reflect the reporting entity’s own assumptions about the assumptions market participants would use in pricing the asset or liability based on the best information available. A three-tier hierarchy categorizes the inputs as follows:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities that we can access at the measurement date.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability, and market-corroborated inputs.

Level 3 – Unobservable inputs for the asset or liability. In these situations, we develop inputs using the best information available in the circumstances.

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 2 – FAIR VALUE MEASUREMENTS AND DISCLOSURES (continued)**

In some cases, the inputs used to measure the fair value of an asset or a liability might be categorized within different levels of the fair value hierarchy. In those cases, the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. Assessing the significance of a particular input to entire measurement requires judgment, considering factors specific to the asset or liability. The categorization of an asset within the hierarchy is based upon the pricing transparency of the asset and does not necessarily correspond to our assessment of the quality, risk, or liquidity profile of the asset or liability.

All of our investment assets are included in cash and cash equivalents and are classified within Level 1 because they comprise open-end mutual funds with readily determinable fair values based on daily redemption values.

**NOTE 3 – LIQUIDITY**

The following table shows the total financial assets available for general expenditure, which are, without donor or other restrictions limiting their use, within one year of the date of the statement of financial position as of June 30:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 2,010,263	\$ 2,358,345
Investments	2,595,754	2,108,354
Current portion of promises to give, net	79,971	108,848
Other receivables	<u>23,617</u>	<u>20,301</u>
Total liquid assets	\$ 4,709,605	\$ 4,595,848
Board designations (reserves)	<u>(750,000)</u>	<u>(750,000)</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 3,959,605</u>	<u>\$ 3,845,848</u>

**NOTE 4 – INVESTMENTS**

Detailed in our Investment Policy, our investment objectives are to support its mission of preserving the competitive enterprise system of business by creating a better understanding and appreciation of the importance of business people, concern for their problems and educating the business community, by 1) maintaining a sufficient allocation to equities to achieve the long-term return target of inflation plus 4%, as well as 2) growing the balance for the long-term benefit of the Organization to provide a pool of funding for unexpected expenses and capital investments that may be required in the future. All of our investments are classified as Level 1 Investments (see Note 1).

Investments consist of the following mutual fund balances at June 30:

	<u>2025</u>	<u>2024</u>
Long-term bond fund	\$ 109,454	\$ 105,917
Short-term corporate bond fund	69,467	64,767
Small-cap index fund	492,908	451,715
International stock fund	371,489	314,094
Value Index fund	1,016,056	902,091
Certificates of deposit	<u>536,380</u>	<u>269,770</u>
	<u>\$ 2,595,754</u>	<u>\$ 2,108,354</u>

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 4 – INVESTMENTS (continued)**

The components of investment income (all without restrictions) included on the Statement of Activities were as follows at June 30:

	<u>2025</u>	<u>2024</u>
Interest, dividends and capital gain distributions	\$ 152,476	\$ 164,087
Unrealized gain/(loss)	170,766	160,075
Net investment income/(loss)	<u>\$ 323,242</u>	<u>\$ 324,162</u>

**NOTE 5 – PROMISES TO GIVE**

Unconditional promises to give (HALLmark investments) are estimated to be collected as follows at June 30:

	<u>2025</u>	<u>2024</u>
Gross outstanding promises to give	\$ 396,654	\$ 185,448
Less allowance for estimated uncollectible promises	(29,749)	(13,909)
Total unconditional promises to give, less allowance	366,905	171,539
Less unamortized discount on unconditional promises to give due in more than one year (5.75%)	(37,166)	(1,678)
Net unconditional promises to give	<u>\$ 329,739</u>	<u>\$ 169,861</u>
Amounts due in:		
Less than one year	\$ 79,971	\$ 108,848
One to five years	249,768	61,013
	<u>\$ 329,739</u>	<u>\$ 169,861</u>

Long-term promises to give are reported as restricted – see Note 15.

**NOTE 6 – OTHER RECEIVABLES**

Other receivables consist of amounts due for programs and events. All amounts are considered fully collectible.

**NOTE 7 – PREPAID EXPENSES**

Prepaid expenses consist of the following at June 30:

	<u>2025</u>	<u>2024</u>
Prepaid insurance	\$ 18,865	\$ 18,832
Prepaid postage	2,681	2,923
Prepaid event/program expenses	6,785	8,850
Prepaid technology	13,429	7,206
Other prepaid expenses	1,194	--
	<u>\$ 42,954</u>	<u>\$ 37,811</u>

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 8 – PROPERTY AND EQUIPMENT**

Property and equipment is summarized as follows:

	<u>Balance 6/30/2024</u>	<u>Acquisitions</u>	<u>Disposals</u>	<u>Balance 6/30/2025</u>
Land and improvements	\$ 448,158	\$ --	\$ --	\$ 448,148
Buildings and improvements	1,799,492	--	--	1,799,492
Real estate held for lease	245,725	--	--	245,725
Furniture and equipment	213,644	6,913	--	220,557
Website	23,700	--	--	23,700
	<u>2,730,719</u>	<u>6,913</u>	<u>--</u>	<u>2,737,632</u>
Less: accumulated depreciation	<u>(1,202,784)</u>	<u>(60,776)</u>	<u>--</u>	<u>(1,263,560)</u>
Property and equipment, net	<u>\$ 1,527,935</u>	<u>(53,863)</u>	<u>\$ --</u>	<u>1,474,072</u>
	<u>Balance 6/30/2023</u>	<u>Acquisitions</u>	<u>Disposals</u>	<u>Balance 6/30/2024</u>
Land and improvements	\$ 448,158	\$ --	\$ --	\$ 448,158
Buildings and improvements	1,799,492	--	--	1,799,492
Real estate held for lease	221,409	24,316	--	245,725
Furniture and equipment	210,115	3,529	--	213,644
Website	23,700	--	--	23,700
	<u>2,702,874</u>	<u>27,845</u>	<u>--</u>	<u>2,730,719</u>
Less: accumulated depreciation	<u>(1,142,834)</u>	<u>(59,950)</u>	<u>--</u>	<u>(1,202,784)</u>
Property and equipment, net	<u>\$ 1,560,040</u>	<u>\$ (32,105)</u>	<u>\$ --</u>	<u>\$ 1,527,935</u>

**NOTE 9 – ACCRUED EXPENSES**

Accrued expenses consist of the following at June 30:

	<u>2025</u>	<u>2024</u>
Accrued payroll withholdings	\$ 258	\$ 168
Accrued vacation	14,785	25,704
Accrued taxes	13,102	16,956
	<u>\$ 28,145</u>	<u>\$ 42,828</u>

**NOTE 10 – DEFERRED REVENUE**

Deferred revenue consists of the following items at June 30:

	<u>2025</u>	<u>2024</u>
Membership benefits extended beyond year-end	\$ 263,990	\$ 257,046
Leadership Hall County	47,300	36,000
Youth Leadership Hall County	11,000	6,225
Healthsmart	11,850	9,500
Job Fair	7,900	5,250
EDC Programs	8,050	25,380
Small Business Success/Other programs	17,186	13,548
Total	<u>\$ 367,276</u>	<u>\$ 352,949</u>

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 11 – FUNDS HELD FOR OTHERS**

At June 30, 2024 and 2025, we were holding funds for Citizens for Better Transportation. These funds were contributed by local businesses for the purpose of supporting the local Transportation Special Purpose Local Option Sales Tax (T-SPLOST) referendum. The funds are restricted to be spent on promotional materials to educate voters regarding the intended use of T-SPLOST revenue and encourage them to vote yes to T-SPLOST. During the year ended June 30, 2025, \$109,427 of expenses are included in advertising, marketing & promotion expenses.

**NOTE 12 – DONATED PROFESSIONAL SERVICES AND MATERIALS**

We received donated professional services and materials as follows during the years ended June 30:

	2025	2024
Printing and publications	116,774	\$ 213,950
Landscaping, cleaning, and IT services	30,442	25,504
Event expenses	57,740	54,782
Total donated goods and services	\$ 204,956	\$ 294,236

Donated printing is provided by our local newspaper in a publication that highlights and promotes all Chamber programs and events. The printing is recognized at fair value based on current rates the newspaper would charge for similar services.

Contributed landscaping, cleaning, and IT services are provided by professionals at a discounted rate. They are used for management and general activities and are recognized at fair value based on current rates for comparable services.

Donated event expenses include donated/discounted food, supplies, venues, and entertainment for various Chamber and EDC programs. They are recognized at fair value based on current rates for comparable items.

All donated professional services and materials during the years ended June 30, 2025 and 2024 were unrestricted.

**NOTE 13 – RETIREMENT PLAN**

We sponsor a defined contribution retirement plan (401(k)). All employees over the age of 21 who have been employed at least twelve months are eligible to participate in the plan. The 401(k) plan is funded based on safe-harbor contributions by us and voluntary pre- and post-tax contributions of our employees. During the years ended June 30, 2025 and 2024, we matched employee elective deferrals up to 4% of gross salaries, resulting in contributions to the plan of \$42,541 and \$36,354, respectively.

**NOTE 14 – NET ASSETS WITH DONOR RESTRICTIONS**

Net assets with donor restrictions consist of monies received but not yet spent for their designated purposes. At June 30, 2025 and 2024 net assets with donor restrictions represent the long-term portion of promises to give from the HALLmark campaigns that have not been collected (timing restrictions).

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 15 – BOARD DESIGNATED NET ASSETS**

The Board of Directors may designate net assets without donor restrictions for specific purposes. Board designated net assets consisted of the following at June 30:

	2025	2024
Operating reserve - General Fund	\$ 520,000	\$ 520,000
Operating reserve - EDC	230,000	230,000
Total	\$ 750,000	\$ 750,000

This approximates four months operating expenses, as recommended by the Board of Directors.

**NOTE 16 – RISKS AND UNCERTAINTIES**

**Concentration of Credit Risk Arising from Cash Deposits in Excess of Insured Limits**

We manage deposit concentration risk by placing cash, money market accounts, and certificates of deposit with financial institutions we believe to be creditworthy. At times, amounts on deposit may exceed insured limits or include uninsured investments in money market mutual funds. Insured accounts are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per depositor, per insured bank, for each account ownership category. To date, we have not experienced losses in any of these accounts.

The following table outlines the uninsured balances at June 30, 2025:

	Book Balance	Bank Balance	Uninsured Balances
Cash and cash equivalents			
Bank accounts	\$ 1,006,517	\$ 1,014,876	\$ 297,263
Money market	1,038,319	1,038,319	1,038,319
Total cash and cash equivalents	2,044,836	2,053,195	1,335,582
Investments			
Certificate of deposit	536,380	536,380	36,380
Grand totals	\$ 2,581,216	\$ 2,589,575	\$ 1,371,962

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 16 – RISKS AND UNCERTAINTIES (continued)**

**Concentration of Credit Risk Arising from Cash Deposits in Excess of Insured Limits (continued)**

The following table outlines the uninsured balances at June 30, 2024:

	<u>Book Balance</u>	<u>Bank Balance</u>	<u>Uninsured Balances</u>
Cash and cash equivalents			
Bank accounts	\$ 1,487,430	\$ 1,494,098	\$ 786,259
Money market	991,915	991,915	991,915
Total cash and cash equivalents	<u>2,479,345</u>	<u>2,486,013</u>	<u>1,778,174</u>
Investments			
Certificate of deposit	<u>269,770</u>	<u>268,823</u>	<u>18,823</u>
Grand totals	<u>\$ 2,749,115</u>	<u>\$ 2,754,836</u>	<u>\$ 1,796,997</u>

The money market accounts held by us as of June 30, 2025 and 2024 are uninsured as they are used to solely invest in U.S. Treasuries.

**Other Concentrations and Uncertainties**

We are funded, in part, by contracts with local county and city governments for Economic Development services. Local government funding totaled \$430,500 and \$430,500 during the years ended June 30, 2025 and 2024, respectively (from five different government agencies). In addition, substantially all of our members and supporters are individuals and businesses located in Hall County, Georgia.

**NOTE 17 – UNCERTAIN TAX POSITIONS**

U.S. generally accepted accounting principles prescribes a minimum recognition threshold and measurement methodology that a tax position taken or expected to be taken in a tax return is required before being recognized in the financial statements. It also provides guidance for de-recognition, classification, interest and penalties, accounting in interim periods, disclosure and transition. As of June 30, 2025, we have no uncertain tax positions that qualify for either recognition or disclosure in the financial statements. With few exceptions, we are no longer subject to U.S. federal, state, and local income tax examinations by tax authorities for years before fiscal year 2023.

**NOTE 18 – COMMITMENTS AND CONTINGENCIES**

**Operating Leases**

We entered into operating lease agreement for the use of a postage machine beginning July 30, 2020 through July 30, 2025. At July 1, 2022, an operating lease liability of \$5,812 was recorded. Calculations were based on a 60-month non-cancelable term and assumed discount rate of 0.23%. We entered into operating lease agreement for the use of a copier machine beginning March 1, 2023 through March 1, 2027. At March 1, 2023, an operating lease liability of \$32,948 was recorded. Calculations were based on a 48-month non-cancelable term and assumed discount rate of 4.27%. The discount rate used is based on the Daily Treasury Yield Curve Rates provided by the United States Treasury rather than our incremental borrowing rate, which is considered unfeasible to estimate.

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 18 – COMMITMENTS AND CONTINGENCIES (continued)**

**Operating Leases (continued)**

The following is a schedule of future minimum payments required under our operating lease liabilities together with their present value at June 30, 2025:

<u>Year ending June 30:</u>	
2026	\$ 8,562
2027	5,888
2028 and thereafter	--
Total lease payments due under operating lease liabilities	<u>\$ 14,450</u>

**Right-To-Use Assets**

On July 1, 2022, we recorded a right-to-use asset of \$5,812 and on March 1, 2023, we recorded a right-to-use asset of \$32,948. The calculations were based on the initial operating lease liability. As of June 30, 2025, the right-to-use asset balance was \$14,450.

**NOTE 19 – CONSOLIDATION**

Our financial statements are presented as consolidated to include the statements of Greater Hall Chamber Foundation, a 501(c)(3) organization under common control. All interrelated transactions have been eliminated in consolidation.

The following is a summary of the amounts from the Foundation that are included in the financial statements as of June 30:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 18,315	\$ 12,372
Land	140,000	140,000
Total Assets	<u>158,315</u>	<u>152,372</u>
Due to the Chamber	5,570	--
Total Liabilities	<u>5,570</u>	<u>--</u>
Net Assets	<u>\$ 152,745</u>	<u>\$ 152,372</u>
Donations/Grants	\$ 5,500	\$ --
Interest Income	443	419
Expenses	(5,570)	--
Total Change in Net Assets	<u>\$ 373</u>	<u>\$ 419</u>

**Greater Hall Chamber of Commerce, Inc.**  
**Notes to the Consolidated Financial Statements**  
**June 30, 2025 and 2024**

**NOTE 20 – LEASING ACTIVITIES**

We own a commercial office building adjacent to our operations facility. The commercial office building is leased to a local business. The lease expires on July 31, 2025 with the option of extended terms if the tenant meets specified criteria per the lease agreement. As of June 30, 2025, we were notified that the tenant desired to exercise their option to extend the lease an additional year.

Expected rental income per year is as follows:

<u>Year ending June 30:</u>	
2026	\$ 33,683
2027	2,813
2028	--
2029 and thereafter	--
Total Expected Rental Income	<u>\$ 36,496</u>



**BLAIR C. DIAZ, CPA, PC**  
**CERTIFIED PUBLIC ACCOUNTANTS**

616 Green Street | P.O. Box 656 | Gainesville, Georgia 30503  
Phone: (770) 536-5500 | Fax: (770) 536-5544  
[www.blairdiazcpa.com](http://www.blairdiazcpa.com)

**Independent Auditor's Report on Supplemental Information**

To the Board of Directors of  
Greater Hall Chamber of Commerce, Inc.

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole for the years ending June 30, 2025 and 2024. The Departmental Statements of Assets, Liabilities, and Net Assets and the Departmental Statements of Revenue and Expenses on pages 24 through 27 are presented for purposes of additional analysis and are not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*Blair C. Diaz, CPA, PC*

BLAIR C. DIAZ, CPA, PC  
Gainesville, Georgia  
September 26, 2025

**Greater Hall Chamber of Commerce, Inc.**  
**Departmental Statement of Assets, Liabilities, and Net Assets**  
**As of June 30, 2025**

	<u>General</u>	<u>EDC</u>	<u>HMI</u>	<u>Foundation</u>	<u>Total</u>
<b>ASSETS</b>					
Current Assets					
Cash and cash equivalents	\$ 515,658	\$ 419,443	\$ 1,056,847	\$ 18,315	\$ 2,010,263
Cash held for others	34,573	-	-	-	34,573
Investments	536,380	-	2,059,374	-	2,595,754
Due from other funds	14,044	(45,531)	37,057	(5,570)	-
Promises to give, net	-	-	79,971	-	79,971
Other receivables	18,117	5,500	-	-	23,617
Prepaid expenses	30,005	12,201	748	-	42,954
Right-of-use assets - operating, net	8,562	-	-	-	8,562
<b>Total Current Assets</b>	<u>1,157,339</u>	<u>391,613</u>	<u>3,233,997</u>	<u>12,745</u>	<u>4,795,694</u>
Noncurrent Assets					
Property and equipment, net	3,717	12,905	1,317,450	140,000	1,474,072
Promises to give, net	-	-	249,768	-	249,768
Right-of-use assets - operating, net	5,888	-	-	-	5,888
<b>Total Noncurrent Assets</b>	<u>9,605</u>	<u>12,905</u>	<u>1,567,218</u>	<u>140,000</u>	<u>1,729,728</u>
<b>TOTAL ASSETS</b>	<u>\$ 1,166,944</u>	<u>\$ 404,518</u>	<u>\$ 4,801,215</u>	<u>\$ 152,745</u>	<u>\$ 6,525,422</u>
<b>LIABILITIES AND NET ASSETS</b>					
Current Liabilities					
Accounts payable	\$ 9,250	\$ 271	\$ -	\$ -	\$ 9,521
Security deposit held	-	-	2,500	-	2,500
Accrued expenses	9,640	5,317	13,188	-	28,145
Deferred revenue	348,226	8,050	11,000	-	367,276
Funds held for others	34,573	-	-	-	34,573
Operating lease liability, net	8,562	-	-	-	8,562
<b>Total Current Liabilities</b>	<u>410,251</u>	<u>13,638</u>	<u>26,688</u>	<u>-</u>	<u>450,577</u>
Noncurrent Liabilities					
Operating lease liability, net	5,888	-	-	-	5,888
<b>Total Noncurrent Liabilities</b>	<u>5,888</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,888</u>
<b>Total Liabilities</b>	<u>416,139</u>	<u>13,638</u>	<u>26,688</u>	<u>-</u>	<u>456,465</u>
Net Assets					
Without donor restrictions					
Undesignated	230,808	160,879	4,524,757	152,745	5,069,189
Board designated	520,000	230,000	-	-	750,000
<b>Total without donor restrictions</b>	<u>750,808</u>	<u>390,879</u>	<u>4,524,757</u>	<u>152,745</u>	<u>5,819,189</u>
With donor restrictions	-	-	249,768	-	249,768
<b>Total Net Assets</b>	<u>750,808</u>	<u>390,879</u>	<u>4,774,525</u>	<u>152,745</u>	<u>6,068,957</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 1,166,947</u>	<u>\$ 404,517</u>	<u>\$ 4,801,213</u>	<u>\$ 152,745</u>	<u>\$ 6,525,422</u>

**Greater Hall Chamber of Commerce**  
**Departmental Statement of Revenues and Expenses**  
**For the Year Ended June 30, 2025**

	<b>General Chamber</b>	<b>Economic Development Council</b>	<b>HALLmark Initiative and Foundation</b>	<b>Education/ Community Development</b>	<b>Government Affairs</b>	<b>Total</b>
<b>REVENUES, GAINS, AND SUPPORT</b>						
Contributions	\$ 122,327	\$ -	\$ 373,192	\$ -	\$ -	\$ 495,519
Noncash donations	168,999	14,054	21,903	-	-	204,956
Membership dues	548,147	-	-	-	-	548,147
Government contracts and grants	-	430,500	-	-	-	430,500
Program revenue	236,001	75,926	(14,366)	25,508	31,246	354,315
Rental income	-	-	31,695	-	-	31,695
Special events	169,100	-	-	-	-	169,100
Management/accounting services revenue	17,400	-	-	-	-	17,400
Sales and commissions, net	33,701	42	-	-	-	33,743
Miscellaneous income	4,957	-	-	-	-	4,957
Investment income	35,917	19,682	267,643	-	-	323,242
<b>TOTAL REVENUES, GAINS, AND SUPPORT</b>	<b>1,336,549</b>	<b>540,204</b>	<b>680,067</b>	<b>25,508</b>	<b>31,246</b>	<b>2,613,574</b>
<b>EXPENSES</b>						
Compensation and benefits						
Salaries and wages	604,451	418,866	43,548	62,399	-	1,129,264
Group insurance	43,521	38,975	-	7,625	-	90,121
Payroll taxes	44,186	32,157	-	8,273	-	84,616
Retirement plan contributions	23,773	14,932	-	3,836	-	42,541
Total compensation and benefits	715,931	504,930	43,548	82,133	-	1,346,542
Accounting and professional fees	9,202	7,373	6,454	477	-	23,506
Advertising, marketing, and promotion	111,192	7,994	1,000	-	-	120,186
Bank charges	28,724	2,319	2,034	-	-	33,077
Board of director expenses	14,261	-	-	-	-	14,261
Business development	-	9,846	-	-	-	9,846
Contract services	7,498	1,903	-	-	-	9,401
Depreciation	988	2,725	57,063	-	-	60,776
Dues, subscriptions, and affiliations	6,830	4,933	-	-	-	11,763
Insurance	6,885	4,127	2,733	-	-	13,745
Lease expense	10,962	-	-	-	-	10,962
Miscellaneous	1,122	-	-	-	-	1,122
Office expenses	8,639	3,677	1,081	-	-	13,397
Postage	12,870	2,242	-	-	-	15,112
Printing	112,620	795	-	-	-	113,415
Professional development	-	2,960	-	-	-	2,960
Program expenses	122,844	36,419	7,834	19,850	8,083	195,030
Repairs and maintenance	40,586	15,138	29,599	-	-	85,323
Special events expenses	85,761	-	5,835	-	-	91,596
Storage	2,040	-	-	-	-	2,040
Taxes and licenses	4,293	-	26,093	-	-	30,386
Telephone	17,039	1,711	600	-	-	19,350
Travel	10,861	9,933	42	-	-	20,836
Utilities	22,536	-	-	-	-	22,536
Website and internet	19,132	13,906	-	-	-	33,038
<b>TOTAL EXPENSES</b>	<b>1,372,816</b>	<b>632,931</b>	<b>183,916</b>	<b>102,460</b>	<b>8,083</b>	<b>2,300,206</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENSES</b>	<b>(36,267)</b>	<b>(92,727)</b>	<b>496,151</b>	<b>(76,952)</b>	<b>23,163</b>	<b>313,368</b>
Allocation to other programs	69,260	(64,260)	(5,000)	-	-	-
Transfers between programs	-	185,000	(238,789)	76,952	(23,163)	-
<b>CHANGE IN NET ASSETS</b>	<b>\$ 32,993</b>	<b>\$ 28,013</b>	<b>\$ 252,362</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 313,368</b>

**Greater Hall Chamber of Commerce, Inc.**  
**Departmental Statement of Assets, Liabilities, and Net Assets**  
**As of June 30, 2024**

	<u>General</u>	<u>EDC</u>	<u>HMI</u>	<u>Foundation</u>	<u>Total</u>
<b>ASSETS</b>					
Current Assets					
Cash and cash equivalents	\$ 539,551	\$ 666,038	\$ 1,140,384	\$ 12,372	\$ 2,358,345
Cash held for others	121,000	-	-	-	121,000
Investments	269,770	-	1,838,584	-	2,108,354
Due from other funds	245,265	(287,395)	42,130	-	-
Promises to give, net	-	-	108,848	-	108,848
Other receivables	16,596	3,530	175	-	20,301
Prepaid expenses	25,551	10,121	2,139	-	37,811
Right-of-use assets - operating, net	10,154	-	-	-	10,154
<b>Total Current Assets</b>	<u>1,227,887</u>	<u>392,294</u>	<u>3,132,260</u>	<u>12,372</u>	<u>4,764,813</u>
Noncurrent Assets					
Property and equipment, net	4,705	8,717	1,374,513	140,000	1,527,935
Promises to give, net	-	-	61,013	-	61,013
Right of use assets - operating, net	14,450	-	-	-	14,450
<b>Total Noncurrent Assets</b>	<u>19,155</u>	<u>8,717</u>	<u>1,435,526</u>	<u>140,000</u>	<u>1,603,398</u>
<b>TOTAL ASSETS</b>	<u>\$ 1,247,042</u>	<u>\$ 401,011</u>	<u>\$ 4,567,786</u>	<u>\$ 152,372</u>	<u>\$ 6,368,211</u>
<b>LIABILITIES AND NET ASSETS</b>					
Current Liabilities					
Accounts payable	\$ 40,190	\$ 5,286	\$ 23,265	\$ -	\$ 68,741
Security deposit held	-	-	2,500	-	2,500
Accrued expenses	22,089	7,479	13,260	-	42,828
Deferred revenue	321,344	25,380	6,225	-	352,949
Funds held for others	121,000	-	-	-	121,000
Operating lease liability, net	10,154	-	-	-	10,154
<b>Total Current Liabilities</b>	<u>514,777</u>	<u>38,145</u>	<u>45,250</u>	<u>-</u>	<u>598,172</u>
Noncurrent Liabilities					
Operating lease liability, net	14,450	-	-	-	14,450
<b>Total Noncurrent Liabilities</b>	<u>14,450</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,450</u>
<b>Total Liabilities</b>	<u>529,227</u>	<u>38,145</u>	<u>45,250</u>	<u>-</u>	<u>612,622</u>
Net Assets					
Without donor restrictions					
Undesignated	197,815	132,866	4,461,523	152,372	4,944,576
Board designated	520,000	230,000	-	-	750,000
<b>Total without donor restrictions</b>	<u>717,815</u>	<u>362,866</u>	<u>4,461,523</u>	<u>152,372</u>	<u>5,694,576</u>
With donor restrictions	-	-	61,013	-	61,013
<b>Total Net Assets</b>	<u>717,815</u>	<u>362,866</u>	<u>4,522,536</u>	<u>152,372</u>	<u>5,755,589</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 1,247,042</u>	<u>\$ 401,011</u>	<u>\$ 4,567,786</u>	<u>\$ 152,372</u>	<u>\$ 6,368,211</u>

**Greater Hall Chamber of Commerce**  
**Departmental Statement of Revenues and Expenses**  
**For the Year Ended June 30, 2024**

	<b>General Chamber</b>	<b>Economic Development Council</b>	<b>HALLmark Initiative and Foundation</b>	<b>Education/ Community Development</b>	<b>Government Affairs</b>	<b>Total</b>
<b>REVENUES, GAINS, AND SUPPORT</b>						
Contributions	\$ 12,885	\$ -	\$ 53,150	\$ -	\$ -	\$ 66,035
Noncash donations	269,535	9,600	15,101	-	-	294,236
Membership dues	550,849	-	-	-	-	550,849
Government contracts and grants	-	430,500	-	-	-	430,500
Program revenue	238,347	49,915	14,251	19,167	31,614	353,294
Rental income	-	-	29,098	-	-	29,098
Special events	184,733	-	-	-	-	184,733
Management/accounting services revenue	17,400	-	-	-	-	17,400
Sales and commissions, net	6,630	192	-	-	-	6,822
Miscellaneous income	1,890	-	-	-	-	1,890
Investment income	37,043	22,730	264,389	-	-	324,162
<b>TOTAL REVENUES, GAINS, AND SUPPORT</b>	<b>1,319,312</b>	<b>512,937</b>	<b>375,989</b>	<b>19,167</b>	<b>31,614</b>	<b>2,259,019</b>
<b>EXPENSES</b>						
Compensation and benefits						
Salaries and wages	592,121	362,444	42,306	58,294	-	1,055,165
Group insurance	33,866	45,555	-	6,117	-	85,538
Payroll taxes	43,117	28,904	-	7,992	-	80,013
Retirement plan contributions	23,157	11,473	-	1,724	-	36,354
Total compensation and benefits	692,261	448,376	42,306	74,127	-	1,257,070
Accounting and professional fees	6,520	6,169	5,940	-	-	18,629
Advertising, marketing, and promotion	1,449	12,064	400	-	-	13,913
Bank charges	21,971	2,257	1,098	-	-	25,326
Board of directors expenses	12,040	-	-	-	-	12,040
Business development	-	18,678	-	-	-	18,678
Contract services	48,362	23,425	-	-	-	71,787
Depreciation	1,119	2,027	56,804	-	-	59,950
Dues, subscriptions, and affiliations	7,823	3,846	-	-	-	11,669
Insurance	6,371	3,624	2,412	-	-	12,407
Lease expense	10,961	-	-	-	-	10,961
Miscellaneous	743	-	-	-	-	743
Office expenses	7,334	1,798	662	-	-	9,794
Postage and mailing	10,284	4,115	-	-	-	14,399
Printing	203,194	388	863	-	-	204,445
Program expenses	123,419	23,970	25,766	12,391	7,578	193,124
Repairs and maintenance	37,304	12,479	31,841	-	-	81,624
Special events	93,503	-	5,443	-	-	98,946
Storage	2,709	-	-	-	-	2,709
Taxes and licenses	12,100	-	28,694	-	-	40,794
Telephone	20,175	1,354	600	-	-	22,129
Travel	17,698	8,509	-	-	-	26,207
Utilities	19,390	-	-	-	-	19,390
Website and internet	15,286	13,366	-	-	-	28,652
<b>TOTAL EXPENSES</b>	<b>1,372,016</b>	<b>586,445</b>	<b>202,829</b>	<b>86,518</b>	<b>7,578</b>	<b>2,255,386</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENSES</b>	<b>(52,704)</b>	<b>(73,508)</b>	<b>173,160</b>	<b>(67,351)</b>	<b>24,036</b>	<b>3,633</b>
Allocation to other programs	69,260	(64,260)	(5,000)	-	-	-
Transfers between programs	-	185,000	(228,315)	67,351	(24,036)	-
<b>CHANGE IN NET ASSETS</b>	<b>\$ 16,556</b>	<b>\$ 47,232</b>	<b>\$ (60,155)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,633</b>



# CITY OF GAINESVILLE

## Work Session Agenda Request

---

**Item Created:** December 30, 2025  
**Date Submitted:** March 24, 2026  
**Final Approval Date:** April 14, 2026  
**Presenter:** Kate Mattison, Director of Parks & Recreation  
**Item of Business:** FY2027 Parks & Recreation Budget  
**Meeting Date:** April 16, 2026

---

**Purpose of Request:**

To present the FY27 Parks and Recreation Operating and Capital Budget for approval.

**Facts & Issues / History & Background:**

This budget was approved by the Parks & Recreation Board on March 9, 2026, and is being forwarded for Council's review.

**Department Recommendation:**

**Department Director:**

Kate Mattison

---

**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

---

**Administrative Comments:**

---

**Attachments:**

1. Presentation: FY2027 P&R Budget

# Gainesville Parks & Recreation



THE COOP ATHLETIC COMPLEX

KENWOOD & MYRTLE ST. PARKS

LANIER POINT PARK AND ATHLETIC COMPLEX



DESOTA PARK

FRANCES MEADOWS AQUATICS & FITNESS CENTER



DOWNTOWN SQUARE



ROCK CREEK VEETRANS PARK

IVEY TERRACE

WILSHIRE TRAILS



LONGWOOD PARK

HOLLY PARK



FAIR STREET NEIGHBORHOOD CTR



CIVIC CENTER CITY PARK

ROCK CREEK GREENWAY



LINWOOD NATURE PRESERVE

POULTRY PARK

ROPER PARK

RIVERSIDE PARK

WESSELL PARK

21 PARKS =  
SO MUCH TO EXPLORE  
[GAINESVILLE.ORG/PARKS](http://GAINESVILLE.ORG/PARKS)

# FY27 BUDGET

# Gainesville 100 YEARS

# Parks & Recreation

21 PARKS =  
SO MUCH TO EXPLORE  
[GAINESVILLE.ORG/PARKS](http://GAINESVILLE.ORG/PARKS)

# FY27 OPERATING

# Gainesville **100** YEARS

# Parks & Recreation

21 PARKS =  
SO MUCH TO EXPLORE  
[GAINESVILLE.ORG/PARKS](http://GAINESVILLE.ORG/PARKS)

# Operating Initiatives

**PICK-UP SOCCER**  
**KICKIN' IT AT THE "GOOP"**  
 DECEMBER DATES: 2<sup>ND</sup>, 9<sup>TH</sup>, 16<sup>TH</sup>  
 AGES 16 +

**FREE**

THE GOOP TURF FIELD  
 J. MELVIN COOPER  
 YOUTH ATHLETIC COMPLEX  
 2308 PARKSIDE WAY, GAINESVILLE, FL

TEXT OR CALL  
 EVERETT WREN  
 678.410.1608

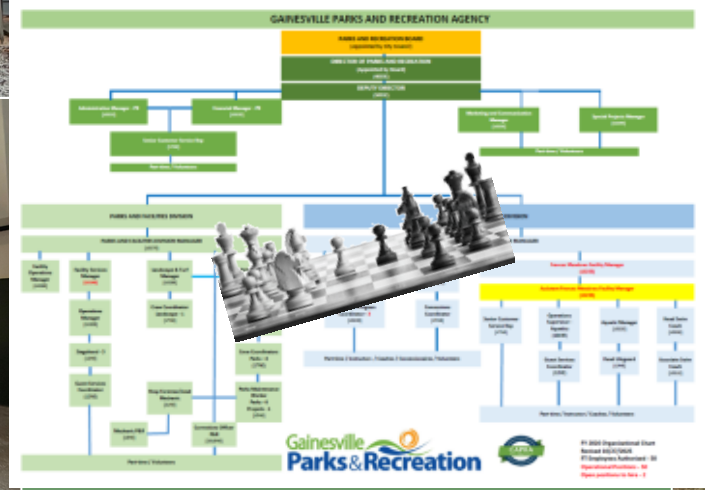
6-9PM

Gainesville Parks & Recreation

**GAINESVILLE 2030 PARKS, GREENWAYS, AND OPEN SPACES MASTER PLAN**  
 November 2019

2040

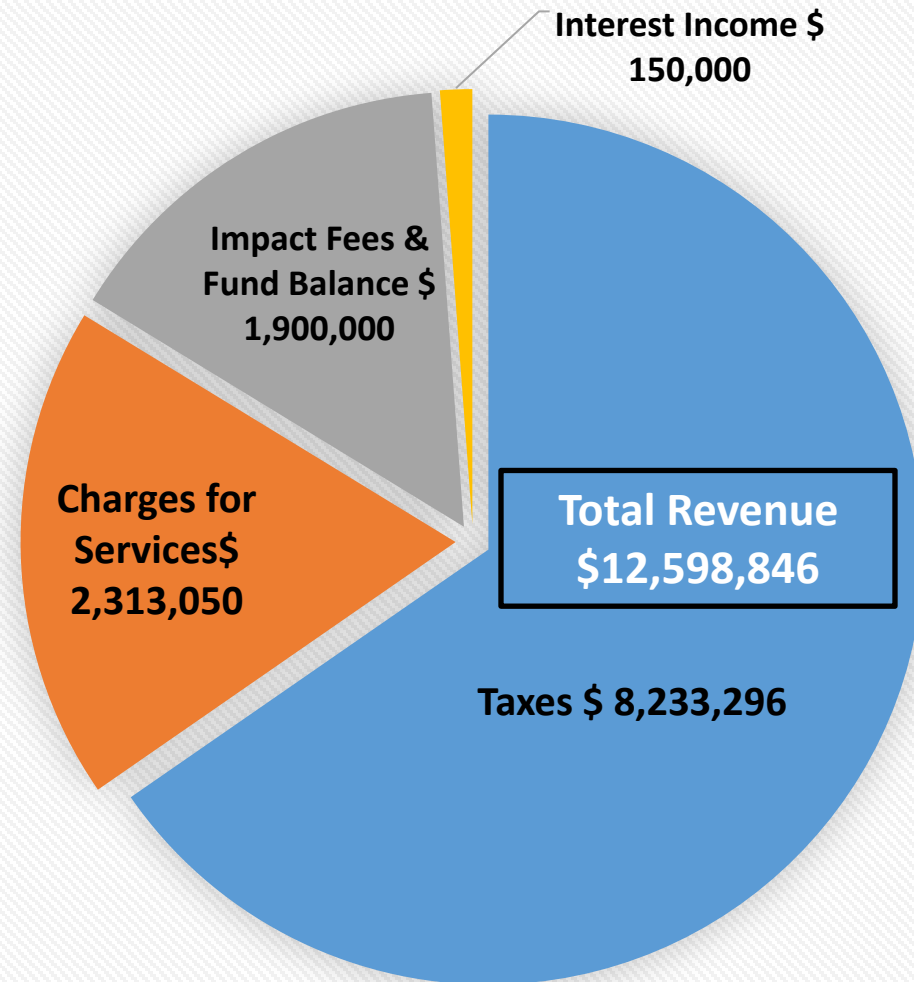
Gainesville Parks & Recreation



NATURE PRESERVE  
 ROPER PARK

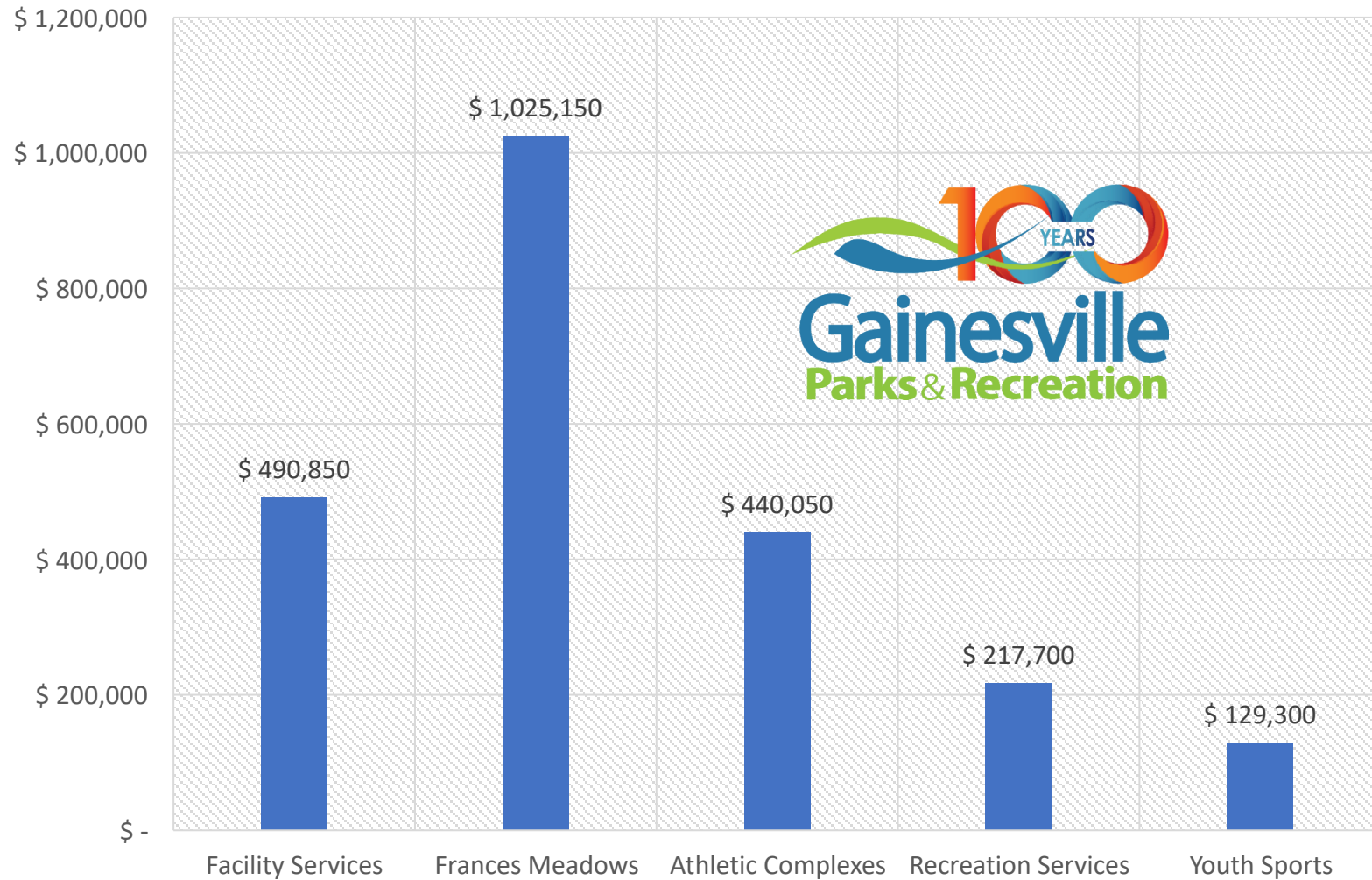
# Revenue Summary

Finance is projecting a 5% increase in property tax revenue, while we project a 7.5% increase in generated revenue.

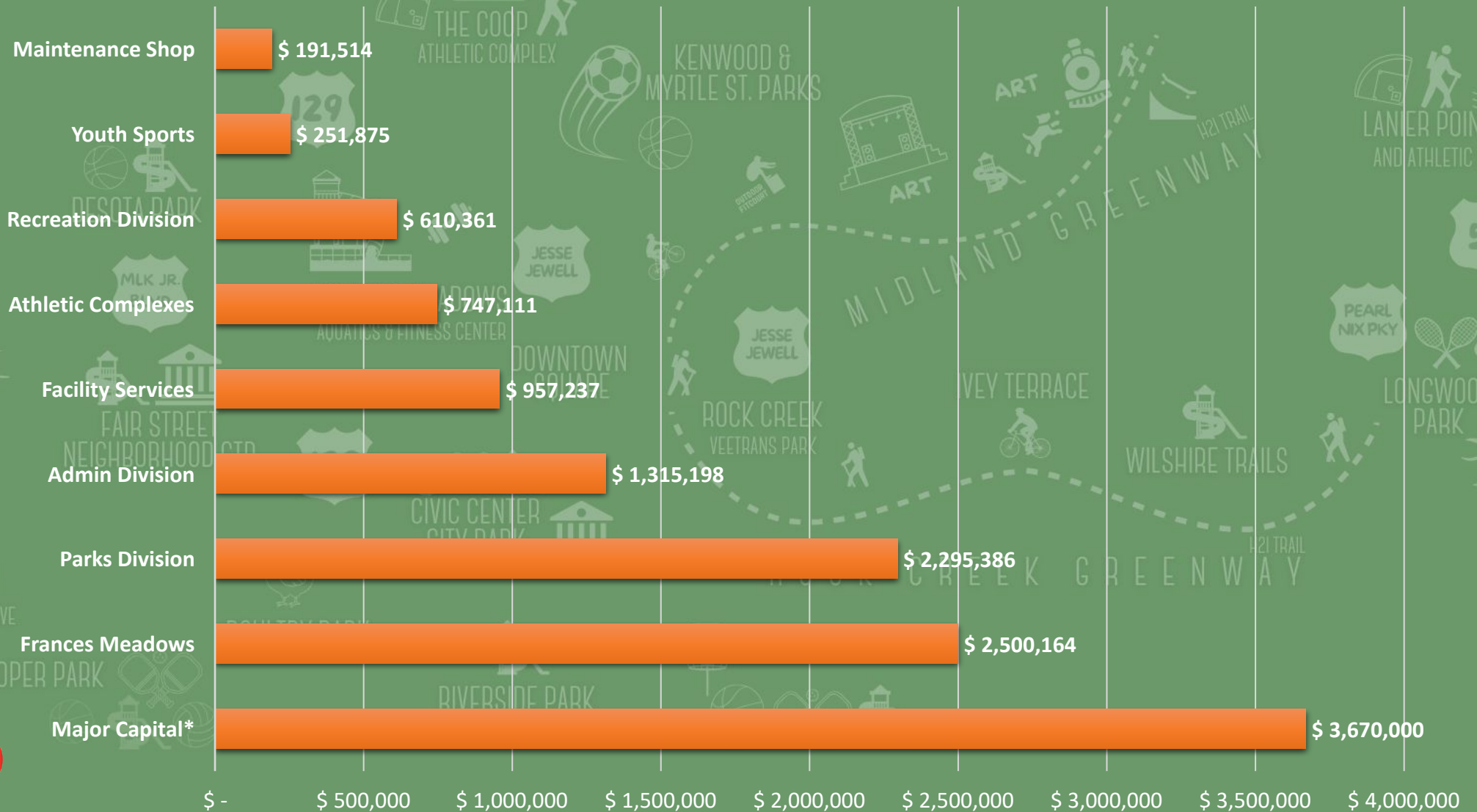


# Generated Revenue

## FEES & CHARGES

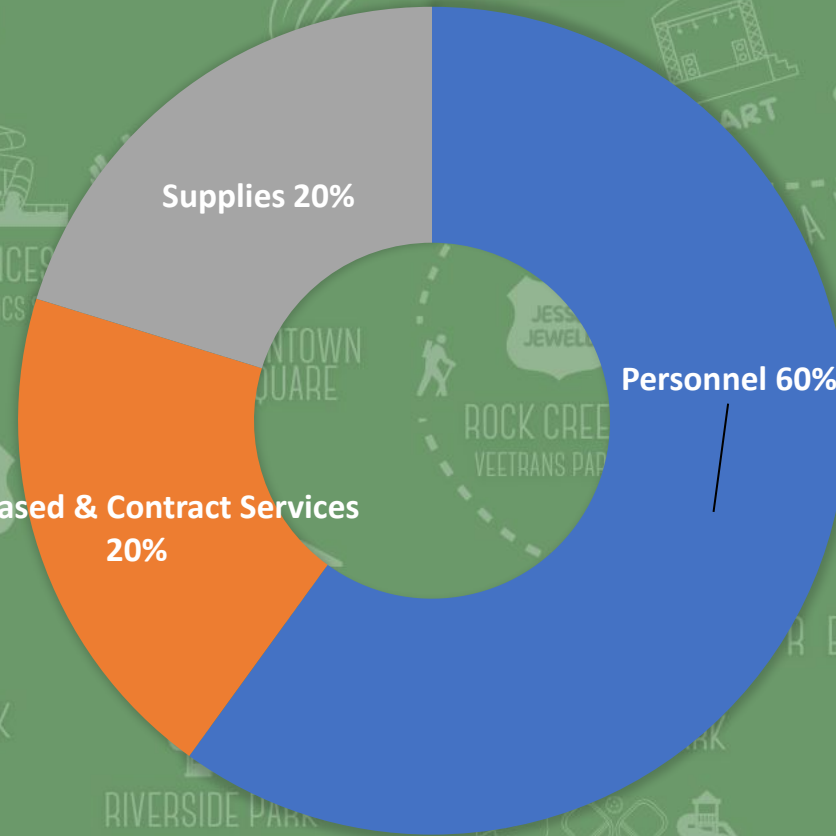


# EXPENDITURES BY COST CENTER



\*\$1.77m from Operating; \$1.1 from Fund Balance; \$800k from Impact Fees

# EXPENDITURES BY CATEGORY WITHOUT operating and major capital projects



**Total Projected  
Expenditures  
\$8,485,071**

# FY27 CAPITAL Gainesville **100** YEARS Parks & Recreation

21 PARKS =  
SO MUCH TO EXPLORE  
[GAINESVILLE.ORG/PARKS](http://GAINESVILLE.ORG/PARKS)

# Operating Capital

## Items of Note

- Tennis Court Resurfacing & Fencing
- Cardio Equipment Replacements
- Water Boilers at FM
- Kitchen Equipment Replacements at Civic Center
- MHC HVAC Repairs
- Replacement Wind Screens & Pitching Mounds for Recreation
- Facility Cameras
- Public Art

## RECOMMENDED EXPENDITURES

Recreation \$ 20,000

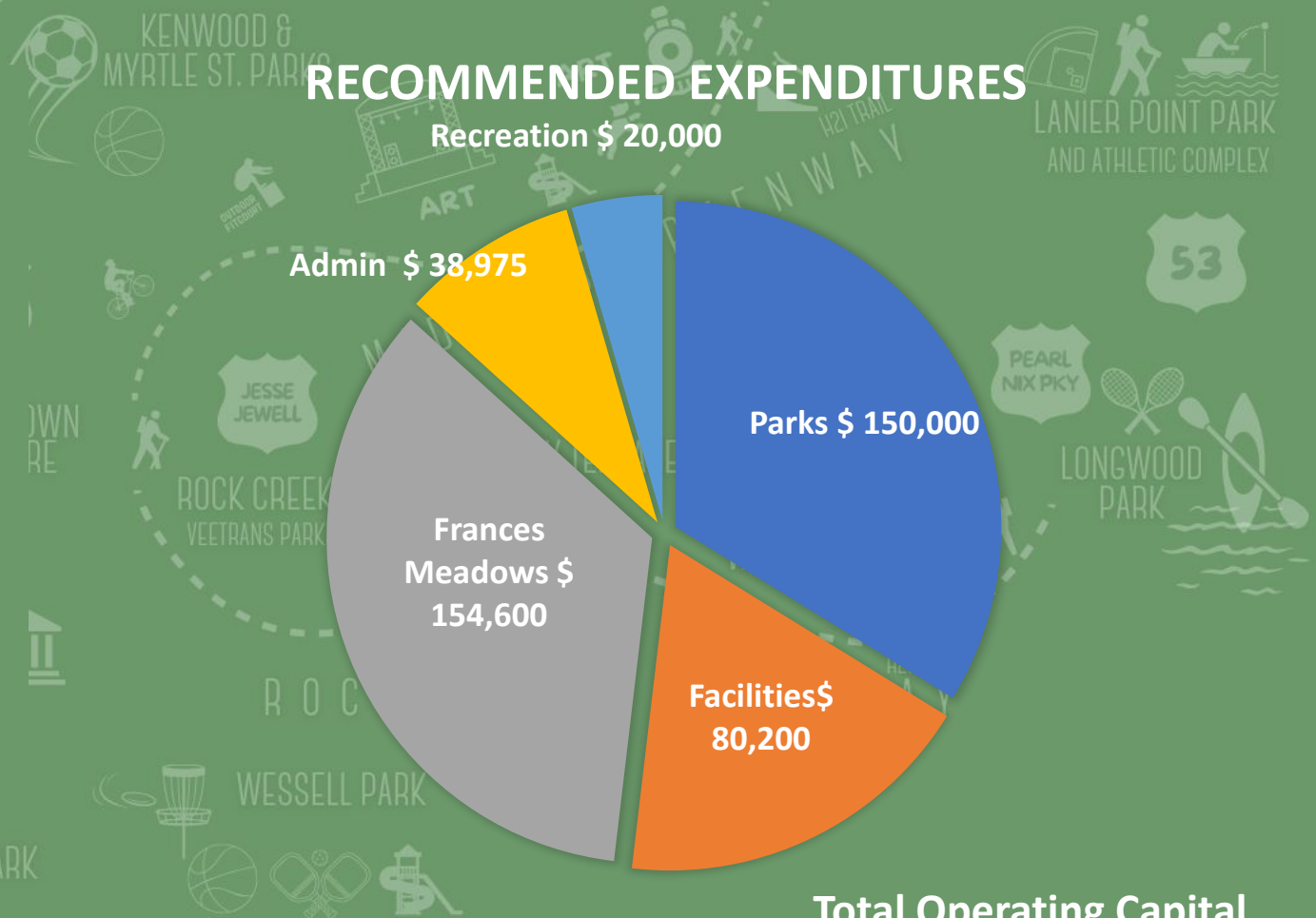
Admin \$ 38,975

Parks \$ 150,000

Frances Meadows \$ 154,600

Facilities \$ 80,200

**Total Operating Capital  
\$443,775**



# FY27 Recommended – Major Capital

Concept Revisions 1/23/26

SCALE 1" = 80'

\* Corps requested new concept to be overlaid on existing site to better show amenities.

\* please add nature trail labeled throughout

LEGEND

- 1 BASKETBALL COURT
- 2 TOT LOT
- 3 SEAT WALL
- 4 PLAYGROUND - 1200 SF
- 5 LAWN
- 6 RESTROOMS/ CONCESSIONS
- 7 PARKING LOT
- 8 SIDEWALK
- 9 TURF SEATING AREA
- 10 PARK ENTRY SIGNAGE
- 11 DOUBLE SIDED BENCHES
- 12 RELOCATED MEMORIAL
- 13 PROPOSED TREE
- 14 PROPERTY LINE
- 15 FUTURE GREENWAY CONNECTION
- 16 EXISTING FENCE LINE
- 17 15' PAVILION
- 18 400 SF PAVILION

private property

4 ADA Spaces +222

+210

+209.5

+203

+215.5

+212

+207

+205

boulder walls 30" max height

5% max slope 6' W concrete sidewalk

stepped terraces  
1' H x 2' W stacked granite curb

slate trail mix path and terrace

wildflower mix on disturbed soil

bridge and boardwalk  
6' W x 47' L wooden

LEGEND

- 1 RECREATION CENTER - 65,000 SF
- 2 DROP-OFF
- 3 PLAYGROUND
- 4 PAVILION
- 5 (S) MINI-PITCH SOCCER FIELDS

DESOTA PARK - C

# Major Capital

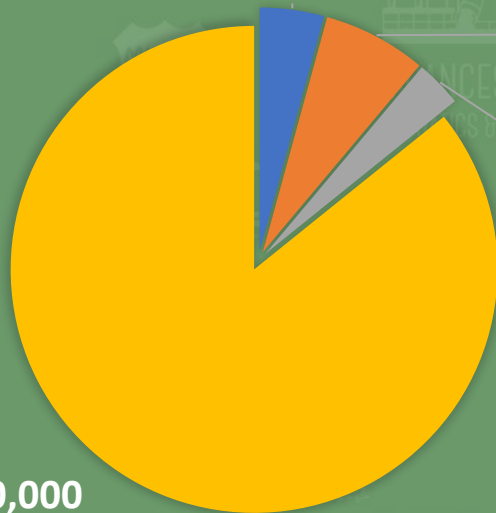
## HOW IT'S FUNDED

Fund Balance \$  
1,100,000

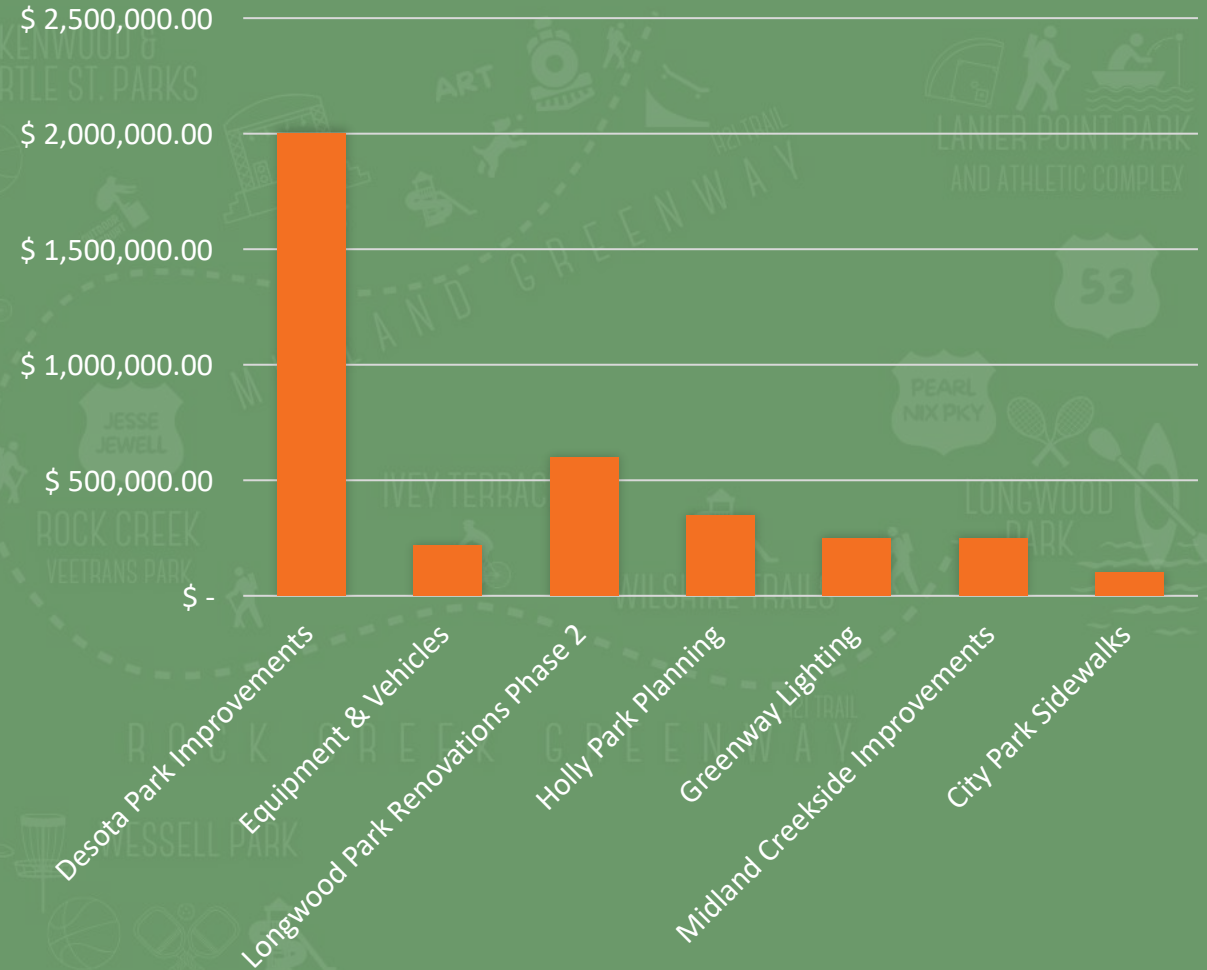
Operations \$  
1,770,000

Impact Fees \$  
800,000

SPLOST \$ 22,150,000



## TOTAL COST



\*Rec Center excluded from this graph for better visibility.

# 5 Year Capital Improvements Plan

New Strategic Plan

New Master Plan

2027

2028

2029

2030

2031

- Desota Park Improvements
- Equipment & Vehicles
- Rec Center Planning & Construction
- Longwood Phase II
- Holly Park Planning
- Greenway Lighting
- Midland Creekside Improvements

- Wilshire Trails Pavilion
- City Park Stairs/Sidewalk
- Midland Creekside Phase II
- Holly Park Construction
- Linwood Parking Improvements
- Equipment & Vehicles
- IT Fiber to Parks

- 2040 Master Plan
- Candler Concessions & Restroom Building
- Athletic Courts & Field Fence Replacements
- IT Fiber
- Equipment & Vehicles

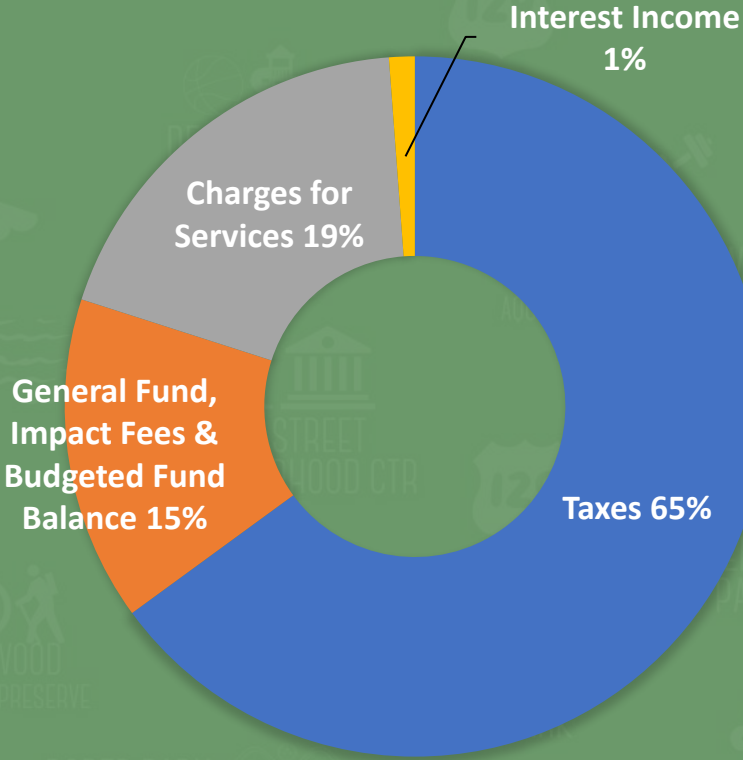
- FMAFC Outdoor Pool
- Adventure Playground
- Athletic Courts & Field Fence Replacements
- Equipment & Vehicles

- Cabbell Field Turf
- Civic Center Porticos
- Pickleball/Tennis Complex Planning
- Athletic Courts & Field Fence Replacements
- Equipment & Vehicles

21 PARKS =  
SO MUCH TO EXPLORE  
[GAINESVILLE.ORG/PARKS](http://GAINESVILLE.ORG/PARKS)

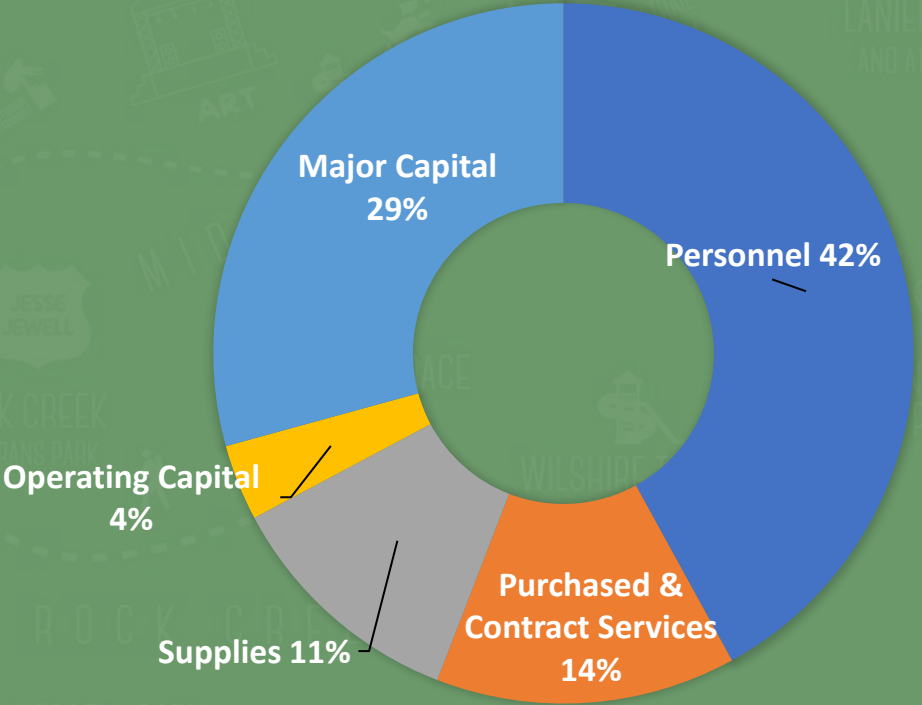
# Total Revenue

\$12,598,846



# Total Expenditures

\$12,598,846



\$20m+ will be coming from SPLOST for Rec Center & Holly Park

# Gainesville Parks & Recreation

100 YEARS

## Budget at a Glance

	FY25 Actual	FY26 Budget	FY27 Proposed
<b>Revenues</b>	<b>\$10,574,792</b>	<b>\$11,930,346</b>	<b>\$12,598,846</b>
Taxes	\$7,947,783	\$7,841,231	\$8,233,296
Generated Revenue	\$2,317,357	\$2,128,200	\$2,313,050
Other	\$309,651	\$1,960,915	\$2,052,500
<b>Expenses</b>	<b>\$10,356,356</b>	<b>\$11,930,346</b>	<b>\$12,598,846</b>
Operating	\$7,536,356	\$8,281,446	\$8,485,071
All Capital	\$2,820,000	\$3,648,900	\$4,113,775



# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** April 6, 2026  
**Date Submitted:** April 6, 2026  
**Final Approval Date:** April 14, 2026  
**Presenter:** Jessica Tullar, Neighborhood Development Manager  
**Item of Business:** Resolution: Establishing Just Compensation for the CDBG Program and Authorizing Property Acquisition from Laquita H. Pethel  
**Meeting Date:** April 16, 2026

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**Purpose of Request:**

To present a resolution establishing just compensation for the CDBG Program as it relates to the Laquita H. Pethel (Hilton Drive) Property.

**Facts & Issues / History & Background:**

The City of Gainesville is designated as an entitlement grantee by the U. S. Department of Housing and Urban Development (HUD) for the purpose of participation in the *Community Development Block Grant (CDBG)* Program. All CDBG-funded activities must meet one of three following National Objectives of the CDBG program: 1) benefit to low- and moderate-income persons, 2) elimination of slum and blight, and 3) meeting a particular urgent need. Multiple properties have been identified for acquisition under the CDBG Program for public facilities/infrastructure to serve different low- to moderate-income areas, and thereby, meet the national objective of benefiting low- and moderate-income persons. The intent is to acquire the properties using CDBG funds and then transfer them to the Gainesville Parks and Recreation Agency for use as parks, trails, and greenspace.

Each of the selected properties has been appraised by a certified real property appraiser. Additionally, each respective property owner has accepted the value as just compensation and executed a Purchase and Sale Agreement.

**Department Recommendation:**

Adopt the resolution.

**Department Director:**

Rusty Ligon

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**If funding is involved, are funds approved within the current budget? Yes**

Yes, CDBG-2023 (Resolution GR-2023-04) and CDBG-2024 (Resolution GR-2024-06).

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**Administrative Comments:**

Amount of Funds: \$70,000

Source of Funds: CDBG-2023 (Resolution GR-2023-04) and CDBG-2024 (Resolution GR-2024-06) Grant Funds

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**Attachments:**

1. Resolution: Establishing Just Compensation for the CDBG Program and Authorizing Property Acquisition from Laquita H. Pethel
2. Exhibit A: CDBG Just Compensation - Pethel PSA



**RESOLUTION BR-2026-**

**ESTABLISHING JUST COMPENSATION FOR THE CDBG PROGRAM AND  
AUTHORIZING PROPERTY ACQUISITIONS FROM LAQUITA H. PETHEL**

**WHEREAS**, the City of Gainesville is designated an entitlement grantee by the U. S. Department of Housing and Urban Development (HUD) for the purpose of participation in the *Community Development Block Grant (CDBG)* Program; and

**WHEREAS**, all CDBG funded activities must meet one of three following National Objectives of the *CDBG* program: 1) benefit to low- and moderate-income persons, 2) elimination of slum and blight, and 3) meeting a particular urgent need; and

**WHEREAS**, staff has identified for acquisition under the CDBG Program selected properties as a means to meet the national objective of benefiting low- and moderate-income persons, and one of the said select properties is listed below; and

<b>PROPERTY OWNER</b>	<b>PROPERTY ADDRESS</b>	<b>PARCEL NUMBER</b>	<b>JUST COMPENSATION</b>
Laquita Pethel	0 Hilton Drive	01127 003029A	\$70,000

**WHEREAS**, each of the selected properties has been appraised by a certified real property appraiser, and each respective property owner has accepted the value as just compensation; and

**WHEREAS**, the property owned by Laquita H. Pethel (“Pethel”), as more particularly described in the Exhibit “A” to the attached Real Estate Purchase and Sale Agreement with an Effective Date of January 16, 2026 (said real property hereinafter referred to as “the Pethel Property” and said Agreement hereinafter referred to as “the Pethel PSA”), will be used by the City to provide for expanded recreational opportunities for the public; and

**WHEREAS**, the governing body for the City desires to purchase the Pethel Property as set forth in the Pethel PSA.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville does hereby authorize the establishment of Just Compensation as noted above in this resolution.

**BE IT FURTHER RESOLVED THAT** the governing body for the City of Gainesville does hereby approve and ratify the Pethel PSA and does hereby authorize the purchase of the Pethel Property and directs the Mayor, the City Manager and/or the City Attorney to execute such documents and agreements that may be necessary to complete the closing of the purchase of the Pethel Property as set forth in the Pethel PSA.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Zack Thompson, Mayor**

**RESOLUTION BR-2026-**

**ESTABLISHING JUST COMPENSATION FOR THE CDBG PROGRAM AND  
AUTHORIZING PROPERTY ACQUISITIONS FROM LAQUITA H. PETHEL**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

---

**Alisa Grayson, City Clerk**

STATE OF GEORGIA

COUNTY OF HALL

**REAL ESTATE PURCHASE AND SALE AGREEMENT**

This Real Estate Purchase and Sale Agreement (this "Agreement") is made and entered into by and between Laquita H. Pethel (the "Seller"), and The City of Gainesville, Georgia (the "Purchaser");

*WHEREAS*, Seller is the owner of that certain parcel of real property located in the City of Gainesville, Hall County, Georgia, being tax parcel number 01127 003029A; and more particularly described as follows:

See real property described in Exhibit "A." The real property described in Exhibit "A" is hereinafter referred to as "the Property."

*WHEREAS*, Purchaser desires to purchase the Property and Seller desires to sell the Property pursuant to the terms and conditions of this Agreement;

**WITNESSETH:**

*NOW, THEREFORE*, for and in consideration of the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser hereby agree as follows:

1.1 Agreement of Purchase and Sale. Purchaser agrees to purchase, and the Seller agrees to sell, subject to the terms and conditions set forth in this Agreement, the Property.

1.2 Purchase Price. The purchase price to be paid by the Purchaser to the Seller for the Property shall be Seventy Thousand and no/100 (70,000.00) Dollars (the "Purchase Price") and shall be paid by Purchaser to Seller at Closing as follows: All cash at closing.

1.3 INTENTIONALLY DELETED.

1.4 Purchaser's obligations are contingent upon satisfactory completion of any and all inspections set forth below.

1.5 Effective Date. The parties hereto agree that for all purposes of this Agreement, the Effective Date of this Agreement shall be the date that this Agreement is executed by Seller.

1.6 Inspection Period. Purchaser, at Purchaser's sole cost and expense shall have the right to conduct an inspection of the Property for a period from the effective date, through and including that date which is ninety (90) days after the Effective Date (the "Inspection Period"). The inspection may include economic, engineering, financing, environmental, regulatory and any other factor relating to Purchaser's use of the Property. During the Inspection Period, and thereafter if Purchaser does not terminate this Agreement, Seller shall give Purchaser and Purchaser's agent and representatives reasonable access to the Property during normal business hours for purposes of inspecting and conducting such tests as are reasonable and necessary for Purchaser to determine if the Property is satisfactory for Purchaser's intended use

All inspections conducted by Purchaser pursuant to this Contract shall be non-invasive in nature, and shall not include any invasive Phase II or other sampling or testing unless otherwise agreed to in writing by Seller, subject to Seller's review and approval of a proposed scope of work for such activities, which may be granted or withheld at Seller's sole discretion. Purchaser shall ensure that: (a) all of its affiliates, employees, advisors, contractors, representatives or agents ("Representatives") who enter the Property shall have adequate, commercially reasonable insurance; (b) no liens shall be placed on the Property or levied against Seller as a result of Purchaser's inspection; and (c) the Property is restored to the same or similar condition as existed prior to any entry.

Purchaser expressly agrees that the results of any environmental investigation, review, sampling or analyses obtained by Purchaser in the course of or in connection with the inspections conducted hereunder shall remain confidential to Purchaser and its Representatives through the date of Closing and shall not be disclosed to Seller, the Georgia Environmental Protection Division, any other governmental entity or to any other third parties prior to Closing. These confidentiality obligations shall survive the termination of this Contract.

#### **"AS IS" PURCHASE**

To the maximum extent permitted by applicable law and except for Seller's representations and warranties specifically set forth above ("Seller's Warranties"), the transactions contemplated by this Contract are made and will be made without representation, covenant, or warranty of any kind (whether express, implied, or, to the maximum extent permitted by applicable law, statutory) by Seller. As a material part of the consideration for this Contract, Purchaser agrees to accept the Property on an "AS IS" and "WHERE IS" basis, with all faults and any and all latent and patent defects, and without any representation or warranty, all of which Seller hereby disclaims, except for Seller's Warranties. Except for Seller's Warranties, no warranty or representation is made by Seller as to (a) fitness for any particular purpose, (b) merchantability, (c) design, (d) quality, (e) condition, (f) operation or income, (g) compliance with drawings or specifications, (h) absence of defects, (i) absence of hazardous or toxic substances, (j) absence of faults, (k) flooding, or (l) compliance with laws and regulations including,

without limitation, those relating to health, safety, and the environment. Purchaser acknowledges that Purchaser has entered into this Contract with the intention of making and relying upon its own investigation of the physical, environmental, economic use, compliance, and legal condition of the Property and that Purchaser is not now relying, and will not later rely, upon any representations and warranties made by Seller, respectively, or anyone acting or claiming to act, by, through or under or on Seller's behalf concerning the Property, except for Seller's Warranties.

1.7 Right of Termination. If Purchaser discovers any matter during the Inspection Period that is unacceptable to Purchaser for any reason, in Purchaser's sole discretion, Purchaser may terminate this Agreement by giving Seller written notice thereof (the "Termination Notice") at any time prior to the expiration of the Inspection Period. If Purchaser fails to timely give the Termination Notice prior to the expiration of the Inspection Period, upon expiration of the Inspection Period, Purchaser shall be deemed to have waived its rights to terminate this Agreement. If the Purchaser provides the Termination Notice prior to the expiration of the Inspection Period, the parties shall have no further right or obligation hereunder; provided however, Purchaser shall be obligated to comply with its restoration and indemnification obligations set forth in this Section. Time is of the essence in regard to termination as set forth herein.

1.8 Seller's Documentation Delivery. Not later than 5:00 P.M., on the second (2<sup>nd</sup>) business day after the Effective Date, Seller shall deliver to Purchaser and Purchaser's attorney any and all such documents concerning the title and condition of the Property as are known to Seller, including but not limited to all deeds, plats, surveys, maps, drawings, plats, title insurance policies, title reports, environmental reports, soils analysis, engineering reports, appraisals, tax bills, tax assessment notices, declarations of covenants or conditions in effect on the Property, any permits applicable to the Property, and the reports of any other kind or nature. Seller will additionally deliver a full copy of any and all current leases, together with any amendments or extensions thereof, and rent roles for the property. Purchaser may provide a list of additional requested documentation to Seller and Seller agrees to deliver all such available documents within five (5) business days. The information, other than matters of public record or matters generally known to the public, furnished to, or obtained through inspection of the Property by, Purchaser, its affiliates, lenders, employees, attorneys, accountants and other professionals or agents relating to the Property, will be treated by Purchaser, its affiliates, lenders, employees, agents, and current and prospective investors as confidential. Should the Closing fail to occur for any reason, Purchaser shall deliver to Seller all existing copies of the Property Information within three (3) business days of the Closing date.

1.9 Condition of Property. Seller represent that at the closing any and all improvements located thereon will be in the same condition as they are on the Effective Date of this Agreement. Seller shall convey title to the Property to Purchaser via general warranty deed. Seller agrees to remove all personal property from the buildings located on the Property prior to closing and deliver broom clean buildings to Purchaser at closing.

1.10 Permitted Exceptions. Title to the Property shall be free and clear of liens and encumbrances, except for: (i) zoning; (ii) current year's and future ad valorem taxes and assessments affecting the Property which are not yet due and payable; (iii) any liens, encumbrances or other title exceptions approved or waived by Purchaser as provided in Section 1.11.

1.11 Title Examination. Purchaser will complete its examination of the title to the Property during the Inspection Period. As part of this examination, Purchaser will obtain, and Purchaser will pay for at closing, a title insurance certificate and commitment showing Seller's title to the Property to be marketable in fact. Purchaser shall notify Seller in writing of any objections or defects to the title. If Purchaser delivers notice of any such objections or defects, then Seller, within ten (10) days after receipt of such notice, shall either elect: (i) not to cure any such defects or (ii) to promptly attempt to cure any such defects before Closing. Seller's failure to send written notice to Purchaser within such ten (10) day period electing to either not cure or attempt to cure such defects shall be deemed an election by Seller not to cure such defects. If Seller refuses to cure such defects, then, no later than ten (10) days after receipt of Seller's notice refusing to cure, or the deemed refusal to cure, Purchaser shall elect as its sole remedy to either: (i) terminate this Agreement by giving written notice thereof to Seller, in which event: (a) this Agreement shall thereupon be of no further force and effect; and (b) no party hereto shall have any further rights, duties or obligations hereunder; or (ii) accept the title to the Property subject to the defects without adjustment to the Purchase Price and proceed to Closing as set forth herein. At closing, the Purchaser is to pay all premiums necessary to convert the title insurance commitment to a Purchaser's title insurance policy in the full amount of the purchase price.

1.12 Survey. Purchaser may obtain at its expense, as soon as practical after the effective date, an ALTA/ACSM Survey according to Purchaser's specifications, complete with utilities, and showing the Property and the total acreage to the nearest 1/100<sup>th</sup> acre. Purchaser shall notify Seller in writing of any objections or defects to the Property revealed by the Survey. If Purchaser delivers notice of any such objections or defects, then Seller, within ten (10) days after receipt of such notice, shall either elect: (i) not to cure any such defects or (ii) to promptly attempt to cure any such defects before Closing. Seller's failure to send written notice to Purchaser within such ten (10) day period electing to either not cure or attempt to cure such defects shall be deemed an election by Seller not to cure such defects. If Seller refuses to cure such defects Purchaser shall elect as its sole remedy to either: (i) terminate this Contract by giving written notice thereof to Seller, in which event no party hereto shall have any further rights, duties or obligations hereunder; or (ii) accept the survey to the Property subject to the defects without adjustment to the Purchase Price and proceed to Closing as set forth herein.

1.13 INTENTIONALLY OMITTED

1.14 Utilities. Purchaser shall confirm the availability of any and all utilities servicing the Property, including, without limitation, public water, sanitary sewer, storm sewer,

electric, natural gas, and telephone and that each such utility service has sufficient capacity to serve the intended use by Purchaser.

1.15 Existing Leases. Seller will not amend, modify, extend, alter or terminate any existing lease, contract or agreement affecting the Property, or enter into any new lease, contract or agreement affecting the Property during the term of this Agreement. Seller shall not extend any lease of the billboard on the Property past the closing.

1.16 Flood Determination. Purchaser shall confirm that the Property is not within the 100-year flood plain as established by FEMA.

1.17 INTENTIONALLY OMITTED

1.18 Closing Date. Closing shall be on or before thirty (30) days following the end of the Inspection Period.

1.19 Closing Location. Closing shall take place at Hulsey, Oliver & Mahar, LLP or at such other location as chosen by Purchaser.

1.20 Title. There shall be conveyed at closing, good and marketable, fee simple title to the Property by limited warranty deed. Good and marketable fee simple title is hereby defined as title which is insurable by First American Title Insurance Company at its standard rates on an ALTA Owner's Policy. The Property shall be described according to survey obtained pursuant to Section 1.12 above.

1.21 Seller's Obligations at Closing. At Closing, Seller, at its sole cost and expense, shall deliver to the Purchaser the following:

- a) General Warranty Deed in recordable form conveying good, marketable and insurable title to the Property;
- b) A Non-Foreign Affidavit;
- c) Seller's Affidavit acceptable to Purchaser's title insurance company;
- d) Affidavit allowing Purchaser to properly comply with 1099 reporting requirements;
- e) Certification that there are no existing leases encumbering all or any portion of the Property;
- f) Written confirmation that any and all management and service contracts have been terminated, or assigned to Purchaser, at Purchaser's sole election;
- g) An executed closing statement (the "Closing Statement") setting forth in reasonable detail the financial transaction contemplated by this Agreement, including without limitation the Purchase Price, all prorations, the allocation of costs specified herein, and the source, application and disbursement of all funds. Purchaser shall be responsible for preparing the Closing Statement.

1.22 Purchaser's Obligations at Closing. At Closing, Purchaser, at its sole cost and expense, shall deliver to Seller the following:

- a) Immediately available funds payable to the Seller representing the cash portion of the Purchase Price, prorations and other items reflected on the closing statements;
- b) Such documents as are reasonably required to fully authorize the purchase of the Property by Purchaser and execution of all Closing documents;
- c) The Closing Statement.

1.23 Costs. Purchaser shall pay all costs and fees related to any title policy, title commitment, survey, appraisal, environmental audits and the recording of the deed. Seller shall pay any real estate transfer tax associated with the conveyance that may be imposed on the transaction. Seller and Purchaser shall pay the fees of their own attorneys for services related to the preparation and negotiation of this Agreement and the purchase and sale of the Property.

1.24 Prorations. Ad valorem taxes on the Property for the year of closing shall be prorated at Closing, effective as of the Closing Date, based on actual amounts, if known, and if not, then on the best available estimates thereof. Provided that Seller receives the Purchase Price, the date of closing will be attributable to Purchaser. If tax assessments for the Property for the current year are unavailable as of the Closing Date, said ad valorem taxes shall be prorated or adjusted based upon the immediately preceding tax year figures. The parties shall cooperate to transfer all utility services to the Property, effective as of the Closing Date; provided, however, Seller will be responsible for all charges applicable to the period prior to the Closing Date, and Purchaser shall be responsible for all charges applicable to the period from and after the Closing Date. All taxes, assessments and charges due and payable with respect to the Property after Closing shall be the responsibility of Purchaser. The provisions of this Article shall survive closing.

Additionally, any and all rents and other operating expenses, if any, will be pro-rated at closing.

1.25 General Obligations of Purchaser and Seller. At Closing the Seller and Purchaser shall cause to be delivered such other instruments and documents as may be reasonable, necessary and appropriate to complete the Closing of this transaction.

1.26 Possession. Seller agrees to deliver possession of the Property to Purchaser on the Closing Date and after consummation and funding of the transaction described herein.

1.27 Default by Purchaser. If Purchaser fails to perform any of its obligations under this Agreement for any reason other than Seller's default or the permitted termination of this Agreement by either Seller or Purchaser as herein expressly provided, Seller shall be entitled, as its sole remedy, to terminate this Agreement and receive the balance of the Earnest Money deposited by Purchaser as liquidated damages for the breach of this Agreement, it being agreed between the parties that the actual damages to Seller in the

event of such breach are impractical to ascertain and the amount of the Earnest Money is a reasonable estimate thereof.

1.28 Default by Seller. In the event that Seller fails to perform any of its obligations under this Agreement for any reason other than Purchaser's default or the permitted termination of this Agreement by Seller or Purchaser as herein expressly provided, Purchaser shall be entitled, as its sole remedy to seek to enforce specific performance of Seller's obligation to do all things reasonably necessary to execute the documents required by this Agreement and to convey title to the Property to Purchaser. Purchaser shall be deemed to have elected to terminate this Agreement if Purchaser fails to file suit for specific performance against Seller on or before thirty (30) days following the date upon which Closing was to have occurred.

1.29 Condemnation. If, at any time prior to the Closing, any action or proceeding is filed or threatened under which the Property, or any portion thereof, may be taken pursuant to condemnation, then, at the option of Purchaser: (a) this Agreement shall terminate and the balance of the Earnest Money shall immediately be returned to Purchaser, and no party hereto shall have any further rights, liabilities or obligations hereunder; or (b) this Agreement shall remain in full force and effect, and Seller, at the time of closing hereunder, shall transfer and assign to Purchaser all of Seller's right, title and interest in and to any proceeds received or which may be received by reason of such taking, or a sale in lieu thereof, said option to be exercisable by Purchaser by delivering to Seller written notice of such exercise on or before the fifteenth (15th) day following the date on which Purchaser receives from Seller written notice that such suit has been filed or is threatened, but in no event later than the date of closing hereunder. If Purchaser fails to exercise said option within said fifteen (15)-day period, then Purchaser shall be deemed to have elected the alternative set forth in subsection (a) above.

1.30 Commissions. See information as to brokers and commissions attached hereto as Exhibit "B."

1.31 Assignment. Neither party may assign this Agreement without the prior written consent of the other. Any such prohibited assignment shall be void. Notwithstanding the foregoing Purchaser shall be entitled to assign the rights of Purchaser to another entity controlled by the same owners created for the purpose of this transaction.

1.32 Entire Agreement. This Agreement embodies the entire agreement of the parties hereto and can be modified or varied only by a written instrument subscribed to by all parties hereto.

1.33 Time of Essence. Time is of the essence of this Agreement.

1.34 Notices. Any notice, request, demand, instruction, or other communication to be given to either party hereunder, except those required to be delivered at Closing, shall

be in writing, and shall be deemed to be delivered upon receipt, if hand delivered or delivered by overnight delivery service, or upon deposit in certified mail, return receipt requested, addressed as follows:

If to the City:                   City of Gainesville  
  Attention: Jessica Tullar  
  311 Henry Ward Way  
  Gainesville, GA 30501  
  Phone: (770) 531-6574  
  Email: jtullar@gainesvillega.gov

With a copy to:                 Hulsey, Oliver and Mahar, LLP  
  Attention: Abbott S. Hayes, Jr.  
  200 E. E. Butler Parkway  
  Gainesville, GA 30501  
  Phone: 770-532-6312  
  Email: ash@homlaw.com

If to Seller:                     Laquita Pethel



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1.35 Change of Address. The addresses and addressees for the purpose of this Article may be changed by either party by giving notice of such change to the other party in the manner provided for giving notice.

1.36 Captions. The captions used in connection with the paragraphs of this Agreement are for convenience only and shall not be deemed to construe or limit the meaning of the language contained in this Agreement, or be used as interpreting the meanings and provisions hereof.

1.37 Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

1.38 Responsibility to Cooperate. All parties agree to take all actions and do all things reasonably necessary to fulfill the terms and conditions of this Agreement in good faith and in a timely manner. Purchaser and Seller shall execute and deliver such

certifications, affidavits, and statements as are required at closing to meet the requirements of any lender(s) and of federal and state law.

1.39 Construction. The parties acknowledge that their attorneys have reviewed and negotiated the provisions of this Agreement; therefore, the rule of construction that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto.

1.40 Governing Law. This Agreement shall be construed and interpreted under the laws of the State of Georgia, without regard to any conflicts of law doctrine of such state.

1.41 Counterparts. This Agreement may be executed in any number of counterparts which together shall constitute the Agreement of the parties.

1.42 Special Stipulations. The following Special Stipulations, if conflicting with any exhibit, addendum or preceding paragraph (including changes thereto made by the parties), shall control: None.

IN WITNESS WHEREOF, this instrument has been executed in multiple copies of the dates set forth below, and each executed copy shall be deemed an original for all purposes.

Purchaser:

CITY OF GAINESVILLE

By: [Signature]  
Bryan Lackey, City Manager

Attest: [Signature]  
Alisa Grayson, City Clerk

Date: 1/12/2026



CITY SEAL

Approved as to form: [Signature]

Abbott Swift Hayes, Jr.

Date: 1/16/2026

By: [Signature]  
Laquita H. Pethel

Date: 1-16-26

4931-6746-3812

EXHIBIT 'A'

TRACT 2

all those lots, tracts and parcels of land lying situate and being in Land Lots 15B and 16B of the 9th Land District of Hall County, Georgia, a portion of which is in the City of Gainesville, Georgia, being 26.93 acres as shown by a plat entitled, "Plat for Jim Dehal", prepared by Henry Grady Jarrard, Georgia Registered Land Surveyor dated January 28, 1980, a copy of which plat is recorded in Plat Book 127, page 110, Hall County, Georgia Plat Records and is by reference made a part hereof.

Said property is conveyed subject to sever<sup>ance</sup> easements as set forth in a Warranty Deed from Frank Morris and Morris-Smith Buick-GMC to William D. Brunstad, Nominee, dated the 16th day of September, 1982, recorded in Deed Book 771, pages 605-613, Hall County, Georgia Deed Records, and a split interest ~~to be set~~ in a Split Interest Agreement between Frank Morris, Secretary, Buick-GMC, and Jim Dehal, Inc., dated 12/16/1988. This is a portion of that property conveyed by two deeds from Ethel Stringer the first being a deed dated January 29, 1981 from Ethel Stringer to Morris-Smith Buick-GMC, Inc., recorded in Deed Book 733, page 504, Hall County, Georgia Deed Records and the second being a deed from Ethel Stringer to Frank Morris dated January 29, 1981, recorded in Deed Book 733, page 507, Hall County, Georgia Deed Records.



EXHIBIT TO AGREEMENT  
EXHIBIT " B "



2026 Printing

This Exhibit is part of the Agreement with an Offer Date of 1/12/2026 for the  purchase and sale and / or  lease of that certain Property known as: tax parcel 01127 003029A, Gainesville, Georgia 30501.

*NOTE: The following language is furnished by the parties and is particular to this transaction!*

Seller is represented by Chris McCall Realty.

Purchaser is represented by Don Carter Realty.

Commission of 10% of purchase price shall be paid by the Seller at closing. 5% shall be paid to the Seller's agent and 5% shall be paid to the Purchaser's agent.

Buyer's / Tenant's Initials: \_\_\_\_\_

Seller's / Landlord's Initials: LP

Chris McCall Realty

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Douglas Carter IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.  
Copyright© 2026 by Georgia Association of REALTORS®, Inc. F804, Exhibit to Agreement, 01/01/26



# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** March 2, 2026  
**Date Submitted:** April 6, 2026  
**Final Approval Date:** April 14, 2026  
**Presenter:** Jessica Tullar, Neighborhood Development Manager  
**Item of Business:** Resolution: Establishing Just Compensation for the CDBG Program and Authorizing Property Acquisition from New Town Florist Club, Inc.  
**Meeting Date:** April 16, 2026

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**Purpose of Request:**

To present a resolution establishing just compensation for the CDBG Program as it relates to the New Town Florist Club, Inc. (1112 Desota Street) Property.

**Facts & Issues / History & Background:**

The City of Gainesville is designated as an entitlement grantee by the U. S. Department of Housing and Urban Development (HUD) for the purpose of participation in the *Community Development Block Grant (CDBG)* Program. All CDBG-funded activities must meet one of three following National Objectives of the CDBG program: 1) benefit to low- and moderate-income persons, 2) elimination of slum and blight, and 3) meeting a particular urgent need. Multiple properties have been identified for acquisition under the CDBG Program for public facilities/infrastructure to serve different low- to moderate-income areas, and thereby, meet the national objective of benefiting low- and moderate-income persons. The intent is to acquire the properties using CDBG funds and then transfer them to the Gainesville Parks and Recreation Agency for use as parks, trails, and greenspace.

Each of the selected properties has been appraised by a certified real property appraiser. Additionally, each respective property owner has accepted the value as just compensation and executed a Purchase and Sale Agreement.

**Department Recommendation:**

Approve the resolution.

**Department Director:**

Rusty Ligon

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**If funding is involved, are funds approved within the current budget? Yes**

**Amount Requested:** \$48,000

**Sources of Funds:**

CDBG-2023 (Resolution GR-2023-04) and CDBG-2024 (Resolution GR-2024-06) Grant Funds

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Resolution Establishing Just Compensation for the CDBG Program and Authorizing Property Acquisition from the New Town Florist Club, Inc.

2. Exhibit A: CDBG Just Compensation - New Town PSA

**RESOLUTION BR-2026-**

**ESTABLISHING JUST COMPENSATION FOR THE CDBG PROGRAM AND  
AUTHORIZING PROPERTY ACQUISITIONS FROM NEW TOWN FLORIST CLUB, INC.**

**WHEREAS**, the City of Gainesville is designated an entitlement grantee by the U. S. Department of Housing and Urban Development (HUD) for the purpose of participation in the *Community Development Block Grant (CDBG)* Program; and

**WHEREAS**, all CDBG funded activities must meet one of three following National Objectives of the *CDBG* program: 1) benefit to low- and moderate-income persons, 2) elimination of slum and blight, and 3) meeting a particular urgent need; and

**WHEREAS**, staff has identified for acquisition under the CDBG Program selected properties as a means to meet the national objective of benefiting low- and moderate-income persons, and one of the said select properties is listed below; and

<b>PROPERTY OWNER</b>	<b>PROPERTY ADDRESS</b>	<b>PARCEL NUMBER</b>	<b>JUST COMPENSATION</b>
Newtown Florist Club	1112 Desota Street	01060 003001	\$48,000

**WHEREAS**, each of the selected properties has been appraised by a certified real property appraiser, and each respective property owner has accepted the value as just compensation; and

**WHEREAS**, the property owned by New Town Florist Club, Inc. (“New Town”), as more particularly described in the Exhibit “A” to the attached Real Estate Purchase and Sale Agreement with an Effective Date of January 2, 2026 (said real property hereinafter referred to as “the New Town Property” and said Agreement hereinafter referred to as “the New Town PSA”), will be used by the City to provide for expanded recreational opportunities for the public; and

**WHEREAS**, the governing body for the City desires to purchase the New Town Property as set forth in the New Town PSA.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville does hereby authorize the establishment of Just Compensation as noted above in this resolution.

**BE IT FURTHER RESOLVED THAT** the governing body for the City of Gainesville does hereby approve and ratify the New Town PSA and does hereby authorize the purchase of the New Town Property and directs the Mayor, the City Manager and/or the City Attorney to execute such documents and agreements that may be necessary to complete the closing of the purchase of the New Town Property as set forth in the New Town PSA.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Zack Thompson, Mayor**

**RESOLUTION BR-2026-**

**ESTABLISHING JUST COMPENSATION FOR THE CDBG PROGRAM AND  
AUTHORIZING PROPERTY ACQUISITIONS FROM NEW TOWN FLORIST CLUB, INC.**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

---

**Alisa Grayson, City Clerk**

STATE OF GEORGIA

COUNTY OF HALL

### REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement (this "Agreement") is made and entered into by and between New Town Florist Club, Inc., a domestic nonprofit corporation of the State of Georgia (the "Seller"), and The City of Gainesville, Georgia (the "Purchaser");

*WHEREAS*, Seller is the owner of that certain parcel of real property located in the City of Gainesville, Hall County, Georgia, being tax parcel number 01060 003001; and more particularly described as follows:

See real property described in Exhibit "A." The real property described in Exhibit "A" is hereinafter referred to as "the Property."

*WHEREAS*, Purchaser desires to purchase the Property and Seller desires to sell the Property pursuant to the terms and conditions of this Agreement;

#### WITNESSETH:

*NOW, THEREFORE*, for and in consideration of the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser hereby agree as follows:

1.1 Agreement of Purchase and Sale. Purchaser agrees to purchase, and the Seller agrees to sell, subject to the terms and conditions set forth in this Agreement, the Property.

1.2 Purchase Price. The purchase price to be paid by the Purchaser to the Seller for the Property shall be Forty-Eight Thousand and no/100 (48,000.00) Dollars (the "Purchase Price") and shall be paid by Purchaser to Seller at Closing as follows: All cash at closing.

1.3 INTENTIONALLY DELETED.

1.4 Purchaser's obligations are contingent upon satisfactory completion of any and all inspections set forth below.

1.5 Effective Date. The parties hereto agree that for all purposes of this Agreement, the Effective Date of this Agreement shall be the date that this Agreement is executed by Seller.

1.6 Inspection Period. Purchaser, at Purchaser's sole cost and expense shall have the right to conduct an inspection of the Property for a period from the effective date, through and including that date which is ninety (90) days after the Effective Date (the "Inspection Period"). The inspection may include economic, engineering, financing, environmental, regulatory and any other factor relating to Purchaser's use of the Property. During the Inspection Period, and thereafter if Purchaser does not terminate this Agreement, Seller shall give Purchaser and Purchaser's agent and representatives reasonable access to the Property during normal business hours for purposes of inspecting and conducting such tests as are reasonable and necessary for Purchaser to determine if the Property is satisfactory for Purchaser's intended use

All inspections conducted by Purchaser pursuant to this Contract shall be non-invasive in nature, and shall not include any invasive Phase II or other sampling or testing unless otherwise agreed to in writing by Seller, subject to Seller's review and approval of a proposed scope of work for such activities, which may be granted or withheld at Seller's sole discretion. Purchaser shall ensure that: (a) all of its affiliates, employees, advisors, contractors, representatives or agents ("Representatives") who enter the Property shall have adequate, commercially reasonable insurance; (b) no liens shall be placed on the Property or levied against Seller as a result of Purchaser's inspection; and (c) the Property is restored to the same or similar condition as existed prior to any entry.

Purchaser expressly agrees that the results of any environmental investigation, review, sampling or analyses obtained by Purchaser in the course of or in connection with the inspections conducted hereunder shall remain confidential to Purchaser and its Representatives through the date of Closing and shall not be disclosed to Seller, the Georgia Environmental Protection Division, any other governmental entity or to any other third parties prior to Closing. These confidentiality obligations shall survive the termination of this Contract.

### **"AS IS" PURCHASE**

To the maximum extent permitted by applicable law and except for Seller's representations and warranties specifically set forth above ("Seller's Warranties"), the transactions contemplated by this Contract are made and will be made without representation, covenant, or warranty of any kind (whether express, implied, or, to the maximum extent permitted by applicable law, statutory) by Seller. As a material part of the consideration for this Contract, Purchaser agrees to accept the Property on an "AS IS" and "WHERE IS" basis, with all faults and any and all latent and patent defects, and without any representation or warranty, all of which Seller hereby disclaims, except for Seller's Warranties. Except for Seller's Warranties, no warranty or representation is made by Seller as to (a) fitness for any particular purpose, (b) merchantability, (c) design, (d) quality, (e) condition, (f) operation or income, (g) compliance with drawings or specifications, (h) absence of defects, (i) absence of hazardous or toxic substances, (j) absence of faults, (k) flooding, or (l) compliance with laws and regulations including,

without limitation, those relating to health, safety, and the environment. Purchaser acknowledges that Purchaser has entered into this Contract with the intention of making and relying upon its own investigation of the physical, environmental, economic use, compliance, and legal condition of the Property and that Purchaser is not now relying, and will not later rely, upon any representations and warranties made by Seller, respectively, or anyone acting or claiming to act, by, through or under or on Seller's behalf concerning the Property, except for Seller's Warranties.

1.7 Right of Termination. If Purchaser discovers any matter during the Inspection Period that is unacceptable to Purchaser for any reason, in Purchaser's sole discretion, Purchaser may terminate this Agreement by giving Seller written notice thereof (the "Termination Notice") at any time prior to the expiration of the Inspection Period. If Purchaser fails to timely give the Termination Notice prior to the expiration of the Inspection Period, upon expiration of the Inspection Period, Purchaser shall be deemed to have waived its rights to terminate this Agreement. If the Purchaser provides the Termination Notice prior to the expiration of the Inspection Period, the parties shall have no further right or obligation hereunder; provided however, Purchaser shall be obligated to comply with its restoration and indemnification obligations set forth in this Section. Time is of the essence in regard to termination as set forth herein.

1.8 Seller's Documentation Delivery. Not later than 5:00 P.M., on the second (2<sup>nd</sup>) business day after the Effective Date, Seller shall deliver to Purchaser and Purchaser's attorney any and all such documents concerning the title and condition of the Property as are known to Seller, including but not limited to all deeds, plats, surveys, maps, drawings, plats, title insurance policies, title reports, environmental reports, soils analysis, engineering reports, appraisals, tax bills, tax assessment notices, declarations of covenants or conditions in effect on the Property, any permits applicable to the Property, and the reports of any other kind or nature. Seller will additionally deliver a full copy of any and all current leases, together with any amendments or extensions thereof, and rent roles for the property. Purchaser may provide a list of additional requested documentation to Seller and Seller agrees to deliver all such available documents within five (5) business days. The information, other than matters of public record or matters generally known to the public, furnished to, or obtained through inspection of the Property by, Purchaser, its affiliates, lenders, employees, attorneys, accountants and other professionals or agents relating to the Property, will be treated by Purchaser, its affiliates, lenders, employees, agents, and current and prospective investors as confidential. Should the Closing fail to occur for any reason, Purchaser shall deliver to Seller all existing copies of the Property Information within three (3) business days of the Closing date.

1.9 Condition of Property. Seller represent that at the closing any and all improvements located thereon will be in the same condition as they are on the Effective Date of this Agreement. Seller shall convey title to the Property to Purchaser via general warranty deed. Seller agrees to remove all personal property from the buildings located on the Property prior to closing and deliver broom clean buildings to Purchaser at closing.

1.10 Permitted Exceptions. Title to the Property shall be free and clear of liens and encumbrances, except for: (i) zoning; (ii) current year's and future ad valorem taxes and assessments affecting the Property which are not yet due and payable; (iii) any liens, encumbrances or other title exceptions approved or waived by Purchaser as provided in Section 1.11.

1.11 Title Examination. Purchaser will complete its examination of the title to the Property during the Inspection Period. As part of this examination, Purchaser will obtain, and Purchaser will pay for at closing, a title insurance certificate and commitment showing Seller's title to the Property to be marketable in fact. Purchaser shall notify Seller in writing of any objections or defects to the title. If Purchaser delivers notice of any such objections or defects, then Seller, within ten (10) days after receipt of such notice, shall either elect: (i) not to cure any such defects or (ii) to promptly attempt to cure any such defects before Closing. Seller's failure to send written notice to Purchaser within such ten (10) day period electing to either not cure or attempt to cure such defects shall be deemed an election by Seller not to cure such defects. If Seller refuses to cure such defects, then, no later than ten (10) days after receipt of Seller's notice refusing to cure, or the deemed refusal to cure, Purchaser shall elect as its sole remedy to either: (i) terminate this Agreement by giving written notice thereof to Seller, in which event: (a) this Agreement shall thereupon be of no further force and effect; and (b) no party hereto shall have any further rights, duties or obligations hereunder; or (ii) accept the title to the Property subject to the defects without adjustment to the Purchase Price and proceed to Closing as set forth herein. At closing, the Purchaser is to pay all premiums necessary to convert the title insurance commitment to a Purchaser's title insurance policy in the full amount of the purchase price.

1.12 Survey. Purchaser may obtain at its expense, as soon as practical after the effective date, an ALTA/ACSM Survey according to Purchaser's specifications, complete with utilities, and showing the Property and the total acreage to the nearest 1/100<sup>th</sup> acre. Purchaser shall notify Seller in writing of any objections or defects to the Property revealed by the Survey. If Purchaser delivers notice of any such objections or defects, then Seller, within ten (10) days after receipt of such notice, shall either elect: (i) not to cure any such defects or (ii) to promptly attempt to cure any such defects before Closing. Seller's failure to send written notice to Purchaser within such ten (10) day period electing to either not cure or attempt to cure such defects shall be deemed an election by Seller not to cure such defects. If Seller refuses to cure such defects Purchaser shall elect as its sole remedy to either: (i) terminate this Contract by giving written notice thereof to Seller, in which event no party hereto shall have any further rights, duties or obligations hereunder; or (ii) accept the survey to the Property subject to the defects without adjustment to the Purchase Price and proceed to Closing as set forth herein.

1.13 INTENTIONALLY OMITTED

1.14 Utilities. Purchaser shall confirm the availability of any and all utilities servicing the Property, including, without limitation, public water, sanitary sewer, storm sewer,

electric, natural gas, and telephone and that each such utility service has sufficient capacity to serve the intended use by Purchaser.

1.15 Existing Leases. Seller will not amend, modify, extend, alter or terminate any existing lease, contract or agreement affecting the Property, or enter into any new lease, contract or agreement affecting the Property during the term of this Agreement. Seller shall not extend any lease of the billboard on the Property past the closing.

1.16 Flood Determination. Purchaser shall confirm that the Property is not within the 100-year flood plain as established by FEMA.

1.17 INTENTIONALLY OMITTED

1.18 Closing Date. Closing shall be on or before thirty (30) days following the end of the Inspection Period.

1.19 Closing Location. Closing shall take place at Hulsey, Oliver & Mahar, LLP or at such other location as chosen by Purchaser.

1.20 Title. There shall be conveyed at closing, good and marketable, fee simple title to the Property by limited warranty deed. Good and marketable fee simple title is hereby defined as title which is insurable by First American Title Insurance Company at its standard rates on an ALTA Owner's Policy. The Property shall be described according to survey obtained pursuant to Section 1.12 above.

1.21 Seller's Obligations at Closing. At Closing, Seller, at its sole cost and expense, shall deliver to the Purchaser the following:

- a) General Warranty Deed in recordable form conveying good, marketable and insurable title to the Property;
- b) A Non-Foreign Affidavit;
- c) Seller's Affidavit acceptable to Purchaser's title insurance company;
- d) Affidavit allowing Purchaser to properly comply with 1099 reporting requirements;
- e) Certification that there are no existing leases encumbering all or any portion of the Property;
- f) Written confirmation that any and all management and service contracts have been terminated, or assigned to Purchaser, at Purchaser's sole election;
- g) An executed closing statement (the "Closing Statement") setting forth in reasonable detail the financial transaction contemplated by this Agreement, including without limitation the Purchase Price, all prorations, the allocation of costs specified herein, and the source, application and disbursement of all funds. Purchaser shall be responsible for preparing the Closing Statement.

1.22 Purchaser's Obligations at Closing. At Closing, Purchaser, at its sole cost and expense, shall deliver to Seller the following:

- a) Immediately available funds payable to the Seller representing the cash portion of the Purchase Price, prorations and other items reflected on the closing statements;
- b) Such documents as are reasonably required to fully authorize the purchase of the Property by Purchaser and execution of all Closing documents;
- c) The Closing Statement.

1.23 Costs. Purchaser shall pay all costs and fees related to any title policy, title commitment, survey, appraisal, environmental audits and the recording of the deed. Seller shall pay any real estate transfer tax associated with the conveyance that may be imposed on the transaction. Seller and Purchaser shall pay the fees of their own attorneys for services related to the preparation and negotiation of this Agreement and the purchase and sale of the Property.

1.24 Prorations. Ad valorem taxes on the Property for the year of closing shall be prorated at Closing, effective as of the Closing Date, based on actual amounts, if known, and if not, then on the best available estimates thereof. Provided that Seller receives the Purchase Price, the date of closing will be attributable to Purchaser. If tax assessments for the Property for the current year are unavailable as of the Closing Date, said ad valorem taxes shall be prorated or adjusted based upon the immediately preceding tax year figures. The parties shall cooperate to transfer all utility services to the Property, effective as of the Closing Date; provided, however, Seller will be responsible for all charges applicable to the period prior to the Closing Date, and Purchaser shall be responsible for all charges applicable to the period from and after the Closing Date. All taxes, assessments and charges due and payable with respect to the Property after Closing shall be the responsibility of Purchaser. The provisions of this Article shall survive closing.

Additionally, any and all rents and other operating expenses, if any, will be pro-rated at closing.

1.25 General Obligations of Purchaser and Seller. At Closing the Seller and Purchaser shall cause to be delivered such other instruments and documents as may be reasonable, necessary and appropriate to complete the Closing of this transaction.

1.26 Possession. Seller agrees to deliver possession of the Property to Purchaser on the Closing Date and after consummation and funding of the transaction described herein.

1.27 Default by Purchaser. If Purchaser fails to perform any of its obligations under this Agreement for any reason other than Seller's default or the permitted termination of this Agreement by either Seller or Purchaser as herein expressly provided, Seller shall be entitled, as its sole remedy, to terminate this Agreement and receive the balance of the Earnest Money deposited by Purchaser as liquidated damages for the breach of this Agreement, it being agreed between the parties that the actual damages to Seller in the

event of such breach are impractical to ascertain and the amount of the Earnest Money is a reasonable estimate thereof.

1.28 Default by Seller. In the event that Seller fails to perform any of its obligations under this Agreement for any reason other than Purchaser's default or the permitted termination of this Agreement by Seller or Purchaser as herein expressly provided, Purchaser shall be entitled, as its sole remedy to seek to enforce specific performance of Seller's obligation to do all things reasonably necessary to execute the documents required by this Agreement and to convey title to the Property to Purchaser. Purchaser shall be deemed to have elected to terminate this Agreement if Purchaser fails to file suit for specific performance against Seller on or before thirty (30) days following the date upon which Closing was to have occurred.

1.29 Condemnation. If, at any time prior to the Closing, any action or proceeding is filed or threatened under which the Property, or any portion thereof, may be taken pursuant to condemnation, then, at the option of Purchaser: (a) this Agreement shall terminate and the balance of the Earnest Money shall immediately be returned to Purchaser, and no party hereto shall have any further rights, liabilities or obligations hereunder; or (b) this Agreement shall remain in full force and effect, and Seller, at the time of closing hereunder, shall transfer and assign to Purchaser all of Seller's right, title and interest in and to any proceeds received or which may be received by reason of such taking, or a sale in lieu thereof, said option to be exercisable by Purchaser by delivering to Seller written notice of such exercise on or before the fifteenth (15th) day following the date on which Purchaser receives from Seller written notice that such suit has been filed or is threatened, but in no event later than the date of closing hereunder. If Purchaser fails to exercise said option within said fifteen (15)-day period, then Purchaser shall be deemed to have elected the alternative set forth in subsection (a) above.

1.30 Commissions. Purchaser and Seller each warrant and represent to the other that such party has not employed a real estate broker or agent in connection with the transaction contemplated hereby. Each party agrees to indemnify and hold the other harmless from any loss or cost suffered or incurred by it as a result of the other's representation herein being untrue. This provision shall survive the Closing or any termination of this Agreement.

1.31 Assignment. Neither party may assign this Agreement without the prior written consent of the other. Any such prohibited assignment shall be void. Notwithstanding the foregoing Purchaser shall be entitled to assign the rights of Purchaser to another entity controlled by the same owners created for the purpose of this transaction.

1.32 Entire Agreement. This Agreement embodies the entire agreement of the parties hereto and can be modified or varied only by a written instrument subscribed to by all parties hereto.

1.33 Time of Essence. Time is of the essence of this Agreement.

1.34 Notices. Any notice, request, demand, instruction, or other communication to be given to either party hereunder, except those required to be delivered at Closing, shall be in writing, and shall be deemed to be delivered upon receipt, if hand delivered or delivered by overnight delivery service, or upon deposit in certified mail, return receipt requested, addressed as follows:

If to the City:                   City of Gainesville  
  Attention: Jessica Tullar  
  311 Henry Ward Way  
  Gainesville, GA 30501  
  Phone: (770) 531-6574  
  Email: jtullar@gainesvillega.gov

With a copy to:                 Hulsey, Oliver and Mahar, LLP  
  Attention: Abbott S. Hayes, Jr.  
  200 E. E. Butler Parkway  
  Gainesville, GA 30501  
  Phone: 770-532-6312  
  Email: ash@homlaw.com

If to Seller:                     New Town Florist Club, Inc.  
  Attention: Rosetta Johnson Mackey, Executive Director  
  1064 Desota St.  
  Gainesville, GA 30501  
  Phone: 770-718-1343  
  Email: newtown193@gmail.com

1.35 Change of Address. The addresses and addressees for the purpose of this Article may be changed by either party by giving notice of such change to the other party in the manner provided for giving notice.

1.36 Captions. The captions used in connection with the paragraphs of this Agreement are for convenience only and shall not be deemed to construe or limit the meaning of the language contained in this Agreement, or be used as interpreting the meanings and provisions hereof.

1.37 Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

1.38 Responsibility to Cooperate. All parties agree to take all actions and do all things reasonably necessary to fulfill the terms and conditions of this Agreement in good faith and in a timely manner. Purchaser and Seller shall execute and deliver such certifications, affidavits, and statements as are required at closing to meet the requirements of any lender(s) and of federal and state law.

1.39 Construction. The parties acknowledge that their attorneys have reviewed and negotiated the provisions of this Agreement; therefore, the rule of construction that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto.

1.40 Governing Law. This Agreement shall be construed and interpreted under the laws of the State of Georgia, without regard to any conflicts of law doctrine of such state.

1.41 Counterparts. This Agreement may be executed in any number of counterparts which together shall constitute the Agreement of the parties.

1.42 Special Stipulations. The following Special Stipulations, if conflicting with any exhibit, addendum or preceding paragraph (including changes thereto made by the parties), shall control:

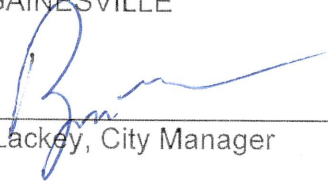
- (a) Seller shall provide such quitclaim deeds as are necessary to clear any title issues relating to the vesting deed into Seller not including Seller's legal corporate name.

(b) During the Inspection Period, Seller and Purchaser shall work together in good faith to include a use restriction limiting uses to a park, greenspace, and/or community garden, as well as to recognize the Wilkins family via signage on the Property.

IN WITNESS WHEREOF, this instrument has been executed in multiple copies of the dates set forth below, and each executed copy shall be deemed an original for all purposes.

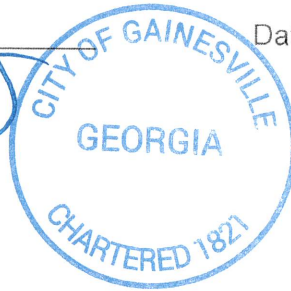
Purchaser:

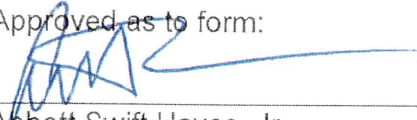
CITY OF GAINESVILLE

By:   
Bryan Lackey, City Manager

Attest:  Date: 1/12/2024  
Alisa Grayson, City Clerk

CITY SEAL



Approved as to form:  
  
Abbott Swift Hayes, Jr.

Date: 12-31-25

NEW TOWN FLORIST CLUB, INC.

By:   
Rosetta Johnson Mackey  
Executive Director

Date: January 9, 2026

4931-6746-3812

Return to: ↓  
Newtown Florist Club  
1064 Desota Street  
Gainesville, GA 30501

000388

HALL COUNTY, Georgia  
Real Estate Transfer Tax

QUIT CLAIM DEED

Paid \$ 0-

Date 7-11-11

Charles Baker  
Superior Court Clerk

By JW

PT61 069-2011-004015

STATE OF GEORGIA  
COUNTY OF HALL

012644

THIS INDENTURE made this <sup>11<sup>th</sup></sup> day of July, 2011, between Clyde Wilkins, Grantor and the Newtown Florist Club, Grantee. *Betty S. Wilkins*

WHEREVER, there is a reference herein to the Grantor and the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assign of the parties hereto.

WITNESSED, Grantor, for and in consideration of TEN DOLLARS (\$10.00) AND VALUABLE CONSIDERATION received at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUITCLAIM unto Grantee the following described property:

All that tract or parcel of land, lying and being partly within and partly without the corporate limits of the City of Gainesville, Hall County, Georgia, and being lot no. 54 of the tract of land known as the J.W. Smith or McBride Tract, and more fully described as follows:

Beginning at the intersection of the southeast side of Desota Street and the northeast side of Harvey Street, and running thence northeast along the southeast side of Desota Street 50 feet, thence southeast 85 feet, more or less, to the right-of-way of the Southern Railway; thence southwest along the northwest line of said right-of-way 50 feet to Harvey Street; thence northwest along the northeast side of Harvey street 86 feet, more or less, to the corner and point of beginning; being improved property known as no. 902 Desota Street, Gainesville, GA 30501.

TO HAVE AND TO HOLD the said tract or parcel of land to Grantee, so that neither the Grantor nor its heirs, nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid tract or parcel of land or appurtenances, or any rights thereof.

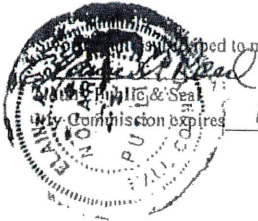
IN WITNESS WHEREOF, Grantor has hereunto set its hands and seals the day and year above written.

Signed, sealed and delivered this 7<sup>th</sup> day of July 2011 in the presence of:

*Jeanette Cage*  
Witness

*Betty S. Wilkins*  
Betty Wilkins

*Clyde Wilkins*  
Clyde Wilkins



MY COMMISSION EXPIRES  
JULY 22, 2012

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT  
Filed in office, this 11 day of July  
20 11 at 12:08 Pm. Recorded in Deed  
Book 6960 Page(s) 388-390  
Charles Baker, Clerk By JW

EXHIBIT

A



# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** February 27, 2026  
**Date Submitted:** April 6, 2026  
**Final Approval Date:** April 14, 2026  
**Presenter:** Heather Deweese  
**Item of Business:** **Public Hearing Item: April 21, 2026, Council Meeting**  
Transmittal of the FY2025 Annual Update to the CIE  
**Meeting Date:** April 16, 2026

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**Purpose of Request:**

The resolution authorizes the transmittal of the draft FY2025 Annual Update to the City's Capital Improvements Element (CIE) component of the Comprehensive Plan.

**Facts & Issues / History & Background:**

The annual update is related to the City's Impact Fees program, and it serves as an annual audit of the program per DCA requirements. The annual update to the CIE must be approved by DCA to maintain the City's Qualified Local Government (QLG) status. The City is required to hold at least one public hearing before adopting the transmittal resolution.

**Department Recommendation:**

Hold a public hearing and approve the resolution.

**Department Director:**

Rusty Ligon

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**If funding is involved, are funds approved within the current budget? No**

None - Review of CIE Update by Finance is required.

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**Administrative Comments:**

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**Attachments:**

1. Legal Ad: Gainesville Times FY25 CIE
2. Resolution: Transmittal of FY2025 Annual Update to CIE
3. Exhibit A: FY25 CIE Update

TO: Estate of William L. Darby, All Known and Unknown Heirs of William L. Darby, Ronald B. Darby, Michael D. Darby, Cheryl D. Byrd, The Ferguson Group, LLC, and Paul Collins, Jr., and any and all other persons claiming an interest in and to the aforementioned property who claim or might claim adversely to Plaintiff's title to ALL THAT TRACT OR PARCEL OF LAND, together with all improvements thereon, lying and being in Land Lot 158 of the 11th District of Hall County, Georgia, being Lot 3, Block L, Mountain View Lake Estates, as shown on plat of survey recorded in Plat Book 39, Page 41, Hall County, Georgia Plat Records. A Petition to Establish Title Against All the World was filed in said Court on the 22nd day of December, 2025, and that by reason of an Order for Service of Summons by Publication entered by the Court on the 9th day of March, 2026, you are hereby commanded, and required to file with the Clerk of said Court and serve upon Alicia M. Argo, attorney for Plaintiff, whose address is 687 Marietta Highway, Canton, Georgia 30114, an Answer to the Petition within thirty (30) days of the date of the Order for Service by Publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the Petition. WITNESS the Hon. Clint G. Bearden, Judge of said Court. This 10th day of March, 2026, Mark Pettit, Clerk of Superior Court, Hall County, Georgia 157976 3/18, 25, 4/1, 8

REDEMPTION NOTICE TO ALL OWNER(S), LESSOR(S), LESSEE(S), SECURITY HOLDERS, AND LIENHOLDER(S) OF THE BELOW DESCRIBED VESSEL Date first run in county court or pooling at county courthouse: 3/25/2026. To the above styled individuals: You are hereby given notice that the below named individual or company is in possession of your vessel. The vessel is described: 1970 Silver Queen Houseboat Certificate of Number: GA9204LS Hull Identification Number: N/A Vessel was removed from N/A Present Location of Vessel: Holiday Marina, 6900 Lanier Islands Pkwy, Buford, GA 30518 Submitted by: Brett Freeman, Jr. Owner/Operator of Removal or Storage Company Address: 6900 Lanier Islands Pkwy City/State/Zip: Buford, GA 30518

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of HALL County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Statewide Wrecker Service, Inc. 2315 Murphy Blvd, Gainesville, GA 30654 Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 04/22/2026 2002 BUICK LESABRE 1G4HP54K524126949, R0X4889 GA, 2026-MV-1959 2009 MERCEDES BENZ CLA S 55, WDDGF54X79B079781, 5M4937 GA, 2026-MV-1944 2012 FORD FOCUS 1FAHP3H20CL346354, 435BLP TN, 2026-MV-1919 2016 HYUNDAI SANTA FE SPORT, 5XY2T3LB0GCG370852, RV1819 GA, 2026-MV-1917

2026 NISSAN FRONTIER 1N6ED1EK4TN636337, CVY9170 GA, 2026-MV-1915 2013 HYUNDAI ELANTRA, KMHDH4A4DU976207, BXCDL FL, 2026-MV-1965 2019 FORD F350SD, 1FT8W3BT9KEE31078, SJJ3143 GA, 2026-MV-1960 2013 CHRYSLER 200, 1C3CCGCG4090040, NO TAG, 2026-MV-2086 2007 CADILLAC ESCALADE, 3GYFK62807G260697, NO TAG, 2026-MV-2226 MA8G-10 1/8 158406 4/1, 4/8

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA COPPER SPRINGS HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. CIVIL ACTION FILE NO. 2025CV001712 JOANNA WRIGHT, Defendant.

NOTICE OF PUBLICATION AND CERTIFICATE OF COMPLIANCE WITH O.C.G.A. § 9-11-40(1)(C) TO: JOANNA WRIGHT 4619 BLUE IRIS WAY OAKWOOD, GEORGIA 30566 (LAST KNOWN ADDRESS) By order for service by publication dated the 15th day of March, 2026, you are hereby notified that on the 25th day of September, 2025, Copper Springs Homeowners Association, Inc. filed suit against you for damages concerning the property located at 4619 Blue Iris Way, Oakwood, Georgia 30566. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney, Harrison J. Woodworth at Lueder, Lurkin, & Hunter, LLC 12600 Deerfield Parkway, Suite 300, Alpharetta, GA 30004 an answer in writing within sixty (60) days of the date of the order of publication. I hereby certify compliance with O.C.G.A. § 9-11-40(1)(C), and that I have enclosed, directed, stamped and mailed a copy of the Order for Service by Publication, Summons, Complaint, and Notice of Publication to: Joanna Wright 4619 Blue Iris Way Oakwood, Georgia 30566 Mark Pettit Clerk of Superior Court 158111 3/25, 4/1, 8, 15

IN THE STATE COURT OF HALL COUNTY STATE OF GEORGIA KENNETH MAYWEATHER JR. PLAINTIFF, vs. STACEY KEENE MEADOWS DEFENDANT CIVIL ACTION NO.: 2025SV00020 TO: Stacey Keene Meadows, Defendant named above: You are hereby notified that the above-styled action was filed against you in said Court on the 5th day of January, 2026, and that by reason of an Order for Service of Summons by Publication entered by the Court on the 23rd day of March, 2026, you are commanded and required to file with the Clerk of the said Court and serve on Mitchell M. Shook, Plaintiff's attorney, whose address is P.O. Drawer 300, Vidalia, Georgia 30475, an Answer to the Complaint within thirty (30) days of the date of the Order for Service by Publication. This 25th day of March, 2026 Mark Pettit, CLERK OF SUPERIOR COURT HALL COUNTY, GEORGIA 158438 4/1, 8, 15, 22

On behalf of Celco Partnership and its controlled affiliates doing business as Verizon Wireless, American Towers LLC is proposing to increase the height of an existing monopole telecommunications tower from 181 ft (191.3-ft AGL with all appurtenances) to 201-ft (204-ft AGL with all appurtenances) at 5038 Price Road, northwest of the City of Gainesville, within Hall County, Georgia (24.408616, -83.936956) (Parcel ID: 11110 000021). The proposed modification will involve the addition of an E1 dual mode medium intensity lighting system. American Towers LLC seeks comments from all interested persons on any potential significant impact

the proposed action could have on the quality of the human environment pursuant to 47 C.F.R. Section 1.1307, including potential impacts to historic or cultural resources that are listed or eligible for listing in the National Register of Historic Places. Interested persons may review the project application pending with the Federal Communications Commission (FCC) at www.fcc.gov/as/applications by entering Form 854 File No. [A1329980]. Interested persons may comment or raise environmental impact concerns about the proposed action by filing a Request for Environmental Review with the FCC. The FCC strongly encourages all interested parties to make such filings online, following the instructions found at www.fcc.gov/as/environme ntaletque. Paper filings can be sent to: FCC Requests for Environmental Review, Attn: Raman Williams, 445 12th Street SW, Washington, DC 20554. The Request must also be sent to American Towers LLC, by e-mailing a copy to: enviro.services@americantowers.com or mailing a copy to: American Tower, 10 Presidential Way, Woburn, MA 01891. ATTN: Environmental Compliance. Requests or comments should be limited to environmental and historic/cultural resource impact concerns and must be received within 30 days of the Notice's publication. This invitation to comment is separate from any local planning/zoning process that may apply to this project. 158267 3/25, 4/1

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of Mina Alison Murdoch Lettice, Petitioner. Civil Action File No. 2026CV000371 NOTICE OF PETITION TO CHANGE NAME An action was filed in the Superior Court of Hall County on 04/3/2026, to change the Petitioner's name as follows: Petitioner's name: Mina Lettice Desired new name: Myra Alison Murdoch McElvaine, J.D. Any interested party has the right to appear in this case and file objections before the final judgment is ordered in this case. Dated: 04/2/2026 Mina Lettice, Petitioner, Pro se NAME: Mina Lettice Address: 6075 Ben Parks Road, Murrayville, GA 30564 Phone: 239-877-1676 Email: minalettice@gmail.com 157859 3/11, 18, 25, 4/1

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: REBECCA MARIEN CAPATA, Petitioner. Civil Action Case No. 2025CV000461 NOTICE OF PETITION TO CHANGE NAME OF ADULT Petitioner filed a petition in Hall County Superior Court on MARCH 19, 2026, to change Petitioner's name REBECCA MARIEN CAPATA to REBECCA CAPATA SARLEA. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed. Date: MARCH 19, 2026 REBECCA CAPATA Pro se 158241 3/25, 4/1, 8, 15

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Emily Valentina Rebollar Yañeli Lizeth Rebollar, Petitioner, vs. Respondent: Miguel Velazquez Vargas Civil Action File No. 2026CV000364 NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD I, Yañeli Lizeth Rebollar, filed a petition in the Superior Court of Hall County on February, 2026 to change the name of the following minor child(ren): From: Emily Valentina Rebollar To: Emily Valentina Velazquez Rebollar Any interested party has the right to appear in this case and file objections within the time prescribed on O.C.G.A. 19-2-1(i)(5) and (3). Dated: 02/07/26 /s/ Yañeli Lizeth Rebollar Name: Yañeli Lizeth Rebollar Address: 354 Lee St. Gainesville, GA 30501 Phone: 578-914-0335 E m a i l : Yañeli.rebollar35@gmail.com 157960 3/18, 25, 4/1, 8

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Antonio Michael Campbell, Petitioner. Civil Action Case No. 2026CV000388 NOTICE OF PETITION TO CHANGE NAME OF ADULT Petitioner filed a petition in Hall County Superior Court on MARCH 6, 2026, to change Petitioner's name Antonio Michael Campbell to Antonio Michael Navarrete. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed. Date: MARCH 6, 2026. Antonio Michael Campbell, Pro se Name: Antonio Michael Campbell Address: 3469 Clarks Bridge Rd, Gainesville, GA 30506 Phone: 578-468-0392 E m a i l : antonio.navarrete678@gmail.com 157896 3/11, 18, 25, 4/1

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: BETTY OWENS TANNER, Petitioner. Civil Action Case No. 2026CV000281JJD NOTICE OF PETITION TO CHANGE NAME OF ADULT Petitioner filed a petition in Hall County Superior Court on MARCH 2, 2026, to change Petitioner's name BETTY OWENS TANNER to BETTY RUTH OWENS. Any interested party has the right to appear in this case and file objections within 30 days

after the petition was filed. Date: MARCH 3, 2026. BETTY OWENS TANNER, Pro se Name: BETTY OWENS TANNER Address: 6010 CATAMARAN CT FLOWERY BRANCH, GA 30542 Phone: 770-519-4074 E m a i l : botannerb2@gmail.com 157683 3/11, 18, 25, 4/1

Public Hearings NOTICE OF CITY COUNCIL PUBLIC HEARING Notice is hereby given that the Gainesville City Council will conduct a public hearing on Tuesday, April 21, 2026 at 5:30 p.m. in the transmittal of the annual update report on the Gainesville Impact Fees Program to the Georgia Mountains Regional Commission for review. The hearing will be held in the Municipal Courtroom of the Roy Franklin Hooper, Jr. Public Safety Building, 701 Queen City Parkway. Copies of the draft FY 2025 Annual Update for the Impact Fees program will be available for public review at the office of the Community and Economic Development Department during regular business hours: 8:00 a.m. - 5:00 p.m. Monday through

Friday, starting on Friday, April 3, 2026. The draft annual update also will be posted under the Community & Economic Development page of the City of Gainesville website at https://www.gainesville.org/. Additional information is available from the City of Gainesville, Community and Economic Development Department, Planning Division, by calling telephone 770-531-6570. 158385 4/1

Aviso Público de Audiencia Pública Solicitada de Comentarios Públicos con Respecto al Borrador del Reporte de Evaluación del Desempeño del Plan Consolidado Anual 2026-2027 Del Estado de Georgia El estado de Georgia, de conformidad con las normas aplicables del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE.UU., ha preparado una versión preliminar del Plan de acción anual consolidado (el "Plan de acción") para el año fiscal federal 2026-2027. El Plan de acción anual (FY2026/FY2027) es el cuarto año del periodo de planificación consolidada de cinco años (2023-2027). Los seis programas de HUD financieros con fondos federales cubiertos por el Plan de acción son Subsidio en bloque para el desarrollo comunitario (CDBG), Subsidio en bloque para el desarrollo comunitario - Recuperación ante desastres (CDBG-DR), Asociación de inversión (HOME - HOME), Subsidio para soluciones de emergencia (ESG), Oportunidades de vivienda para Personas con SIDA (HOVAs), y el Fondo Fiduciario Nacional de Vivienda (NHTF). El estado de Georgia alienta a los ciudadanos, las agencias públicas y otras partes interesadas a revisar el contenido de su borrador del Plan de acción anual y enviar sus comentarios por escrito. Un borrador del Plan de acción anual, estará disponible para su revisión el 1 de abril 2026 a las 5 PM visitando nuestro sitio web: https://dcg.gainessville.gov/draft-housing-housing-development/community-ini tiatives/hud-planning/hud-planning-reporting o por favor envíe un correo electrónico a HUDPlanning@dcg.gov El seminario web de la audiencia pública será el 15 de abril de 10:00 AM - 10:30 AM. Para participar en seminario web, utilice el enlace para registrarse para a s e s t a r : https://tinyurl.com/yf07eyay o envíe un correo electrónico a HUDPlanning@dcg.gov Comentario público debe ser entregado por email o correo postal a más tardar a las 5:00pm de 30 de abril 2026. Georgia Department of Community Affairs Housing Development Division Attn: Homeownership Development and Preservation Division 60 Executive Park South NE Atlanta, GA 30329-2231 E m a i l : 158447 4/1

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Yañeli Lizeth Rebollar, Petitioner, vs. Respondent: Miguel Velazquez Vargas Civil Action File No. 2026CV000364 NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD I, Yañeli Lizeth Rebollar, filed a petition in the Superior Court of Hall County on February, 2026 to change the name of the following minor child(ren): From: Emily Valentina Rebollar To: Emily Valentina Velazquez Rebollar Any interested party has the right to appear in this case and file objections within the time prescribed on O.C.G.A. 19-2-1(i)(5) and (3). Dated: 02/07/26 /s/ Yañeli Lizeth Rebollar Name: Yañeli Lizeth Rebollar Address: 354 Lee St. Gainesville, GA 30501 Phone: 578-914-0335 E m a i l : Yañeli.rebollar35@gmail.com 157960 3/18, 25, 4/1, 8

on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Birdgeview Drive | Zoned AR-1 | Tax Parcel 00053000005 | Proposed use: Accessory building | Commission District 3 | James (Dustin) Slaton, applicant | 6. 6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the southwest side of Spout Springs Road approximately 0.2 miles northwest of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | Proposed use: Single-family residence | Commission District 1 | Bradley Cox, applicant | 4. 54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 000011 | Proposed use: Duplex addition | Commission District 4 | Jonathan Rio-Bonilla, applicant | 5. 3860 Willey Road | For a minor subdivision | on a 5.17± acre tract located on the northeast side of Willey Road approximately 0.2 miles northwest of its intersection with Clarks Bridge Road | Zoned R-1; Tax Parcel 0153 000010 | Proposed use: 2 lot subdivision | Commission District 3 | Chao Li Real Estate, Inc., applicant | 6. 4337 Mountain View Road | Special Use | for a Home | on a 3.02± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | Proposed use: Group home | Commission District 2 | Made for More Ministries, LLC, applicant | 7. 6752 Shoal Creek Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural 1 (AG-1) | on a 16.913± acre tract located on the east side of Shoal Creek Road approximately 0.25 miles northeast from its intersection with Eubanks Creek Drive | Zoned AR-1; Tax parcel 12060 00001 | Proposed use: Second dwelling | Commission District 3 | Lori Lynn Monty, applicant | 8. 7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-2F) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 2.55 miles north of its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | Proposed use: Duplex for community residences | Commission District 3 | Haley Stapleton, applicant | 9. 5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.70± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | Proposed use: Office warehouse | Commission District 3 | Derrick Prater, applicant | NOTE: In accordance with Georgia law, anyone who (a) wishes to express opposition to the proposed rezoning and (b) has made, within two years immediately preceding the filing of the proposed rezoning campaign contributions aggregating \$250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3)(C). The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision. 158577 4/1

NOTICE is hereby given that the Hall County Commission shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 5:00pm, on Tuesday, April 21, 2026 to consider the following: 1. 6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive approximately 0.27 miles north of its intersection with Assel Court NE (Gwinnett County) | Zoned V-C; Tax Parcel 07360A000028 | Proposed use: New single-family residence | Commission District 2 | Ziad (Tony) Akly, applicant | 2. 2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located

**RESOLUTION BR-2026 - \_\_\_\_**

**TRANSMITTAL OF THE FY2025 ANNUAL UPDATE TO THE CIE**

**WHEREAS**, the City of Gainesville, Georgia adopted on July 18, 2006, a Capital Improvement Element (CIE) for Public Safety and Parks and Recreation and related amendments to the Comprehensive Plan of the City of Gainesville in support of the Gainesville Impact Fee Program; and

**WHEREAS**, the City of Gainesville, Georgia adopted on August 1, 2006, an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**, to assist in the implementation of the Gainesville Impact Fee Program; and

**WHEREAS**, the governing body for the City of Gainesville updated its CIE for Public Safety and Parks and Recreation, and adopted it as an amendment to the Gainesville Comprehensive Plan on May 7, 2019; and adopted an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**; and

**WHEREAS**, the City has prepared an annual update to the CIE in accordance with the “Development Impact Fee Compliance Requirements” and “Minimum Planning Standards and Procedures for Local Comprehensive Planning” established by the Georgia Planning Act of 1989, and a public hearing was held on Tuesday, April 21, 2026, in the **Municipal Court Room** of the Roy Franklin Hooper, Jr. Public Safety Building in Gainesville, Hall County, Georgia; and

**WHEREAS**, the said CIE update shall be included as part of this resolution as Exhibit A and shall consist of a financial report outlining impact fees collected versus those expended or encumbered, an updated Capital Improvement Projects lists for Police, Fire and Parks/Recreation, and an updated Community Work Program.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby transmits the annual update of the Capital Improvements Element (CIE) covering the five-year period 2025-2029 to the Georgia Mountains Regional Commission for regional review, as per the requirements of the Georgia Planning Act of 1989.

**Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Zack Thompson, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

\_\_\_\_\_  
**Alisa Grayson, City Clerk**



**FY 2025 Annual Update of the Capital Improvement  
Element (CIE) & Short Term Work Program  
(July 1, 2024 - June 30, 2025)**

City of Gainesville, Georgia

**DRAFT**

Transmittal Document Prepared by:  
City of Gainesville  
Community & Economic Development Department

Public Facility	Police	Fire	Parks & Recreation	Total
Service Area (if more than one)	City-wide	City-wide	City-wide	City-wide
Impact Fee Fund Balance June 30, 2024	\$335,260.57	\$327,150.62	\$757,073.81	\$1,419,485.00
Impact Fees Collected (July 1, 2024 through June 30, 2025)	\$206,636.53	\$377,453.61	\$497,000.00	\$1,081,090.14
City Administrative Fees Collected				\$32,432.70
<i>Fee for Service from Hall County to Collect County Library Impact Fee<sup>^</sup></i>				<i>\$2,782.94</i>
Accrued Interest <sup>**</sup>	\$24,796.15	\$23,483.96	\$34,358.13	\$82,638.24
Project Balance Returned to IF Funds <sup>^^</sup>				\$0
<b>TOTAL FY25 BUDGET REVENUE =</b>	<b>\$231,432.68</b>	<b>\$400,937.57</b>	<b>\$531,358.13</b>	<b>\$1,198,944.02</b>
(Impact Fee Refunds)				\$0
(Administrative Fees Refunds)				\$0
(City Administrative/Other Costs) <sup>***</sup>				(\$32,432.70)
(Budgeted vs Actual / Unrealized Losses) <sup>^^^</sup>	\$0.00		\$0.00	\$0.00
<i>(Fee for Service from Hall County to Collect County Library Impact Fee)<sup>^</sup></i>				<i>(\$2,782.94)</i>
(Project Expenditures)				\$0
(Impact Fees Encumbered)	\$0.00	(\$160,000.00)	(\$849,999.96)	(\$1,009,999.96)
<b>TOTAL FY25 BUDGET EXPENSES =</b>	<b>\$0.00</b>	<b>(\$160,000.00)</b>	<b>(\$849,999.96)</b>	<b>(\$1,045,215.60)</b>
			<b>TOTAL FY25 BUDGET BALANCE =</b>	<b>\$153,728.42</b>
Impact Fee Fund Balance Ending June 30, 2025 <sup>#</sup>	\$566,693.25	\$568,088.19	\$438,431.98	\$1,573,213.42

(\*) Indicates this annual report covers the last completed fiscal year - July 1, 2024 to June 30, 2025. The City of Gainesville Impact Fee Program began August 1, 2006.

(\*\*) Indicates *Interest Revenue*, which is "bank interest earned from pooled cash balance"

(\*\*\*) Indicates the 3% Administrative Fee collected was transferred to the General Fund to cover the costs associated with administering the City's Impact Fee program.

(^^^)^ Indicates the difference between "Budgeted/Projected" and "Actual" City Admin Fees collected. City's financial software system was set up to automatically transfer out on a monthly basis a set dollar amount based on the budget/projected of Admin Fees to be collected, but then Finance transferred out the "Actual" collected – so it appeared that we transferred out more Admin Fees than collected. To reconcile, Finance had to report "unrealized losses" per our CFO and per the City's auditor. This has been adjusted and will not occur moving forward; only "Actual" collected Admin Fees will be transferred out.

(#) Note that the ending fund balance reported matches Fund Balance reported in the FY25 ACFR. Any difference between the fund balance total and the Total Liabilities and Fund Balances is related to the accrual of an unrealized loss or rounding.

(^)^ Indicates a "fee for service" from Hall County to administer the collection of its County Library Impact Fee, per Resolution BR-2015-51 which authorized the IGA between the City and Hall County for the City to collect the County's Library Impact Fee on applicable City-issued permits. Said fee for service equals 3% and is transferred out to the General Fund.

(^^) Indicates that the balances from previous Capital Projects returned to IF Fund

Public Facility: Police		Service Area: City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fees Eligible <sup>^</sup>	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Public Safety Training Facility: Police Facility Phase III Architectural Design & Engineering for shoot house, training building with instructional classroom space & indoor weapons training simulator (@ 15% building construction costs)	2017	2028	\$390,000	20%	GF, LP, IG, SPLOST	\$0	\$0	Training building in design now. Construction delayed but expected to begin FY28.
Construct Phase II of Training Facility: Shoot House, Training Building with classroom space & Indoor Weapons Training Simulator	2020	2028	\$2,936,000	20%	GF, LP, IG, SPLOST	\$0	\$1,700,000	Training building in design now. Construction delayed but expected to begin FY28.
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			\$3,326,000			\$0	\$1,700,000	

GF = General Fund      LP = Lease Proceeds      IG = Intergovernmental (Local, State, Federal)      SPLOST = Special Purpose Local Option Sales Tax      IF = Impact Fees

(\*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2024 through June 30, 2029).

(<sup>^</sup>) Project may be 100% Impact Fee eligible; however, limited funds collected through Impact Fees may not be sufficient to cover full cost of project and may require other funding to complete.

Public Facility		Fire						
Service Area:		City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible <sup>^</sup>	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Replacement rescue unit and equipment to replace current R-25	2022	2024	\$2,000,000	100%	Fire Fund, IF	\$0	\$0	Prebuild meeting 11-14/11-17. Estimated delivery date 8/25. Getting quotes for equipment list.
Fire Boat & Equipment: additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline (some property on Lake Lanier has better, safer access from the Lake due to terrain)	2023	2024	\$580,000	100%	Fire Fund, Grants, IF	\$130,819	\$579,181	Order submitted, initial 20% payment sent and received, two change orders processed and sent. Delivery date delayed, estimated 1/25. Have current project pics if needed.
Fire Station #5 in SE area (including land acquisition, architectural design/engineering & construction)	2024	2025	\$6,600,000	0%	Fire Fund, IF, SPLOST	\$0	\$0	Projected to release RFP CY2025
Equip Fire Station #5 with one pumper truck	2022	2025	\$815,000	100.00%	Fire Fund, IF	\$0	\$813,513	Order submitted and signed documents received on 12/2/22. No further update.
Fire Station #6 in NW area (including land, architectural design/engineering & construction)	2025	2026	\$5,450,000	90.80%	Fire Fund, SPLOST	\$0	\$0	Selected architect and completed first concept design. Waiting on site developer.
Equip Fire Station #6 with one pumper truck	2026	2029	\$900,000	100%	IF	\$0	\$0	Delayed - To be included in the FY27 CIP of the City's Budget
Fire Station #7	2028	2029	\$5,450,000	100%	IF, SPLOST	\$0	\$0	To be included in the FY28 CIP of the City's Budget
Public Safety Training Facility: Fire Training Facility/Burn Building & Driving Course for Firefighter Trainees	2024	2026	\$5,500,000	100%	Fire Fund, SPLOST & IF	\$0	\$5,384,428	Construction scheduled to begin 1/25 with 12-18 month window for completion.
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			\$27,295,000			\$130,819	\$6,777,122	

GF = General Fund    LP = Lease Proceeds    IG = Intergovernmental (Local, State, Federal)    SPLOST = Special Purpose Local Option Sales Tax    IF = Impact Fees

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**(^) Project may be 100% Impact Fee eligible; however, limited funds collected through Impact Fees may not be sufficient to cover full cost of project and may require other funding to complete.**

Public Facility: Parks & Recreation		Service Area: City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
City Park	2019	2020	\$1,006,000	100%	GF, SPLOST, Grants	\$1,002,775	\$0	Complete - New restrooms & playground improvements completed in March 2020.
East Side Greenway (Midtown to New Holland)	2016	2026	\$1,000,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - CSX Transportation property purchased. GA INO Grant has been applied for to go toward design and construction. Working on right of way issues. Project is in design - 90% construction documents and should be ready to go to bid in early 2026.
Flat Creek Multiuse Trail	2016	2025	\$850,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - Part of Highlands to Islands Trail that links to Midland Greenway. <i>Georgia Recreational Trails Grant</i> not awarded in 2016. GHMPO hired ALTA to conduct a study to determine options for trail connection & design. Design concepts developed. Private business donation given in 2021. Currently in design and construction documents with Rochester and Associates. Construction completion estimate - late 2025. Construction has been delayed due to realignment of the trail along Queen City Parkway and trying to incorporate another City property into the project as a new park. Approvals are complete with GDOT and the first phase should go to bid at the same time as the East Side Greenway in early 2026.
Frances Meadows Center Park	2011	Future	\$2,990,750	100%	GF, SPLOST, Grants	\$0	\$0	Postponed - New outdoor pool and trail system to park plans (Future)
Holly Park	2014	2027	\$2,670,300	51%	GF, SPLOST, Grants	\$0	\$0	Reactivated - Concept plans completed. Discussions with US Army Corps of Engineers about construction and development. Environmental Impact Statement to be done in the next year.
Lanier Point Park	2015	2023	\$330,000	100%	GF	\$330,000	\$0	Complete - New playground, pavilion, and sidewalks completed in FY24.
Longwood Park	2019	2026	\$3,832,525	50%	GF, SPLOST, Grants	\$0	\$0	New pavilion, playground, hardscapes, bridge, etc. in progress.
Midland Greenway/Parks	2006	2024	\$7,118,583	69%	GF, SPLOST, Grants	\$1,740,000	\$0	In Progress - GDOT TE project construction of streetscaping and Phase II-trail was completed in 2021. Destination playground completed FY22, Engine 209 Park completed in FY23, new amphitheater/stage, restrooms, plaza, etc. completed in FY25. Transferred monies from Recreation Center due to costs for Greenway project elements.
Recreation Center	2025	2026	\$20,000,000	100%	GF, SPLOST, Grants	\$500,000	\$550,000	Development identified as part of new regional park to accommodate growth. Grants have been applied for and currently working toward land acquisition which should add 10+ acres. Monies for land acquisition and planning were moved to Midland Greenway project due to cost of that project in FY24. Recreation Center still in planning stages. \$750K added for planning in FY25.
<b>Subtotal of Costs, Expenditures &amp; Impact Fees Encumbered</b>			\$39,798,158			\$3,572,775	\$550,000	

<b>Public Facility:</b> Parks & Recreation								
<b>Service Area:</b> City of Gainesville								
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Estimated Cost of Project</b>	<b>Percentage (%) Impact Fee Eligible^</b>	<b>Other Funding Sources</b>	<b>Impact Fees Expenditures</b>	<b>Impact Fees Encumbered</b>	<b>Status/Remarks</b>

GF = General Fund    SPLOST = Special Purpose Local Option Sales Tax    Grants = TEA, CDBG, LWCF, etc.    IF = Impact Fees

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(^) Project may be 100% Impact Fee eligible; however, limited funds collected through Impact Fees may not be sufficient to cover full cost of project and may require other funding to complete.

Public Facility: Parks & Recreation								
Service Area: City of Gainesville								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Skate Park	2019	2020	\$2,050,000	100%	GF	\$2,050,000	\$0	Complete - New Skate Park added near Midland Greenway. Opened March 2020. Added approximately 2 acres.
Youth Athletic Complex/Park	2015	2025	\$31,500,000	<1%	GF, SPLOST, Grants	\$839,132	\$0	Complete - Allocated \$450,000 in IF in FY17 Budget for architectural / engineering / design. Initial studies & environmental assessments completed on proposed location. Additional \$323,744 from IF added for FY2020 for planning regarding new location. New location provides for 89 acres. Construction began summer 2022 and was completed in March 2025.
Greenway Lighting	2022	2027	\$1,200,000	20%	GF	\$200,000	\$0	Midland Greenway lighting complete; First two phases of Rock Creek Greenway complete (FY24 & FY25); only Longwood Park remains as final phase, which is planned for FY27. Adding lighting to increase safety of residents as popularity of greenway continues to grow.
Martha Hope Cabin Improvements	2022	2024	\$600,000	66%	GF	\$400,000	\$0	Complete in FY25 ; Planned renovations and new parking in FY24 as coordinated with adjacent City stormwater improvement project. To accommodate the increase in rentals at the cabin as well as the continued growth of Youth Athletics and the need for additional parking in City Park.
Parks Maintenance Building Expansion and Renovation	2022	2023	\$200,000	100%	GF	\$135,775	\$77,280	Expanding Maintenance Facilities in FY23. Renovations to existing facilities complete; Waiting on new Equipment Building until determine new site for Recreation Center.
Wessell Park Parking and Restrooms	2022	2025	\$800,000	40%	GF	\$300,000	\$0	Complete in FY25 - Added new parking lot and restroom facility.
Roper Park Expansion	2023	2026	\$1,500,000	7%	GF	\$900,000	\$0	In Progress -Adding new Sand Volleyball Courts; Pavilion, Parking Lot, etc. beginning in FY26. \$100K allocated from Impact Fees in FY25 and \$800K in FY26.
Aviation Park	2025	2026	\$2,200,000	10%	GF	\$0	\$0	New park on Highlands to Islands Trail that adds 21 acres. Concept designs in progress.
Desota Park	2025	2027	\$2,100,000	40%	GF	\$0	\$800,000	Adding a half acre to expand playground and play court.
Wilshire Trails	2027	2028	\$1,700,000	35%	GF	\$0	\$600,000	Replacing pavilion and restrooms.
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			\$79,848,158			\$8,397,682	\$627,280	

Public Facility: Parks & Recreation

Service Area: City of Gainesville

Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
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GF = General Fund    SPLOST = Special Purpose Local Option Sales Tax    Grants = TEA, CDBG, LWCF, etc.    IF = Impact Fees

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City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>ADMINISTRATIVE SERVICES (Finance, Information Technology, Municipal Court)</b>									
<b>PROJECTS</b>									
<b>Improve Network Security</b> - Implement and improve solutions to improve the City's network security to include the following: use of network monitoring software; accessibility controls; business continuity and recovery plans; prevention of unauthorized equipment on the network; outbound email filters and other data loss prevention measures	X	X	X	X	X	IT	\$250,000	All Funds	On-Going. Best practices are being followed and several layers of monitoring/protections are in place
<b>Modern-Day Technological Solutions</b> - Ensuring that technological provisions of the City are up-to-date is necessary to provide quality services to our citizens. Improvements and upgrades to hardware and other equipment will be necessary	X	X	X	X	X	IT	\$710,000	All Funds	On-Going. We are continuing to implement best of breed technologies in order to both provide excellent services and safety to users and infrastructure.
<b>CITY MANAGER'S OFFICE</b>									
<b>PROJECTS</b>									
<b>SDS Update</b> - Update the Service Delivery Strategy in accordance with HB 489, in coordination with Hall County and other municipalities				X		CMO, Consultant	\$40,000	GF	
<b>JAB Renovation</b> - Renovate the Joint Administration Building to place related functions in a central location and thereby streamline City operations	X					CMO	\$5,000,000	GF	
<b>Recodification</b> - A comprehensive editorial analysis of existing codified ordinances that will generate an updated Code Book that eliminates conflicts and inconsistencies	X	X				CMO with assistance from all departments	\$50,000	GF	Completed
<b>MCR Upgrade</b> - Upgrade the Municipal Court Room to replace outdated audio/visual equipment and add technology to improve efficiency of meetings	X	X				CMO, Municipal Court, IT, Community Development	\$157,500	GF	Completed
<b>Digital Messaging</b> - Enhance public messaging with the installation of digital message boards at the entrances of the Administration Building	X	X				CMO	\$15,000	GF	Completed
<b>Municipal Election</b> - Biennial election of public officials (Mayor/Council Members for City of Gainesville and Board of Education Members for the Gainesville City School System) and address referendum questions as needed		X		X		CMO	Varies from \$10,000 to \$20,000 per election	GF	
<b>Redistricting</b> - Update voting/ward boundaries after census data is available		X	X			CMO	\$35,000	GF	Completed
<b>Contract Management Software</b> - Research and implement a solution to electronically prepare, review, approve, store, destroy, etc. contracts.			X	X		CMO with assistance from all departments	TBD	GF	
<b>Economic Development</b> - Develop key property in Downtown and Midtown through coordination with interested third-parties.	X	X	X	X	X	CMO with assistance from all departments	Varies	TAD, Private Funding, EDF	
<b>Main Street Jail / City Midtown Block</b> - Demolish the Main Street Jail and seek redevelopment opportunities.	X					CMO with assistance from all departments	\$500,000	GF	

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>COMMUNICATIONS &amp; TOURISM</b>									
<i>PROJECTS</i>									
Promote Conventions and Tourism in Gainesville - Continue to promote convention and tourism business in Gainesville through marketing, advertising, and contacts	X	X	X	X	X	Communications & Tourism	\$125,000	HM	
Main Street Program - Maintain Main Street designation	X	X	X	X	X	Communications & Tourism	\$16,500	HM/Staff Time	
Citizen Education - Educate the public with bi-annual Citizen's Academy, website updates, social media	X		X		X	Public Relations	\$68,000	HM	On Hold
Increase Exposure- Produce council meeting videos, plus other videos/content highlighting various city services, departments, happenings, etc.	X	X	X	X	X	Public Relations	Staff Time	GF	Complete
Greater Gainesville Sports Alliance – Establish the Greater Gainesville Sports Alliance. Create a marketing and execution plan to promote Gainesville as a premier destination for sports planners and enthusiasts	X	X	X			Communications & Tourism	Staff Time	HM	Updated
Redevelopment of Green Street Pool Site - redevelop as passive recreation area	X	X	X			Communications & Tourism	2,200,000	GF, Grants, SPLOST	On Hold
Renovation of Lake Lanier Olympic Park Boathouse- Demolition and rebuild the boathouse to a state of the art conference and paddling sports venue	X	X	X			C&T	21,000,000	HM	Complete
Renovation of Historic City Hall- Renovation of Historic City Hall to a premier meeting space for City and Private use.		X				C&T	1.5M	GF and SPLOST	Complete
Launch New Website – Upgrade City's website to be more user friendly on front and back ends, implement City's new branding; feature refreshed, more engaging content.						Public Relations	Staff Time		Complete
<b>COMMUNITY DEVELOPMENT (Code Enforcement, Inspections, Planning, Special Projects &amp; Neighborhood Development)</b>									
<i>PROJECTS</i>									
Fair Street Neighborhood - McDonald Street buffer project	X					Special Projects & Private Contractor	\$60,000	CDBG	
Downtown/Midland Streetscapes - Streetscape planning, design & construction for: (1) "Moat" around CBD per Downtown Master Plan, (2) Midtown streetscapes along Main & Bradford Streets	X	X				Planning, Special Projects, PWD & DWR	\$1,000,000	GF, TE Funds, CDBG, Grants, Private Funds	
Midland Greenway Phase II - Complete Midtown Greenway from MLK to Industrial, including the WYE Trail Head/ Parker & Main Street Improvements	X					Special Projects, DWR, PWD, Parks/Recreation, Private Contractor	\$1,100,000	GF, TE Funds, IF	
Midland Greenway Phase III - Continue construction of Midtown Greenway from Industrial Blvd. to Queen City Parkway including the Palmour Drive Connector / Airport Trail	X	X	X			Special Projects, PWD, Parks/Recreation	\$500,000	GF, Grant, IF	

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>Midland Greenway Phase IV</b> - Study feasibility and construction of Midtown Greenway east extension and the Norfolk Southern Depot Park	X	X	X	X		Special Projects, PWD, Parks/Recreation, GHMPO	\$1,000,000	GF, Grant, IF, TAD	
<b>Comprehensive Plan Update</b> - Complete the 5-year/major update to the Comprehensive Plan	X					Planning, Consultant	\$150,000	GF	
<b>Unified Land Development Code Update</b> - Update the ULDC based on recommendations from the Comprehensive Planning process	X	X	X			Planning & Consultant	TBD	GF	
<b>Local Historic Designation &amp; National Register Updates</b> - Implement recommendations in the Historic Resources Structural Survey Report for local designation and National Register Updates	X	X				Special Projects, Consultant	\$20,000	GF & Grants	
<b>Infill Housing Strategy</b> - Establish Land Bank Authority; economic incentives to assist in removal of slum/blight & dilapidated buildings; in-town/downtown density bonuses	X	X	X			Planning, Special Projects/ Neighborhood Development	Staff Time	GF, Grant	
<b>Impact Fee/CIE Update</b> - City needs to update Impact Fee Plan that was done originally in 2006, due to the City's growth since that time					X	Planning, Special Projects, Consultant	\$40,000	GF & IF	
<b>Atlanta Highway Corridor Plan</b> - Complete master plan for Atlanta Highway corridor	X	X				Planning, Special Projects & CVIOG	\$30,000	GF	
<b>Create Quality Affordable Workforce Housing</b> - Acquire property and/or construct single-family homes for homeownership by income-eligible persons	X					Planning, Special Projects, Consultant	\$1,255,000	HOME, CHIP & CDBG Grants	
<b>Release an RFP</b> for a Master Developer for Lakeshore Mall, Budgetel, and the Gainesville Mill area to begin the process of redeveloping these areas	X	X				Planning	Staff Time	GF	
<b>COMMUNITY SERVICE CENTER (Community Outreach, Hall Area Transit, Home Based Family Support, Meals on Wheels, Senior Center)</b>									
<b>PROJECTS</b>									
<b>Funding Sources</b> - Diversify the funding stream for the CSC, to include identifying and implement new fundraising efforts	X	X	X	X		CSC	Staff Time	Grants, Private Funds	On-going
<b>Launch new WeGo Microtransit Vanpool Service</b> within the City of Gainesville in 2020 and in Hall County in 2021. Sunset Dial-A-Ride Service in 2021.	X	X				HAT	\$975,000	Grants, IG Cares Act	Complete
<b>FIRE</b>									
<b>PROJECTS</b>									
<b>Traffic Preemption System</b> - Install a traffic preemption system for all traffic light intersections within the City allowing for a safer and more efficient response.	X	X	X	X	X	Fire	\$35,000	Fire Fund	3 intersections per year for access to the trauma center
<b>Replacement rescue unit and equipment to replace current R-25</b>		X	X	X		Fire	\$2,000,000	Fire Fund, IF	Completed

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>Construct New Fire Station #5</b> - Construct a three (3) bay station to house a total of 12 personnel. Apparatus would include one (1) engine company and one (1) ladder company. To be located in the east central area of the City.		X				Fire	\$7,800,000	SPLOST VIII & IF	
<b>Construct New Fire Station #6</b> - Construct a two (2) bay station to house a total of 8 personnel. Apparatus would include one (1) engine company and one (1) rescue company. To be located in the west central area of the City.				X		Fire	\$4,800,000	Fire Fund, SPLOST & IF	
<b>Engine 24 Replacement</b> - Replacement of Engine 24	X					Fire	\$740,000	Fire Fund & LP	Completed
<b>Engine 23 Replacement</b> - Replacement of fire engine 23		X				Fire	\$740,000	Fire Fund & LP	Completed
<b>Fire Boat &amp; Equipment Plus Dock</b> - Additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline with enclosed dock storage.			X	X		Fire	\$670,000	Fire Fund, IF	Completed
<b>Equip Fire Station #5</b> with one pumper truck		X	X	X		Fire	\$900,000	Fire Fund, IF	Ordered
<b>Equip Fire Station #6</b> with one pumper truck					X	Fire	\$900,000	Fire Fund, SPLOST, IF	
<b>Public Safety Training Facility:</b> Fire Training Facility/Burn Building & Driving Course for Firefighter Trainees	X	X					\$5,500,000	Fire Fund, SPLOST & IF	On going
<b>GOLF COURSE</b>									
<i>PROJECTS</i>									
<b>Golf Training &amp; Introduction Program</b> - Institute a program to provide an Introduction to Golf for schools and interested citizens, including golf lessons.	X	X	X	X	X	Golf Course	\$50,000	GF	
<b>Club House</b> - Develop plans for a new or renovated Club House, to include area for cart storage.	X					Golf Course	\$315,000	GF, Tournament Proceeds	
<b>Range Renovations</b> - Design and construct renovations to the driving range.		X	X			Golf Course	\$500,000	GF, Fee Revenues	
<b>Maintenance Building</b> - Develop plans for a new or renovated maintenance building.	X	X				Golf Course	\$175,000	GF, Tournament Proceeds	
<b>Bent Grass Conversion</b> - Convert course greens from Bent Grass to Champion Grass.			X	X		Golf Course	\$500,000	GF, Private Donations	
<b>Golf Course Drainage Improvement</b> - Construct a ditch to the right of #4 cart path to divert water from the fairway to the drainage pipe and redirect water from the fairway.	X					Golf Course	\$12,000	GF, Friends of Chattahoochee	
<b>HUMAN RESOURCES</b>									
<i>PROJECTS</i>									

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>Perform a multi-year HR Audit</b> - Review all processes and policies to ensure compliance with legal requirements, and evaluate the adequacy and effectiveness of each. Identify areas that can be streamlined or carried out more efficiently through the use of <b>technology</b> .	X	X	X	X	X	HR	Staff/Legal Time \$5,000	GF	On-going. We are continuing to review policies and procedures every year to ensure compliance with all local, state and federal requirements.

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>PARKS AND RECREATION</b>									
<i>PROJECTS</i>									
East Side Greenway (Midtown to New Holland)	X	X	X			Parks & Recreation	\$1,000,000	GF, IF, SPLOST, Grants	In Progress - CSX Transportation property purchased. Working through quiet title issues and brownfield application.
Flat Creek Multiuse Trail	X	X	X			Parks & Recreation	\$850,000	GF, IF, SPLOST, Grants	In Progress - Part of Central Hall Trail that links to Midland Greenway. 95% construction documents and awaiting final approvals from GDOT before preparing for bid process.
<b>Park Amenity Replacements</b> - Replace and upgrade program for all system park amenities such as benches, picnic tables, trash receptacles, pavilions, fishing piers, signage, etc.	X	X	X			Parks & Recreation	\$100,000	FB, GF, SPLOST, Bonds, Grants	In progress
<b>Park Restroom Renovations</b> - Renovate & upgrade all park restroom facilities - Candler Fields & Longwood Park Tennis Courts (new)	X	X	X	X		Parks & Recreation	\$275,000	FB, GF, SPLOST, Bonds, Grants	Restroom facility at Wessell Park complete. Longwood, Roper, and Candler next.
<b>Rental Facilities Equipment Replacement</b> - Chair and Table Replacements at all rental facilities	X	X				Parks & Recreation	\$75,000	FB, GF, SPLOST	Complete
<b>Playground Replacement</b> - Phase II replacement of 20+ year old playground equipment in parks - Next Phase: Riverside, City Park, Lanier Point, and Longwood (Upper)	X	X				Parks & Recreation	\$350,000	FB, GF, SPLOST, Bonds	Complete
<b>Youth Athletic Complex</b> - More field space is needed due to growth in youth athletics	X	X	X			Parks & Recreation	\$11,500,000	GF, IF, SPLOST, Grants	In Progress - Completion expected in March 2025
<b>Park Trail Maintenance</b> - Repair and or replace uneven and broken concrete walkways, wooden bridges and boardwalks in the parks	X	X	X	X	X	Parks & Recreation	\$150,000	GF, private Donations	Bridge being replaced in Longwood Park in FY26.
<b>New Parks Master Plan</b> - A 10-year update of the Parks Master Plan is needed.	X					Parks & Recreation	\$150,000	FB, GF	Complete
<b>Dog Park</b> - Addition of a off lease play area for dogs in the parks.				X		Parks & Recreation	\$50,000	FB, GF, SPLOST, Bonds, Grants	Expanding Dog Park at Midland Greenway in FY25.
<b>Park Community Gardens</b> - Study and construct at least one area for community gardens within park system	X		X			Parks & Recreation	\$10,000	FB, GF, Grants	Delayed
<b>Disc Golf Course</b> - Study and construct a Disc Golf Course at Youth Athletic Complex			X			Parks & Recreation	\$22,000	FB, GF, SPLOST, Bonds, Grants	Complete - 18 hole Disc Golf Course was added at Wessell Park instead of the Youth Athletic Complex.
<b>Park Parking Lots</b> - Repave or resurface park parking lots: Lanier Point; Clarks Bridge; Wilshire Trails; The Rock; Longwood; Holly; Myrtle; Kenwood; City Park; and Candler	X	X				Parks & Recreation	\$150,000	FB, GF	
<b>Frances Meadows Center Park Improvements</b> - Construct trail system as designed around the Frances Meadows and Gainesville Middle School complexes; construct outdoor pool addition for general and lap swimming	X	X	X	X	X	Parks & Recreation	\$2,990,750	GF, IF, SPLOST, Grants	Delayed
<b>Skate Park</b> - Study and construct a public skate park	X					Parks & Recreation	\$2,050,000	GF, IF	X

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>Civic Center Renovations Concept and Implementation -</b> Customer service issue	X	X	X			Parks & Recreation	\$936,000	FB, SPLOST	Adding a backup generator.
<b>VSI Upgrades -</b> Recreation management software upgrades	X					Parks & Recreation	\$55,000	GF, FB	Complete
<b>Lanier Point Athletic Complex Improvements -</b> Dugout, Landscaping, Building (windows, swings, etc.) & Pavilion, Playground, Batting Cages & Safety Netting, etc.	X	X	X			Park & Recreation	\$725,000	GF, IF, SPLOST, Grants	Complete
<b>City Park Baseball Concession &amp; Restroom Building Replacement</b>	X					Park & Recreation	\$850,000	GF, FB	Complete
<b>Park Signage -</b> Match new City standard	X	X				Parks & Recreation	\$750,000	GF, FB	Complete
<b>Midtown Greenway Extension &amp; Improvements</b>	X	X	X	X		Parks & Recreation	\$3,419,000	IF, FB, SPLOST, GF	In Progress - New Train Park, destination playground, and bollard lighting are complete. New amphitheater/stage, and plaza are in progress.
<b>Midland and Rock Creek Greenway Lighting</b>		X	X			Parks & Recreation	\$400,000	GF, IF	Midland is complete; Rock Creek is in progress.
<b>Recreation Center Planning -</b> in new regional park at Allen Creek				X	X	Parks & Recreation	\$15,000,000	GF, IF, SPLOST, Grants	Ongoing - Development identified as part of new regional park to accommodate growth. \$550,000 encumbered for planning
<b>Athletic Field Fencing -</b> Refencing at City Park, Candler, and Lanier Point			X	X	X	Parks & Recreation	\$140,000	GF, FB	Delayed
<b>Competitive Swimming Timing System</b>	X	X				Parks & Recreation	\$35,000	GF, FB	Complete
<b>Lake Lanier Olympic Park - Park Improvements</b>	X					Parks & Recreation	\$250,000	SPLOST	N/A
<b>Frances Meadows Fitness Center Improvements</b>		X	X			Parks & Recreation	\$225,000	GF, FB	Complete
<b>Frances Meadows Pools Resurfaced</b>						Parks & Recreation	\$300,000	GF, FB	In Progress; also replacing diving blocks for competitive swimming.
<b>Tennis Courts Resurfaced at Longwood and City Park</b>	X					Parks & Recreation	\$35,000	GF, FB	Complete
<b>Civic Center Security Cameras Replaced</b>			X			Parks & Recreation	\$55,000	GF, FB	Complete
<b>Civic Center Portico Added</b>	X					Parks & Recreation	\$150,000	GF, FB	Delayed
<b>Sport Field Lighting Upgrades to LED</b>		X	X	X		Parks & Recreation	\$995,000	GF, FB	Complete except for Longwood Tennis Courts, which are planned for FY26
<b>New Maintenance Building</b>			X			Parks & Recreation	\$100,000	GF, FB	Delayed pending possible Rec Center locations.
<b>Kenwood Playground Added</b>	X					Parks & Recreation	\$45,000	GF, FB	Complete
<b>Longwood Park</b>					X	Parks & Recreation	\$2,253,350	GF, IF, SPLOST, Grants	In Progress - awaiting final approval and award of LWCF Grant Funding.
<b>Myrtle Street Sports Field with lights</b>		X				Parks & Recreation	\$100,000	GF, FB	Complete
<b>Martha Hope Cabin Improvements</b>		X	X			Parks & Recreation	\$1,200,000	GF, IF	Complete

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>Wessell Park Parking</b>				X	X	Parks & Recreation	\$800,000	GF	Complete
<b>Roper Park Improvements</b>			X	X	X	Parks & Recreation	\$350,000	GF, IF	In Progress - adding 2 sand volleyball courts, pavilion, parking, and updating restrooms.
<b>Dogwood Pavilion Replacement (Longwood Park)</b>		X	X	X		Parls & Recreation	\$1,600,000	GF, FB, Grants	In Progress - Concept complete with construction documents in the works.
<b>Aviation Park</b>			X	X	X	Parls & Recreation	\$2,000,000	GF, FB, Grants	In Progress - Developing concept plans including parking, pavilion, playground, pickleball courts, etc.
<b>POLICE</b>									
<b>PROJECTS</b>									
<b>Police Training Facility, Phase II</b> - Construct Phase II of the police training facility which includes a shoot house, a training building with instructional classroom space, and indoor weapons training simulator	X	X	X	X	X	Police	\$3,326,000	GF, LP, IG, SPLOST	Currently Under Design
<b>PUBLIC WORKS</b>									
<b>PROJECTS</b>									
<b>Lee Gilmer Airport Improvements</b> - Undertake projects as recommended in the airport capital improvement plan	X					Airport	\$13,625,000	GF, Airport, GDOT, FAA, Grants	
<b>Road Improvement Programs</b> - Conduct programs in accordance with the road maintenance plan to improve the 1402.7 miles of City streets that are rated on an annual basis. Programs include resurfacing, patching, full depth reclamation, rubberizations and in-house paving program	X	X	X	X	X	PW Engineering, Streets, GDOT	\$13,625,000	GF, FB, IG, CIP, LMIG, GDOT	
<b>Sidewalk Improvements</b> - Install sidewalks in accordance with the City's sidewalk improvement plan	X	X	X	X	X	PW Engineering	\$1,000,000	GF, Grants	
<b>Thermoplastic Restriping</b> - Perform thermoplastic restriping on certain classified City streets to meet Federal compliance mandates	X	X	X	X	X	Traffic Engineering	\$50,000	GF, LMIG	
<b>Citywide Traffic Calming</b> - Continue traffic calming measures including speed tables, pedestrian crossings, signage, equipment, and related expenses	X	X	X	X	X	Traffic Engineering	\$220,000	GF	
<b>Interchange Beautification</b> - New landscaping at Exit 20 (I-985 & Queen City Parkway)	X	X				PW Engineering	\$600,000	GF, Chamber of Commerce, Private Donations	
<b>Transportation Improvement Program</b> - Conduct programs in accordance with the transportation master plan to improve the infrastructure, intersections and traffic conditions within the City.	X	X	X	X	X	Traffic Engineering	\$15,000,000	GF, FB, IG, CIP, GDOT, Grants	

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>Prior Street-Jesse Jewell Intersection Improvement</b> - Add a southbound left turn lane on Prior at Jesse Jewell	X					PW Engineering	\$75,000	GF, GDOT	
<b>Park Hill Drive and South Enota Drive Intersection Improvements</b> - Improve the capacity of the intersection by development of a design for potential improvements, upgrading traffic signals, adding necessary turn lanes according to the design, purchasing right of way, and installing pedestrian signals to meet State ADA mandates	X					PW Engineering	\$350,000	GF, GDOT	
<b>Bradford and Washington Streetscapes</b> - Make improvements to Bradford St from Washington St to Academy St and Washington St from EE Butler Pkwy to Bradford St	X					PW Engineering	\$150,000	GF	
<b>Thermoplastic Crosswalk Improvements</b> - Install decorative thermoplastic crosswalks at 5 intersections. EE Butler Pkwy/Spring St, EE Butler Pkwy/Washington St, Jesse Jewell Pkwy/Bradford St, Jesse Jewell Pkwy/Main St and Jesse Jewell Pkwy/West Academy St	X					PW Engineering	\$350,000	GF	
<b>E.E. Butler Pkwy at MLK Jr Blvd; Athens Street at MLK Jr Blvd</b> Intersection improvement		X				PW Engineering	\$1,250,000	GF, FB, IG, CIP, GDOT, Grants	
<b>Operations Manual</b> - Develop operations manual for all Public Works divisions, including annual updates.	X	X	X	X		PW Engineering	Staff Time	GF	
<b>Intelligent Transportation System Evaluation &amp; Implementation to provide interconnectivity to GDOT</b> - Connect various Intelligent Transportation Systems (ITS) that are located throughout the City into a central location that will enable a constant link of communication to our major corridor's traffic signals and eventually permit internet users the ability to access traffic cameras through the GDOT website	X					Traffic Engineering	\$175,000	GF	
<b>Intelligent Transportation System Intersection Improvements</b> - Install Intelligent Transportation System at all major intersections within the City	X					Traffic Engineering	\$100,000	GF	
<b>Jesse Jewell Parkway at Auburn Avenue Intersection Improvement</b> - add an eastbound Jesse Jewell right-turn lane.	X					Traffic Engineering	\$140,000	GF	
<b>Browns Bridge Road at West End Avenue Intersection Improvement</b> - add a westbound Browns Bridge right-turn lane.	X					Traffic Engineering	\$450,000	GF	
<b>Jesse Jewell Pkwy at EE Butler Pkwy Intersection Improvement</b> - extend the eastbound Jesse Jewell right-turn lane from the pedestrian bridge to EE Butler Parkway.	X					Traffic Engineering	\$280,000	GF	
<b>Bridge Maintenance Program</b> - Perform maintenance on the City's bridge infrastructures	X					PW Engineering	\$75,000	GF	
<b>Asphalt Preservation Program</b> - Utilize crack seal and other pavement preservation methods	X					PW Engineering	\$25,000	GF	

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>Roadway Beautification Program</b> - Improve the condition and appearance of the Rights-of-ways and medians throughout the City	X	X				Landscape Management	\$200,000	GF	
<b>Construct new Public Works Complex</b> - Construct new complex for Public Works divisions of Vehicle Services, Traffic, Streets and Solid Waste	X					PW Engineering	\$8,000,000	GF, SPLOST	
<b>Cemetery Expansion</b> - Open additional section of Alta Vista Cemetery			X			Cemetery	TBD	CTF	
<b>Green Hill Circle Connector</b> - Extend Green Hill Cir to connect to Shallowford Dr to improve traffic operations near along the Dawsonville Hwy corridor.	X	X				PW Engineering	TBD	SPLOST	
<b>Green Street Study Implementation</b> - Construct the improvements to Green St identified in the Green Street Improvement Feasibility Study.	X	X	X	X		PW Engineering	TBD	GF	
<b>City Park Roundabout</b> - Design a roundabout at the intersection of Memorial Dr / Glenwood Dr / Prior St.	X	X	X	X		PW Engineering	TBD	GF	
<b>Davis Street Extension</b> - Extend Davis St from its current terminus at Wills St to Queen City Pkwy.	X					PW Engineering	TBD	CDGB	
<b>Oak Tree Drive / SR 60 Connector Improvements</b> - Construct improvements along Oak Tree Dr and Riverside Dr.	X	X	X	X		PW Engineering	TBD	GF, GTIB, GDOT	
<b>Upgrade MLK Jr. Boulevard to a "complete street"</b> focused on pedestrian improvements, from Queen City Parkway to E. Butler Parkway.			X			PW Engineering	TBD	GF, TAP, IF	Candidate project
<b>Expand the Midland Greenway</b> along the unused CSX interchange track right-of-way to connect to Fair Street Neighborhood and New Holland.			X			Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
<b>Multi-Use Trail</b> - Connect existing trail from Longwood Park along Pearl Nix Pkwy to Lakeshore Drive and connect to Lakeshore Mall.			X			Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Multi-Use Trail - Connect Existing Wilshire Trails along Pearl Nix Pkwy to John W Morrow Jr Pkwy.		X				Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Study traffic operations / signalization at the Enota Avenue and Virginia Avenue intersections to improve pedestrian safety.		X				Traffic Engineering	TBD	GF	Candidate project
Assess prior Green Street / Park Hill Drive intersection improvement concepts for future applicability.			X			Traffic Engineering	TBD	GF	Candidate project
Add connection to Linwood Nature Preserve off Crystal Dr./Springview Dr.					X	PW Engineering	TBD	TBD	Candidate project
Provide better pedestrian accessibility and safety along Browns Bridge Road through improved sidewalks / streetscapes, bike lanes, limited curb cuts, better lighting, and street trees.			X			PW Engineering	TBD	TBD	Candidate project
Connect Alta Vista Cemetery, Longwood Park, and Lakeshore Mall area by connecting them to the Wilshire Trails and the Midland Greenway through new multi-use trails.					X	Planning, Special Projects, PWD, Parks/Recreation	TBD	TBD	Candidate project

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Install sidewalks and other pedestrian and bicycle improvements along Pearl Nix Parkway.		x				PW Engineering	TBD	GF, Grants	Candidate project
Provide for better and safer pedestrian connections across John Morrow Parkway, especially at the Pearl Nix Parkway intersection.		x				Traffic Engineering	TBD	TBD	Candidate project
Multi-Use Trail: Connect Midland Greenway to Lakeshore Mall through Budgetel Redevelopment Area.			x			Special Projects, PWD, Parks/Recreation	TBD	TBD	Candidate project
Add Pedestrian Crossing at the intersection of Queen City Pkwy and Summit St for trail connection from Midland Greenway to Budgetel Redevelopment area (trail through Armour St).				x		PW Engineering	TBD	TBD	Candidate project
Add sidewalks along Limestone Parkway.		x				PW Engineering	TBD	GF, Grants	Candidate project
Improve the street environment to enhance walkability at Jesse Jewell Parkway in New Holland.					x	PW Engineering	TBD	TBD	Candidate project
Link Gainesville Mill to Midland Greenway via Phase III.				x		Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Determine the feasibility of connecting the New Holland Mill to the Fair Street neighborhood with sidewalks along Myrtle Street.		x				Planning, PW Engineering	TBD	GF, Grants	Candidate project
Trail connection at Mundy Mill.					x	Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Expand Dawsonville Highway to 3 lanes in each direction between Shallowford Rd. and Ahaluna Dr.					x	PW Engineering	TBD	GF, GDOT	Candidate project
Multi-Use Trail in Gainesville Mill Redevelopment Area connecting Midland Greenway to existing trail on Marler Street to end of Marler Street.				x		Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
<b>WATER RESOURCES</b>									
<b>PROJECTS</b>									
<b>Meter Maintenance Program</b> - Replacement aging water meters with new radio read meters and increase of FlexNet coverage area.	X	X	X	X	X	Meter Services	\$12,500,000	Capital Project Fund	Ongoing
<b>Tank Maintenance Program</b> - Annual maintenance of tanks within the water system, including inspection and painting.	X	X	X	X	X	Engineering & Construction Services	\$4,750,000	Capital Project Fund	Ongoing
<b>Lift Station Improvement Program</b> - Annual improvements to lift stations, as needed, to ensure operational ability and capacity.	X	X	X	X	X	Engineering & Construction Services	\$13,750,000	Capital Project Fund	Ongoing
<b>Distribution and Collection Facility Relocation</b> - Relocation of the distribution and collection maintenance facility and warehouse on Hancock Avenue to the Gainesville 85 Business Park.	X	X	X	X	X	Engineering & Construction Services	\$50,000,000	Bonds	Bid March 2026

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>Water Reclamation Facilities Improvements</b> -Major maintenance projects at both Water Reclamation Facilities including: replacement of membrane trains and basin seals, addition of surge tank and rehabilitating influent structures at LWRF; addition of bar screens, diffusion aeration, and primary clarifiers with dedicated odor control, renovation of the City testing laboratory, and addition of membrane filtration at FCWRF; and electrical control upgrades.	X	X	X	X	X	Engineering & Construction Services	\$72,500,000	Capital Project Fund and Bonds	Ongoing
<b>Water Treatment Plant Improvements</b> - Major maintenance projects at both Water Treatment Plants, including NPDES permit compliance work, addition of advanced processes to treat newly regulated parameters (ozone), clearwell maintenance, chemical tank additions, filter rehabilitation, electrical control upgrades and new VFD raw water and high service pumps.	X	X	X	X	X	Engineering & Construction Services	\$34,000,000	Capital Project Fund and GEFA	Ongoing
<b>Lakeside Water Treatment Plant Filter Expansion</b> - Addition of three treatment filters to Lakeside Water Treatment Plant to expand capacity.	X	X	X	X	X	Engineering & Construction Services	\$25,000,000	Capital Project Fund and Bonds	Bid March 2026
<b>Flat Creek Water Reclamation Facility Dewatering Building</b> - Addition of rotary press dewatering facility to accommodate more restrictive standards for sludge handling.	X	X				Engineering & Construction Services	\$25,000,000	Capital Project Fund and Bonds	Complete
<b>Water Main Extensions/Maintenance/Improvements</b> - Design and construction of extensions to serve additional customers, and maintenance and improvements of aging water mains.	X	X	X	X	X	Engineering & Construction Services	\$7,500,000	Capital Project Fund	Ongoing
<b>Sanitary Sewer Extensions/Maintenance/ Improvements</b> - Design and construction of extensions to serve additional customers, and maintenance and improvements of aging sanitary sewer mains.	X	X	X	X	X	Engineering & Construction Services	\$7,500,000	Capital Project Fund	Ongoing
<b>Water and Sewer Utility Relocations</b> - Relocation of water and sanitary sewer mains as required by GDOT for transportation improvements.	X	X	X	X	X	Engineering & Construction Services	\$31,000,000	Capital Project Fund	Ongoing
<b>Manhole Lining Rehabilitation and Improvements</b> - Install manhole lining & other improvements to reduce inflow & infiltration	X	X	X	X	X	Engineering & Construction Services	\$250,000	Capital Project Fund	Ongoing
<b>Storm Drainage Improvement Program</b> - Install, repair, and/or reconstruct stormwater drainage facilities at various locations throughout the City, as identified by staff and the Stormwater Capital Improvements Plan.	X	X	X	X	X	Stormwater	\$4,900,000	Capital Project, SPLOST and Grant Funds	Ongoing
<b>Stormwater Hydraulic Model and Master Plan</b> - Long range planning to identify priority future projects, necessary maintenance, and evaluation of funding sources for City stormwater infrastructure.			X	X	X	Stormwater	\$1,000,000	Capital Project and Operating Funds	Ongoing

City of Gainesville  
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
<b>Water System Hydraulic Model and Master Plan</b> - Long range planning to identify priority future projects, necessary maintenance, and evaluation of funding sources for City water distribution and Water Treatment Plant infrastructure.	X	X	X	X	X	Engineering & Construction Services	\$1,000,000	Capital Project and Operating Funds	Ongoing
<b>Wastewater System Hydraulic Model and Master Plan</b> - Long range planning to identify priority future projects, necessary maintenance, and evaluation of funding sources for City wastewater collection system and Water Reclamation Facility infrastructure.	X	X	X	X	X	Engineering & Construction Services	\$1,000,000	Capital Project and Operating Funds	Ongoing
<b>Asset Management Implementation</b> - Program which identifies and tracks condition of DWR assets for comprehensive replacement and rehabilitation schedule.	X	X	X	X	X	Engineering & Construction Services	\$1,500,000	Capital Project Fund	Ongoing
<b>Athens Highway Sanitary Sewer Extension</b> - Extension of the City's sanitary sewer collection system along the Athens Highway corridor	X					Engineering & Construction Services	\$16,000,000	Capital Project Fund and GEFA	Substantially Complete
<b>Clarks Bridge Road Lift Station</b> - A sanitary sewer lift station to serve the upgraded Olympic Rowing Venue.	X					Engineering & Construction Services	\$2,500,000	Capital Project Fund	Complete
<b>IT Upgrades</b> - Replacement and upgrade of Information Technology (IT) assets to ensure reliability and security of the Department's water and wastewater operations	X	X	X	X	X	Engineering & Construction Services	\$3,500,000	Capital Project Fund	Ongoing



# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** March 11, 2026  
**Date Submitted:** March 25, 2026  
**Final Approval Date:** April 14, 2026  
**Presenter:** Abb Hayes, City Attorney  
**Item of Business:** **Public Hearing Item: April 21, 2026, Council Meeting**  
Request from **G2 Industrial Partners, LLC** to rezone a 1.1± acres tract located on the northeast corner of the intersection of Athens Street and Purina Drive (a/k/a **920 Purina Drive, SE; 937, 943 and 949 Athens Street, SE**) from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I). **Ward Number: Three**. Tax Parcel Number(s): 00-058-002-005 and 006; 01-058-002-005A. **Request: Existing light industrial uses.**

**Meeting Date:** April 16, 2026

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**Purpose of Request:**

To provide an overview of the following zoning request as presented at the March 10, 2026, Planning and Appeals Board meeting.

**Facts & Issues / History & Background:**

The applicant is proposing to rezone the subject properties to consolidate all three parcels under the same zoning district of Light Industrial (L-I). The parcel located at 937 Athens Street consists of a 2,500 sf. block building occupied by Southern Wood Craftsmen, Inc., that specializes in woodworking, such as cabinets, doors and other home appliances. The parcel located at 943 and 949 Athens Street contains a 1,500 sf. vacant metal building that was the previous location of A-1 Towing. The parcel located at 920 Purina Drive is a gravel lot and contains no structures. The properties were recently acquired by the applicant and have been improved with new gravel, fencing and the removal of debris and overgrown vegetation. Access currently exists along Athens Street and Purina Drive. The adjacent uses include a church, Amer Rugs, Purdy Flooring & Design, Fx Logistics, Carroll Daniel Construction, zoned General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I).

**Department Recommendation:**

Staff and PAB recommended approval with two conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

**SAMPLE MOTIONS:**

Approval of Ordinance 2026- :

I move to approve the ordinance to rezone the subject property from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I) with two conditions as presented.

Denial of the Request:

I move to deny the request.

**Department Director:**

Rusty Ligon

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**If funding is involved, are funds approved within the current budget? No**

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Rezoning Ordinance
4. Location maps
5. Narrative
6. Site plan
7. Photos



**GAINESVILLE PLANNING and APPEALS BOARD  
RECOMMENDATION**

**Applicant and Property Owner**..... G2 Industrial Partners, LLC  
**Location**..... 920 Purina Drive; 937,943, and 949 Athens Street  
**Request**..... Rezone from G-B, L-I, and H-I to L-I  
**Size** ..... 1.1± acres  
**Ward**..... Three  
**Proposed Use**..... Existing light industrial uses  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Planning & Appeals Board Recommendation**..... **Approval, with conditions**  
**Date**..... March 10, 2026

▪ **Applicant's Proposal and Background Information**

The applicant is proposing to rezone the subject properties to consolidate all three parcels under the same zoning district of Light Industrial (L-I). The parcel located at 937 Athens Street consists of a 2,500 sf. block building occupied by Southern Wood Craftsmen, Inc., that specializes in woodworking such as cabinets, doors and other home appliances. The parcel located at 943 and 949 Athens Street contains a 1,500 sf. metal building that is vacant but was the previous location of A-1 Towing. The parcel located at 920 Purina Drive is a gravel lot and contains no structures. The properties were recently acquired by the applicant and have been improved with new gravel, fencing and the removal of debris and overgrown vegetation. Access currently exists along Athens Street and Purina Drive.

▪ **Adjacent Land Use and Zoning**

<b>Location</b>	<b>Use</b>	<b>Zoning</b>
North	Amer Rugs; Purdy Flooring & Design	Heavy Industrial (H-I) Light Industrial (L-I) General Business (G-B)
South	FX Logistics	Heavy Industrial (H-I)
East	Emmanuel Community Evangelical Church	General Business (G-B)
West	Carroll Daniel Construction; Georgia Building Supply; Rehabilitation Industries of NE Georgia; Lanier Aluminum products	Heavy Industrial (H-I)

▪ **Zoning History**

*The following zoning actions have taken place in the immediate area during the last ten years:*

**2026** – A request by Candler Development Services (Gainesville Housing Authority) to rezone a 8.33± acres tract located at 815 Harrison Drive, SE from Residential-II (R-II) to Planned Unit Development (P-U-D) for 145 multi-family housing units was approved with conditions.

**2023** – A request by Heliodora Galeas De Bonilla, LLC to annex and establish Residential-II (R-II) zoning on a 0.11± acre tract located at 1338 Harrison Drive, SE for an existing single-family home was approved.

**2022-** A request by West Ridge Storage, LLC and Gold Meadow Land LLC to rezone a 3.69± acres property located at 891 West Ridge Road, SE from Regional Business (R-B) to Light Industrial (L-I) was approved with conditions for climate controlled self-storage.

**2019-** A request by Karl Chambers and David Reddicks to annex and establish Residential-II (R-II) zoning a 0.49± acre property located at 1026 Athens Street was approved with conditions for a residential duplex.

**2018** – A request by KRM 2016, LLC to rezone a 0.855 ± acre tract located at 827, 831 and 851 Athens Street, SE from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) for five residential duplexes was approved with conditions.

▪ **Staff Analysis**

**(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?**

The existing Southern Wood Craftsmen business is allowed by right in the existing zoning. Rezoning will bring all the parcels already used for this business under the same zoning. The property is located along an established commercial/industrial corridor spanning from E.E. Butler Parkway to Athens Highway. The zoning and development of the adjacent and nearby property consists of commercial and industrial uses zoned General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I).

**(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?**

The existing business already functions in an area with other commercial and industrial uses. The applicant has improved the property. Therefore, the proposed use should not create any adverse effects to the surrounding properties.

**(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?**

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Industrial land use category*. This category includes areas containing or planned for a wide range of office, business, light industrial, manufacturing, research and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Economic Development Gateways character area* which supports the applicant's proposal. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. These areas include a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use as well as mixed-use, residential (existing uses only), public / institutional, transportation / communications / utilities, and parks / recreation / conservation uses.

In addition, the subject property is located within 2022 Athens Street and 129 South Corridor Master Plan which includes future pedestrian safety and beautification efforts that may include new sidewalks and street scaping along the Athens Street corridor.

**(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?**

The property is zoned General Business (G-B), Light industrial (L-I), and Heavy Industrial (H-I) which is intended for nonresidential uses which serve the public by means of automobiles. The property could remain as currently zoned but the applicant desires to have all three properties under the same Light Industrial (L-I) zoning. The proposal seems reasonable given that it provides a uniform zoning which supports existing and future light industrial uses. To some degree, the rezoning could be considered a down zoning for the H-I zoned portion of the property.

**(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?**

City water, sewer, and public safety services are currently provided to the subject properties and capacity is sufficient. Public safety currently responds to the property and Gainesville Fire Station #1 is located approximately 1.4± miles away from Queen City Parkway which currently services adjacent and nearby properties. There will be no impact on the City school system.

**(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?**

Athens Street has experienced mostly commercial and industrial growth given the proximity of the railroad and I-985. It is anticipated that the surrounding area will remain mostly nonresidential due to the location of the Cargill and Purina plants.

**(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

The proposal with the recommended conditions appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

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▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request based on the Comprehensive Plan and the adjacent industrial uses.

**Conditions**

- 1. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, vehicle sales, vehicle service, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 2. All outdoor storage shall be screened by an opaque fence or wall at least 8 feet in height or a staggered row of buffer trees consisting of a mixture of Cryptomeria, Arborvitae and Eastern Red Cedar trees or other approved trees at a minimum installation height of 8 feet. The location, number, spacing, size and type of trees**

planted shall be subject to the approval of the Community and Economic Development Department Director.

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### Excerpts from the March 10, 2026 PAB Meeting Minutes

**Applicant Presentation: Garrison Price**, 4819 Propes Drive, Oakwood, advised he agreed with the staff recommendations and would answer any questions.

**FAVOR:** None

**OPPOSE:** None

There was a motion to recommend conditional approval to rezone the subject property for existing light industrial uses from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I) with the following conditions:

#### Conditions

1. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, vehicle sales, vehicle service, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
2. All outdoor storage shall be screened by an opaque fence or wall at least 8 feet in height or a staggered row of buffer trees consisting of a mixture of Cryptomeria, Arborvitae and Eastern Red Cedar trees or other approved trees at a minimum installation height of 8 feet. The location, number, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.

Motion made by Vice Chair Thompson

Motion seconded by Board Member Young

**Vote – 6 favor, 1 absent (Martin)**

Passed: \_\_\_\_\_

**AN ORDINANCE**

**No. 2026-**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1.1± ACRES TRACT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF ATHENS STREET AND PURINA DRIVE (A/K/A 920 PURINA DRIVE, SE; 937, 943 AND 949 ATHENS STREET, SE) FROM GENERAL BUSINESS (G-B), LIGHT INDUSTRIAL (L-I) AND HEAVY INDUSTRIAL (H-I) TO LIGHT INDUSTRIAL WITH CONDITIONS (L-I-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:**

**SECTION I**

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Light Industrial, with conditions (L-I-c)**.

**Conditions**

- 1. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, vehicle sales, vehicle service, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 2. All outdoor storage shall be screened by an opaque fence or wall at least 8 feet in height or a staggered row of buffer trees consisting of a mixture of Cryptomeria, Arborvitae and Eastern Red Cedar trees or other approved trees at a minimum installation height of 8 feet. The location, number, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.**

**Legal Description**

Tract 1:

All that tract or parcel of land, together with improvements thereon, lying and being in the Gainesville District of Hall County, Georgia, and being a portion of Lots 2 and 3 of the Thomas

**ORDINANCE NO. 2026-\_\_\_**

Estate Subdivision as shown by a plat recorded in Plat Book 2, Page 46 of the Hall County Plat Records and being more fully described as follows:

BEGINNING at the South corner common to Lots 1 and 2 of the Thomas Estate Subdivision as shown by a plat recorded in Plat Book 2, Page 46 of the Hall County, Georgia, Land Plat Records, which corner lies 272 feet, more or less, Southeast of Purina Drive; and running thence along the line between said Lots 1 and 2, 170 feet more or less, in a Northwesterly direction to the property now or formerly owned by Thomas; thence along said Thomas property 75 feet, more or less, in a Northwesterly direction to a corner; thence along the West line of Lot 3 of said Thomas Estate property 30 feet, more or less, in a Southwesterly direction to a corner; thence 67.8 feet, more or less, in a Northwesterly direction to a corner at property, now or formerly owned by Souther, thence along said Souther property 172 feet, more or less, in a Southwesterly direction to a corner on the Northeast side of Athens Street, thence along the Northeast side of the right of way of Athens Street, 152 feet, more or less, in a Southeasterly direction to the beginning corner. This property is the same as that described and conveyed in a Warranty Deed from Leamon R. Russell to Fred D. Waller dated February 9, 1984 and recorded in Deed Book 827, Page 377 of the Hall County Records.

Tract 2:

All that tract or parcel of land lying and being in the City of Gainesville, Gainesville District, Hall County, Georgia, and being described as follows:

BEGINNING at an iron pin at the intersection of the Northeasterly side of Old Athens Highway with the Southeasterly side of Purina Drive and running thence along the right away of said Purina Drive the following courses and distances: North 21° 48' East 118.88 feet; North 41° 13' East 70.41 feet; North 49° 22' East 22.2 feet; thence South 46° 50' East 77.11 feet to an iron pin; thence South 22° 25' West 96.4 feet to an iron pin; thence South 9° 4' West 65.08 feet to an iron pin on the right of way of Old Athens Highway; thence along said right of way North 76° 21' West 120 feet to the Point of BEGINNING. Being the same property described and conveyed as Tract II in an Executrix's Deed of Assent dated April 25, 1995 and recorded in Deed Book 2174, Page 34, Hall County, Georgia Records. LESS AND EXCEPT FROM THE FOREGOING all that tract or parcel of land described in that Warranty Deed from Jospeh H. Pattillo, Jr. and Suzanne S. Pattillo to Adams Transfer & Storage Company, Inc. dated April 21, 2006 and recorded in Deed Book 5681, page 367, Hall County Records.

TOGETHER WITH all that tract or parcel of land described in that Warranty Deed from Adams Transfer & Storage Company, Inc. to Jospeh H. Pattillo, Jr. and Suzanne S. Pattillo dated April 20, 2006 and recorded in Deed Book 5681, page 365, Hall County Records. Also together with all that tract or parcel of land described in that Quitclaim Deed from ASA Properties, Inc. to Jospeh H. Pattillo, Jr. and Suzanne S. Pattillo dated June 13, 2016 and recorded in Deed Book 7719, page 219, Hall County Records.

SUBJECT TO and TOGETHER WITH all rights of way, restrictions, and easements of record; provided, however, nothing herein shall be construed as reviving or renewing any such restrictions or covenants which have heretofore expired or are no longer effective by law, the terms thereof, or otherwise.

**SECTION II**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**ORDINANCE NO. 2026-\_\_\_**

**SECTION III**

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**SECTION IV**

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

**SECTION V**

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

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**Zack Thompson, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

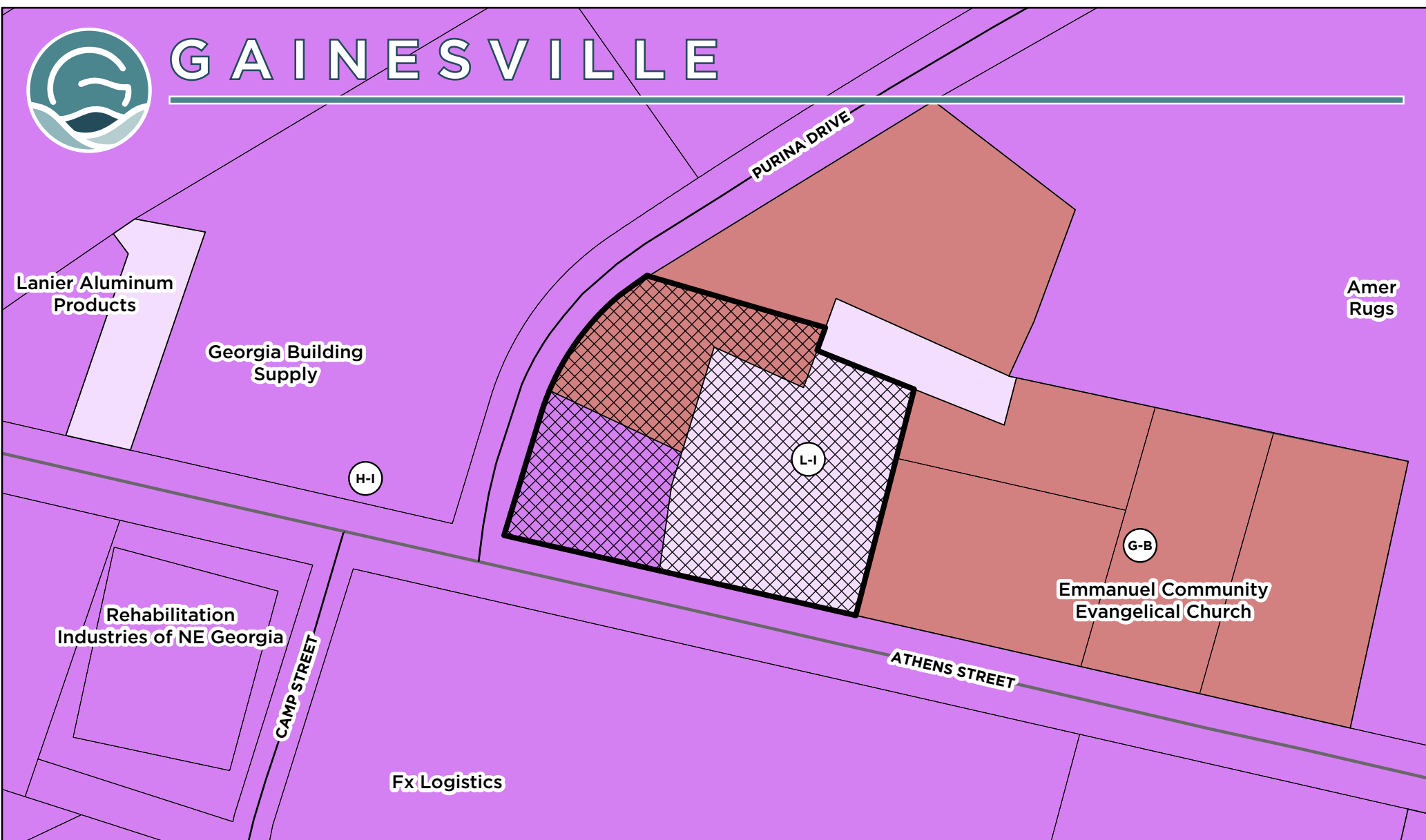
**ATTEST:**

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**Alisa Grayson, City Clerk**



# GAINESVILLE



**Applicant:**  
**G2 INDUSTRIAL PARTNERS, LLC**


**REZONING REQUEST**

**Request:**  
 Rezone +/- 1.1 AC from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I) for existing light industrial uses.

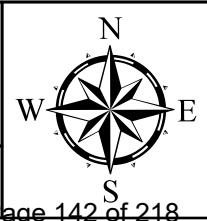
**Subject Property Address:**  
 920 Purina Drive, SE;  
 937, 943 & 949 Athens Street, SE

**Tax Parcel:**  
 00-058-002-005 & 006  
 01-058-002-005A

**Meeting Date:** 03/10/2026  
**Map Prepared:** 02/12/2026

 **Subject Property**

0 50 100 200 300 Feet  
 Scale: 1" = 100'





# GAINESVILLE



**Applicant:** **G2 INDUSTRIAL PARTNERS, LLC**


## REZONING REQUEST

**Request:**  
Rezone +/- 1.1 AC from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I) for existing light industrial uses.

**Subject Property Address:**  
920 Purina Drive, SE;  
937, 943 & 949 Athens Street, SE

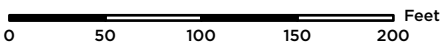
**Tax Parcel:**  
00-058-002-005 & 006  
01-058-002-005A

**Meeting Date:** 03/10/2026  
**Map Prepared:** 02/12/2026

 **Subject Property**

Aerial from 2025

Scale: 1" = 50'




## **Re-Zoning Narrative**

**Addresses:** 943 SE Athens St, Gainesville, Hall County, GA (Parcel No. 00058 002006), 920 SE Purina Drive, Gainesville, Hall County, GA (Parcel No. 00058 002005), and 937 SE Athens St, Gainesville, Hall County, GA (Parcel No. 01058 002005A)

### **Current Zoning**

-937 Athens Street is Zoned Heavy Industrial (H-I)

-943 Athens Street is Zoned Light Industrial (L-I)

-920 Purina Drive is Zoned General Business (G-B)

### **Proposed Zoning**

-937 Athens re-zoned to Light Industrial (L-I)

-943 Athens Street remains Light Industrial (L-I)

-920 Purina Drive re-zoned to Light Industrial (L-I)

G2 Industrial Partners, LLC would like to request for 937 Athens Street and 920 SE Purina Drive to be re-zoned to Light Industrial Zoning. This zoning aligns with the city's comprehensive plan for the area, and we plan to contribute to the city's planned future with this property. We have already completed our improvements to the property which includes a completely new fence surrounding the property, re-painting the 937 Athens Street building and roof repair, new gravel for the yard, and a completely new deck and interior renovation of 943 Athens Street.

Currently, 937 Athens Street is zoned Heavy Industrial (H-I), with the current tenant being Southern Wood Craftsmen, Inc. The tenant specializes in woodworking for residential homes primarily building cabinets, doors, and other home appliances. This use is permitted under the proposed Light Industrial re-zone. We feel that Heavy Industrial zoning is not necessary for this property, as we don't plan to have any large heavy manufacturing uses for this site in the future. With the building being 2,500 square feet and located on Athens Street, we feel that downzoning the property to Light Industrial is the best fit for this property.

943 Athens Street is currently zoned Light Industrial, and we feel that it is correctly zoned for the use. The property connects with 920 Purina Dr and is connected by a fence that surrounds the two properties. The building is located on 943 Athens Street and 920 Purina Dr is a graveled and fenced yard connected to the building. The property is currently

vacant and we are actively looking to lease the property to a variety of service uses that fall under the light-industrial zoning guidelines.

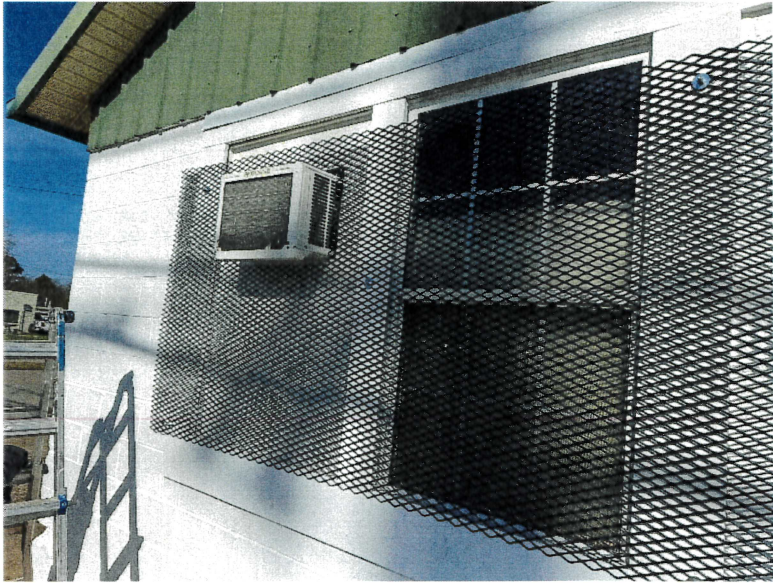
920 Purina Dr is a vacant lot connected to 943 Athens Street and is currently zoned General Business. We would like to re-zone this property to Light Industrial to align with 943 Athens Street and allow a future tenant to be able to use both properties together under the same use. We have no immediate plans of building a building on this property and are planning to keep it as a graveled lot for the time being. We feel this zoning is positive to the community as it helps connect 943 Athens Street and also aligns with the city's comprehensive plan.

We sincerely thank you for reviewing this proposal and look forward to continuing to work with the city to improve the city in any way possible.











# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** April 10, 2026  
**Date Submitted:** April 10, 2026  
**Final Approval Date:** April 14, 2026  
**Presenter:** Zack Thompson  
**Item of Business:** Appointment: Chattahoochee Golf Course Advisory Committee  
**Meeting Date:** April 16, 2026

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**Purpose of Request:**

The purpose of this request is to address the expired term position previously held by John W. "Jay" Jacobs, III.

**Facts & Issues / History & Background:**

CGCAC members serve three-year terms. They follow the guidelines as set forth in the City Charter, Code of Ordinances and Business Resolution 2010-23.

Sam Hulseley was recommended for appointment. He has confirmed a willingness to serve. The verification of outstanding debt process was completed with no concerns.

**Department Recommendation:**

To consider the nomination as submitted by the Mayor.

**Department Director:**

Zack Thompson

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Chattahoochee Golf Course Area Committee Members Local Appointments List\_04102026031433

## Chattahoochee Golf Course Advisory Committee

The purpose of this committee is to work with the Director of Golf to develop and implement a Master Plan for improvements to the golf course, to make recommendations to Council for an annual capital improvement plan, review proposed annual operating budgets and any other such duties as assigned by Council. The committee consists of ten members with five being nominated by the Chattahoochee Country Club. The term of office is three years. A member may be appointed to two three-year successive terms and continue to serve until a successor is appointed. This committee was created via resolution BR-2004-66 and reestablished June 22, 2010 via resolution BR-2010-23. The primary contact is the Director of Golf.

**Term of Office:** 3 years

**Meetings:** [See Meetings Calendar](#)

	<b>Name:</b>	<b>Date Appointed:</b>	<b>Current Term Expiration Date:</b>	
<b>CCC Chairman</b>	Stuart Moore	12/20/2023	12/19/2026	<b>FILLED</b>
<b>City Council</b>	John Wright	12/20/2023	12/19/2026	<b>FILLED</b>
<b>City Council</b>	Lee Rogers	04/21/2024	04/20/2027	<b>FILLED</b>
<b>City Council</b>	Will Hudson	10/02/2024	10/01/2027	<b>FILLED</b>
<b>City Council</b>	John W. "Jay" Jacobs, III	01/17/2023	1/17/2026	<b>EXPIRED</b>
<b>City Council</b>	Charley Nix	11/21/2023	11/21/2026	<b>FILLED</b>
<b>City Council</b>	Ryan Thompson	01/21/2026	11/21/2026	<b>FILLED</b>
<b>City Council</b>	Gary Palmer	11/21/2023	11/21/2026	<b>FILLED</b>
<b>City Council</b>	Cleve Brown	11/21/2023	11/21/2026	<b>FILLED</b>
<b>Ex-Officio</b>	Zack Thompson	01/06/2026	01/05/2027	<b>FILLED</b>
<b>City Council</b>	Cindy Wilson	10/02/2024	10/01/2027	<b>FILLED</b>

Created: 4/10/26 ds



# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** April 8, 2026  
**Date Submitted:** April 10, 2026  
**Final Approval Date:** April 14, 2026  
**Presenter:** Zack Thompson  
**Item of Business:** Appointment: Chicopee Woods Area Park Commission  
**Meeting Date:** April 16, 2026

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**Purpose of Request:**

The purpose of this request is to address the expired term position held by Emily "Sissy" Lawson.

**Facts & Issues / History & Background:**

The Commission follows the guidelines of the City Charter and the Code of Ordinances. Members serve three-year term limits.

Mrs. Lawson has confirmed a willingness to serve another term. The outstanding debt verification process was completed with no concerns.

**Department Recommendation:**

To consider the nomination as submitted by the mayor.

**Department Director:**

Zack Thompson

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Chicopee Woods Area Park Commission Members Local Appointments List\_04102026031756
2. Attendance Report: CWAPC May '23 - Feb '26

## Chicopee Woods Area Park Commission

The purpose of this commission is to acquire, construct, equip, maintain, and operate a recreational center(s) and area(s), to include extensions and improvements of such facilities, so as to assure the efficient and proper development, maintenance, and operation of such recreational facilities and areas. The commission consists of eleven members: four appointed by the City of Gainesville, one of which is the Mayor or designee; two appointed by the Park Commission; and five appointed by the Hall County Commission, one of which is the Chairman or designee. The term of office is three years. Terms always expire on March 26th. The Commission is referenced in the Code Book. The primary contact is the Chairman of the Commission.

**Term of Office:** 3 years

	<b>Name:</b>	<b>Date Appointed:</b>	<b>Current Term Expiration Date:</b>	
<b>Ex-Officio Hall County Representative</b>	Jeff Stowe	01/01/2019	12/31/2030	<b>FILLED</b>
<b>Ex-Officio Gainesville Representative</b>	Juli Hayes	01/07/2026	01/05/2027	<b>FILLED</b>
<b>CWAPC (1) / At-Large</b>	John Girardeau	03/27/2025	03/26/2028	<b>FILLED</b>
<b>County Commission (1) / Vice Chair</b>	Lee Hemmer	03/27/2025	03/26/2028	<b>FILLED</b>
<b>County Commission (3)</b>	Adam Clark	03/27/2024	03/26/2027	<b>FILLED</b>
<b>County Commission (3)</b>	Keith Morris	03/27/2024	03/26/2027	<b>FILLED</b>
<b>CWAPC (2) Secretary</b>	Steve Gilliam	03/27/2023	03/26/2026	<b>EXPIRED</b>
<b>City Council (1)</b>	Kelly Lee	03/27/2025	03/26/2028	<b>FILLED</b>
<b>City Council (2)</b>	Emily D. (Sissy) Lawson	05/02/2023	03/26/2026	<b>EXPIRED</b>
<b>City Council (3) Chairman</b>	RK Whitehead	03/27/2024	03/26/2027	<b>FILLED</b>
<b>County Commission (2)</b>	Emily Bagwell	03/27/2023	03/26/2026	<b>EXPIRED</b>

Created: 4/10/26 ds

Commissioners = 11  
 Quorum = 6

Chicopee Woods Area Park Commission  
 2025-2026--AttendanceSheet

<u>Commissioner</u>	<u>Term Ends</u> 3.26	<u>Attend %</u>	20-May-25	26-Aug-25	18-Nov-25	17-Feb-26
<b>RK Whitehead (Chair)</b>	2027 (city)	100%	InPerson	InPerson	InPerson	InPerson
<b>Kelly Lee</b>	2028 (city)	100%	InPerson	InPerson	InPerson	InPerson
<b>Sissy Lawson</b>	2026 (city)	25%			Virtual	
<b>Adam Clark</b>	2027 (county)	75%	InPerson	InPerson	InPerson	
<b>Keith Morris</b>	2027 (county)	50%		Virtual		InPerson
<b>Lee Hemmer</b>	2028 (county)	100%	InPerson	InPerson	InPerson	InPerson
<b>Emily Bagwell</b>	2026 (county)	100%	InPerson	Virtual	Virtual	Virtual
<b>John Girardeau</b>	2028 (CWAPC)	100%	InPerson	InPerson	InPerson	InPerson
<b>Steve Gilliam (Secretary)</b>	2026 (CWAPC)	100%	InPerson	InPerson	Virtual	Virtual
<b>Juli Hayes - (City)</b>	n/a	100%	InPerson	InPerson	Virtual	Virtual
<b>Jeff Stowe - (County)</b>	n/a	50%			Virtual	InPerson
<b>Other Attendees:</b>						
<b>CGC-GM/GC Chair</b>			Lennie Holland	Lennie Holland	Lennie Holland	Lennie Holland
<b>ENSC-Management</b>			Sarah Bell	Sarah Bell	Sarah Bell	Sarah Bell
<b>ENSC-Management</b>				Amy Bradford	Amy Bradford	
<b>ENSC-Preserve Manager</b>			Chris Romberg	Chris Romberg	Chris Romberg	Chris Romberg
<b>BikeTrails-Representative</b>			Roger Lloyd	Roger Lloyd	Roger Lloyd	Tim Evans
<b>LegalCounsel</b>			Graham McKinnon	Graham McKinnon	Graham McKinnon	
<b>Auditor</b>					Kristi Griffin	

Commissioners = 11  
 Quorum = 6

Chicopee Woods Area Park Commission  
 2024-2025--AttendanceSheet

<u>Commissioner</u>	<u>Term Ends</u> 3.26	<u>Attend %</u>	21-May-24	27-Aug-24	19-Nov-24	18-Feb-25
<b>RK Whitehead (Chair)</b>	2027 (city)	100%	InPerson	InPerson	InPerson	InPerson
<b>Kelly Lee</b>	2025 (city)	75%	InPerson	InPerson		InPerson
<b>Sissy Lawson</b>	2026 (city)	100%	InPerson	Virtual	InPerson	InPerson
<b>Adam Clark</b>	2027 (county)	75%	InPerson	Virtual	InPerson	
<b>Keith Morris</b>	2027 (county)	75%	InPerson	InPerson	InPerson	
<b>Jane Hemmer (Vice-Chair)</b>	2025 (county)	100%	InPerson	InPerson	InPerson	InPerson
<b>Emily Bagwell</b>	2026 (county)	100%	InPerson	InPerson	InPerson	InPerson
<b>John Girardeau</b>	2025 (CWAPC)	100%	InPerson	InPerson	InPerson	InPerson
<b>Steve Gilliam (Secretary)</b>	2026 (CWAPC)	50%	InPerson			InPerson
<b>Juli Hayes - (City)</b>	n/a	100%	InPerson	InPerson	InPerson	InPerson
<b>Jeff Stowe - (County)</b>	n/a	75%	InPerson	InPerson	Virtual	
<b>Other Attendees:</b>						
<b>CGC-GM/GC Chair</b>			Lennie Holland		Lennie Holland	Lennie Holland
<b>ENSC-Management</b>			Sarah Bell	Sarah Bell	Sarah Bell	Sarah Bell
<b>ENSC-Preserve Manager</b>			Kristin Love	Kristin Love	Kristin Love	
<b>BikeTrails-Representative</b>			Lance Gardner	Lance Gardner	Lance Gardner	Roger Lloyd
<b>LegalCounsel</b>			Graham McKinnon	Graham McKinnon		Graham McKinnon
<b>Auditor</b>					Kristi Griffin	

Commissioners = 11  
 Quorum = 6

Chicopee Woods Area Park Commission  
 2023-2024--AttendanceSheet

<u>Commissioner</u>	<u>Term Ends</u> 3.26	<u>Attend %</u>	16-May-23	15-Aug-23	14-Nov-23	20-Feb-24
<b>RK Whitehead (Chair)</b>	2024 (city)	100%	InPerson	InPerson	InPerson	InPerson
<b>Kelly Lee</b>	2025 (city)	75%	InPerson		InPerson	InPerson
<b>Sissy Lawson</b>	2026 (city)	75%	Virtual	InPerson	InPerson	
<b>Amanda Norton</b>	2024 (county)	25%			InPerson	
<b>Keith Morris</b>	2024 (county)	75%	InPerson	InPerson	InPerson	
<b>Jane Hemmer (Vice-Chair)</b>	2025 (county)	100%	InPerson	InPerson	InPerson	InPerson
<b>Emily Bagwell</b>	2026 (county)	100%	InPerson	InPerson	InPerson	Virtual
<b>John Girardeau</b>	2025 (CWAPC)	75%		InPerson	InPerson	InPerson
<b>Steve Gilliam (Secretary)</b>	2026 (CWAPC)	75%	InPerson	InPerson	InPerson	
<b>Juli Hayes - (City)</b>	n/a	100%	n/a	n/a	n/a	InPerson
<b>Jeff Stowe - (County)</b>	n/a	75%		InPerson	InPerson	Virtual
<b>Other Attendees:</b>						
<b>CGC-GM/GC Chair</b>			Lennie Holland	Lennie Holland	Lennie Holland	Lennie Holland
<b>ENSC-Management</b>			Sarah Bell		Sarah Bell	Sarah Bell
<b>ENSC-Management</b>						
<b>ENSC-Preserve Manager</b>			Kristin Love	Kristin Love	Kristin Love	Kristin Love
<b>BikeTrails-Representative</b>			Lance Gardner	Lance Gardner		Lance Gardner
<b>LegalCounsel</b>			Graham McKinnon	Graham McKinnon		Graham McKinnon
<b>Auditor</b>					Kristi Griffin	



# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** April 10, 2026  
**Date Submitted:** April 14, 2026  
**Final Approval Date:** April 15, 2026  
**Presenter:** Zack Thompson  
**Item of Business:** Appointment: Main Street Advisory Board  
**Meeting Date:** April 16, 2026

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**Purpose of Request:**

The purpose of this request is to address the vacant position previously held by Eliana Bean.

**Facts & Issues / History & Background:**

The Main Street Board follows the guidelines as set forth in the City Charter and Code of Ordinances as well as Business Resolution 2010-02. Members serve two-year terms. Eliana Bean resigned from the Board on December 1, 2025. Main Street Staff submitted a recommendation for Aimee Hoecker to be considered as a potential candidate to serve on the board. The outstanding debt verification process was completed with no concerns.

**Department Recommendation:**

To consider the nomination as submitted by the Mayor.

**Department Director:**

Zack Thompson

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Main Street Advisory Board Members - Local Appointments List\_03162026123308

## Main Street Advisory Board

### Overview

The Mayor and Gainesville City Council appoint members to a Main Street Advisory Board to guide the Main Street manager. The goal of this organization is to preserve our resources, encourage business growth, historic preservation and to bring more awareness to the Downtown area. The board consists of seven members and one ex-officio member. All Directors shall assume their office/duties in July of each year (except for the initial board). The term of office is two years. There is no limit on the amount of terms a member may serve. The primary contact is the Main Street Manager and Communications Director. The Board was formed by Business Resolution 2010-02.

**Term of Office:** 2 years

	<b>Name:</b>	<b>Date Appointed:</b>	<b>Current Term Expiration Date:</b>	
<b>Post 1</b>	Andrew Elliott	07/01/2025	06/30/2027	<b>FILLED</b>
<b>Post 2 Vice-Chair</b>	Claude Tatro, Jr.	07/01/2025	06/30/2027	<b>FILLED</b>
<b>Post 3</b>	Lila Weaver	10/08/2025	06/30/2027	<b>FILLED</b>
<b>Post 4</b>	Jillian Ledford	03/19/2025	06/30/2026	<b>FILLED</b>
<b>Post 5</b>	<b>Vacant</b>	<b>12/02/2025</b>	<b>06/30/2026</b>	<b>VACANT</b>
<b>Post 6 Chair</b>	Pamela Williams-Lime	07/01/2024	06/30/2026	<b>FILLED</b>
<b>Post 7</b>	Connie Rock	07/01/2024	06/30/2026	<b>FILLED</b>
<b>Ex Officio</b>	Abigail Guzman	01/07/2026	01/05/2027	<b>FILLED</b>

3/16/26 ds



# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** March 12, 2026  
**Date Submitted:** April 13, 2026  
**Final Approval Date:** April 14, 2026  
**Presenter:** Abb Hayes, City Attorney  
**Item of Business:** Resolution: Abandonment of City of Gainesville Owned Property on Harvey Street  
**Meeting Date:** April 16, 2026

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**Purpose of Request:**

The purpose of this request is to authorize the removal of Harvey Street from the municipal street system to allow for the incorporation of the property into the Parks and recreation system.

**Facts & Issues / History & Background:**

**Department Recommendation:**

Adopt the resolution.

**Department Director:**

Bryan Lackey

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Resolution: Abandonment of City of Gainesville Owned Property on Harvey Street
2. Attachment: Exhibit A and B

**RESOLUTION BR-2026-\_\_\_**

**ABANDONMENT OF CITY OF GAINESVILLE, GEORGIA – OWNED PROPERTY  
ON HARVEY STREET**

**WHEREAS**, pursuant to O.C.G.A. Sec. 32-7-1 et seq., the City of Gainesville hereby deems it to be in the public interest to abandon a portion of the public roads within its jurisdiction known as Harvey Street, as more specifically set forth in the plat attached hereto as Exhibit “A,” and as more specifically described in the legal description attached hereto as Exhibit “B” (hereinafter referred to as “the Property”); and

**WHEREAS**, the removal of the Property from the municipal street system is in the best public interest, as it will allow for the incorporation of the Property into the City’s parks and recreation system; and

**WHEREAS**, the City provided notice of the proposed abandonment to property owners located adjacent to the Property; and

**WHEREAS**, the City hereby certifies and declares the Property to be abandoned and no longer part of the municipal street system; and

**WHEREAS**, the rights of the public in and to the Property as a public road shall cease, and the Property shall be incorporated into the City’s parks and recreation system.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby approves the abandonment of the Property as part of the municipal street system and hereby incorporates the Property into the City’s parks and recreation system and authorizes the Mayor, the City Manager, and the City Attorney to execute such documents that may be necessary to effectuate the terms set forth in this Resolution.

**Adopted this \_\_\_\_ day of April 2026.**

\_\_\_\_\_  
**Zack Thompson, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

\_\_\_\_\_  
**Alisa Grayson, City Clerk**

# HULSEY, OLIVER & MAHAR, LLP

EST. 1914

R. DAVID SYFAN  
THOMAS L. FITZGERALD  
THOMAS D. CALKINS  
ABBOTT S. HAYES, JR.  
PAUL B. SMART  
JASON A. DEAN  
T. WESLEY ROBINSON  
JESSICA M. LUND  
VANESSA E. SYKES  
MONICA B. HATFIELD  
AMANDA L. WARD  
EMMA S. COURTNEY  
CAROLINE M. CAPPS

ATTORNEYS AT LAW

E.D. KENYON  
(1890-1981)  
SAMUEL L. OLIVER  
(1942-2011)

JULIUS M. HULSEY  
(RETIRED)  
JAMES E. MAHAR, JR.  
(RETIRED)

March 12, 2026

**VIA CERTIFIED USPS MAIL, RETURN RECEIPT REQUESTED**  
**AND FIRST CLASS USPS MAIL**

New Town Florist Club, Inc.  
Rose Johnson, Registered Agent  
1064 DeSota St.  
Gainesville, GA 30501

T.J. Perry a/k/a Tommie Perry  
1098 Desota Dr. SE  
Gainesville, GA 30501

SA Recycling, LLC  
Corporation Service Company, Registered Agent  
2 Sun Ct., Suite 400  
Peachtree Corners, GA 30092

Dear Adjoining Property Owners:

I am an attorney for the City of Gainesville (“the City”). I am writing to you regarding a portion of the public roads within the City’s jurisdiction known as .060 acres on Harvey Street, as more specifically set forth in the survey attached hereto as Exhibit “A,” and as more specifically described in the legal description attached hereto as Exhibit “B” (hereinafter referred to as “the Property”). The City intends to abandon the Property and remove the Property from the municipal street system, as it is in the best public interest to allow for the incorporation of the Property into the City’s parks and recreation system. As you are located adjacent to the Property, I am providing you, on behalf of the City, with notice of the proposed abandonment of the Property as a public road. The governing body of the City intends to consider and potentially proceed with the abandonment at its regular meeting at 5:30 p.m. on April 21, 2026 at the City Public Safety Complex Municipal Court Room, located at 701 Queen City Parkway, Gainesville, Georgia 30501.

Enclosures

CC: Jessica Tullar (via e-mail)  
Angela Sheppard (via e-mail)  
Alisa Grayson (via e-mail)  
Kate Mattison (via e-mail)  
Bryan Lackey (via e-mail)  
Matt Tarver (via e-mail)

Sincerely,

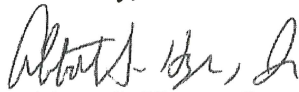
  
Abbott S. Hayes, Jr.



Exhibit "B"

All that tract or parcel of land lying and being in Land Lot 136, 9<sup>th</sup> Land District, City of Gainesville, Hall County, Georgia, containing 0.060 acres, more or less, and being depicted as "Harvey Street 30' R/W Unopened" on a Retracement/Topographic Survey for The City of Gainesville by Justin M. Jones, GRLS No. 3638, dated February 10, 2026, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a PK nail set at the centerline of the intersection of Desota Street (no right of way specified) and Harvey Street (30 foot right of way) thence running South 74 degrees 17 minutes 24 seconds East a distance of 27.55 feet to a PK nail set on the southeast side of a concrete walk, said PK nail being the TRUE POINT OF BEGINNING; thence leaving said concrete walk and running along the property of Newtown Florist Club, now or formerly, South 28 degrees 07 minutes 44 seconds East a distance of 86.85 feet to a one-half inch rebar set; thence running along the property of S.A. Recycling, LLC, now or formerly, South 58 degrees 08 minutes 01 seconds West a distance of 30.06 feet to a one-half inch rebar set; thence running along the property of T.J. Perry et al., now or formerly, North 28 degrees 07 minutes 44 seconds West a distance of 87.84 feet to an "X" scribed in concrete on the southeast side of a concrete walk; thence running along said concrete walk North 60 degrees 00 minutes 38 seconds East a distance of 30.02 feet to a PK nail set and the TRUE POINT OF BEGINNING.



# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** March 27, 2026  
**Date Submitted:** April 10, 2026  
**Final Approval Date:** April 14, 2026  
**Presenter:** Abb Hayes, City Attorney  
**Item of Business:** Resolution: Ratification and Approval of the Housing Authority Multifamily Note (Governmental) (Lakeside at Harrison Village)  
**Meeting Date:** April 16, 2026

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**Purpose of Request:**

The purpose of this request is to present a proposed resolution seeking the Mayor's approval of the Housing Authority Multifamily Note in accordance with Treasury Regulations.

**Facts & Issues / History & Background:**

The Gainesville Housing Authority is planning to issue bonds to facilitate financing in connection with an affordable housing development. A TEFRA hearing was held. Neither the City nor the Gainesville Housing Authority will have any liability or financial obligations related to the bond issuance.

**Department Recommendation:**

Adopt the resolution.

**Department Director:**

Bryan Lackey

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Resolution: Ratification and Approval of the Housing Authority Multifamily Note (Governmental) (Lakeside at Harrison Village)
2. Attachment: Certificate of Hearing Officer (TEFRA) - LAKESIDE AT HARRISON
3. Attachment: Gainesville Mayor TEFRA Approval Lakeside at Harrison Village

**RESOLUTION BR-2026 - \_\_\_\_**

**RATIFICATION AND APPROVAL OF THE HOUSING AUTHORITY MULTIFAMILY NOTE  
(GOVERNMENTAL) (LAKESIDE AT HARRISON VILLAGE)**

**WHEREAS**, the Housing Authority of the City of Gainesville (the “Authority”) is planning to issue its not to exceed \$30,000,000 aggregate principal amount of the Housing Authority of the City of Gainesville Multifamily Note (Governmental ) (Lakeside at Harrison Village) to assist in the financing of the costs of acquisition, construction, renovation, and equipping of an existing affordable multifamily housing facility to be known as Lakeside at Harrison Village Apartments, containing approximately 100 units (the “Project”); and

**WHEREAS**, the attached Certificate shows that a TEFRA hearing was held related to the Project by the Authority on March 19, 2026; and

**WHEREAS**, following the TEFRA hearing, the Authority asked that the Mayor of the City of Gainesville execute the attached Approval, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby approves the execution by the Mayor of the attached Approval. The governmental note shall not ever represent or constitute a debt or pledge of the faith and credit or the taxing power of the City of Gainesville, Georgia.

**Adopted this \_\_\_\_ day of April, 2026.**

---

**Zack Thompson, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

---

**Alisa Grayson, City Clerk**

**CERTIFICATE OF HEARING OFFICER ON BEHALF OF  
THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA  
REGARDING PUBLIC HEARING**

The undersigned Hearing Officer on behalf of the Housing Authority of the City of Gainesville, Georgia (the "Authority") HEREBY CERTIFIES as follows:

(1) A Public Hearing was duly held on March 19, 2026 at 10:00 a.m., pursuant to proper notice given in accordance with law as to the time and place of this hearing prior to such hearing. The hearing was open to the public. The time of the hearing and use of the toll free teleconference and/or videoconference provided a reasonable opportunity for persons of differing views to be heard through the use of:

Teleconference by dialing:

(877) 815-1864 (US Toll Free)  
Conference ID: 744 429 787#

Or Microsoft Teams videoconference via the internet by visiting:

<https://teams.microsoft.com/meet/22192028429233?p=INC4SfNdX4E1X7fLRV>  
Meeting ID: 221 920 284 292 33  
Passcode: DV3z2fH6

(2) The Hearing Officer announced the commencement of the public hearing on the application of Lakeside at Harrison Village II, LLC, a Kentucky limited liability company (the "Borrower"), and that the Authority had caused the publication of a notice at least seven (7) days prior to the hearing in *The Times*, a newspaper being the county organ and having general circulation in the City of Gainesville, Hall County, Georgia (the "Notice"). A copy of the Notice has been filed and appears of record in the Minute Book of the Authority and is attached hereto together with an affidavit of publication as Exhibit "A".

(3) During the hearing, no persons asked to be heard with respect to the granting by the Authority of the financial assistance requested by the Borrower and the financing of the Project referred to in the Notice. Therefore, no comments or objections were voiced by anyone.

No one else having appeared to speak on the matter, the Hearing Officer declared the public meeting closed at 10:30 a.m.

(4) Based on the results of the hearing, it is the recommendation of the undersigned on the behalf of the Authority that the Mayor and the Council of the City of Gainesville approve the issuance of the Bonds to the extent required by Section 147(f) of the Internal Revenue Code, as amended.

Signed and submitted on behalf of the Authority this 19th day of March, 2026.

  
\_\_\_\_\_  
I. STEWART DUGGAN  
Georgia Bar No.: 232207  
Hearing Officer

# AFFIDAVIT OF PUBLICATION

State of Georgia

County of Hall

Personally appeared before the undersigned, Stephanie Woody, who having been duly sworn, on oath, says that she is the Group Publisher of THE TIMES, FORSYTH COUNTY NEWS, and DAWSON COUNTY NEWS, and that the Advertisement was Published in THE TIMES:

Ad# 157754

Public Hearings

Housing Authority of the City of Gainesville

Published: The Times: 3/11/2026

Stephanie Woody  
Stephanie Woody, Affiant  
Verified   X  

Sworn to and Subscribed before me  
This 11th day of March, 2026

Jacqueline Wildes  
Notary Public



Name: Maria Daniela Ramirez Leon
Address: 3746 Tall Pine Way Gainesville, GA 30507
Phone: 515-257-3490
Email: mdrleon21@gmail.com
157410 3/4, 11, 18, 25

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Mina Alison Murdoch Lettice, Petitioner
Civil Action File No. 2026CV000371

NOTICE OF PETITION TO CHANGE NAME

An action was filed in the Superior Court of Hall County on 04/3/2026, to change the Petitioner's name as follows:
Petitioner's name Mina Lettice
Desired new name Myna Alison Murdoch Mckibbon

Any interested party has the right to appear in this case and file objections before the final judgment is ordered in this case.
Dated: 04/3/2026
Mina Lettice
Petitioner, Pro se
NAME: Mina Lettice
Address: 6075 Ben Parks Road Murrayville, GA 30564
Phone: 239-877-1676
Email: minallettice@gmail.com
157859 3/11, 18, 25, 4/1

Public Hearings

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on behalf of the Housing Authority of the City of Gainesville (the "Issuer") on March 19, 2026 at 10:00 a.m., pursuant to Revenue Procedure 2022-22, the public hearing may be accessed:

Telephonically by dialing: (877) 815-1864 (US Toll Free)
Phone Conference ID: 744 429 787# or via Microsoft Teams videoconference via the internet by visiting: https://teams.microsoft.com/meet/22192028429233?p=1NC45fNdX4E1X7fLRV
Meeting ID: 221 920 284 292 33

Passcode: DV3z2fH6

This hearing is for the purpose of considering the approval of the issuance in one or more series of multifamily housing revenue bonds (the "Bonds"), in an aggregate principal amount not to exceed \$30,000,000, by the Issuer, pursuant to O.C.G.A. § 8-3-1 et seq., as amended. If the Bonds are approved, the proceeds will be loaned to Lakeside at Harrison Village II, LLC, a Georgia limited liability company, or its successors and assigns (the "Borrower") for the purposes of (i) financing the acquisition, new construction and equipping of a multifamily rental housing project known as Lakeside at Harrison Village Apartments and located at or off of SE Harrison Road and Athens Street Gainesville, Georgia, consisting of up to 100 residential rental units (the "Project") and (ii) financing the costs of issuance incurred in connection with the Bonds.

The initial owner, operator or manager of each Project is expected to be the Borrower. THE BONDS SHALL NOT REPRESENT OR CONSTITUTE A DEBT OR PLEDGE OF FAITH AND CREDIT OR ANY TAXING POWER OF THE ISSUER, THE STATE OF GEORGIA OR ANY POLITICAL SUBDIVISION OF THE STATE OF GEORGIA.

Interested persons are invited to attend this public hearing by dialing the number provided above and will be given an opportunity to express their views concerning the proposed issuance of the Bonds and the financing of the Project. Anyone desiring to make written comments can deliver them to Housing Authority of the City of Gainesville, 750 Pearl Nix Pkwy, Gainesville, GA 30501 with such comments clearly marked Re: "Harrison Street Apartments" to Attention: Executive Director. Written submissions should be mailed in sufficient time to be received at or before 10:00 a.m. on the hearing date. This notice is given pursuant to Section 147(f) of the Internal Revenue Code, as amended.
157754 3/11

The City of Buford Planning and Zoning Board will meet on Tuesday, March 10, 2026

at 7:00 p.m. and the Buford City Commission will meet on Monday, April 6, 2026 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 942 Gainesville Highway for Thomas Lin. The special use permit requested is to allow a used car lot and automotive repair.
156950 2/18, 25, 3/4, 11, 18, 25

STATE BOARD MEMBER TO HOLD PUBLIC HEARING March 17, 2026

Rich Valladares to Host State Board of Education Seventh District Public Hearing

The State Board of Education will hold a public hearing for citizens in the Seventh Congressional District on Tuesday, March 17, 2026. The meeting will be held from 7:00 p.m. – 8:00 p.m. at Lumpkin County Schools, Central Office, 56 Indian Dr., Dahlonega, GA 30533

The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. People wishing to speak should sign in upon arrival. The Georgia Department of Education does not discriminate based on disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Geraldine Price at gprice@doe.k12.ga.us no later than 72 hours before the scheduled event.
157196 3/4, 3/11

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS FOR RIGHT-OF-WAY ABANDONMENT FOR SECTION OF RAMSEY ROAD
Notice is hereby given that the Hall County Board of Commissioners shall conduct public hearings during the regular meeting of the Board beginning at 6:00 P.M. on Thursday, April 9, 2026 at the Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia, to consider a road right-of-way abandonment application for a section of Ramsey Road.

The subject road right-of-way section extends approximately one thousand four hundred (1,400+/-) feet along the existing right-of-way from the intersection with Dunlap Stainless, Inc driveway. The proposed reconfiguration of Ramsey Road would have access from SR 365 only to a cul-de-sac. Additional maps and information are available at the Hall County Engineering Department located at 2875 Browns Bridge Road, Gainesville, Georgia 30504. The Engineering Department may be reached by telephone, (770) 531-6800, between the hours of 8:00 A.M and 5:00 P.M. Monday through Friday.
157417 3/4, 11

PUBLIC NOTICE

The Braselton Planning Commission will hold a Public Hearing on Monday, March 23, 2026, at 6 p.m. and the Braselton Mayor and Council will hold a Public Hearing on Monday, April 13, 2026, at 4 p.m. on the following items:

Application # 25-05-RZ
Application for a Planned Unit Development Major Revision from Big Muff, LLC on property owned by Braselton Vista Partners, LLC. The property is identified as Hall County Tax Parcel 15041 000135A and 15041 000135 (portion). The approximate area of the subject property is 3.08 acres. The intent of the application is to revise the existing Planned Unit Development plan to construct a 16,250 s.f. building for retail use.
Amendments to the Town of Braselton Development Code

6.13 – Fences and Walls
The Braselton Mayor and Council will hold a Public Hearing on Monday, April 13, 2026, at 4 p.m. on the following items:
Application # 25-02-SU
Application for a conditional use approval from BK Holdings Group on property owned by B17, LLC. The property is identified as Jackson County Tax Parcel

B03 075 (located on Chardonnay Trace) and is approximately 17.6 acres. The property is currently zoned General Commercial (G-C). The applicant requests a Special Use approval to permit a boat and recreational vehicle storage facility.

Application #25-06-VAR (Attached to application #25-02-SU)

The applicant for application #25-02-SU is seeking a variance from the following requirements of the Town of Braselton Development Code:

- 1. 6.17.B (Parking Requirements) to reduce the minimum required amount of vehicle parking spaces to zero.
2. 6.11 (Tree planting requirements in parking lots).

COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town\_officials/planning\_commission.php

FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net
ALL BRASELTON PLANNING COMMISSION AND MAYOR AND COUNCIL PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 SR. 53 BRASELTON, GA 30517
157694 3/11

Public Sales/Auctions

Extra Space Storage, on behalf of itself, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
3719 Winder Hwy Flowery Branch GA 30542, 03/19/2026 at 2:00pm 5101

Justin Adams Household Items, Furniture, Boxes
157407 3/4, 3/11

NOTICE OF PUBLIC SALE

Holiday Marina will sell at public auction the below described property on March 25, 2026, at 6900 Lanier Islands Parkway, Buford, GA 30518 at 11:00 A.M. Notice is hereby given to Timothy R Jackson that a 1974 Somerset Steel Hull Houseboat, GA9500GN, HIN SST004320674, with all attachments, riggings, fixtures, equipment, personality, improvements and contents located at 6900 Lanier Islands Parkway, Buford, GA 30518 in which they are listed as owners, has been abandoned.

If not redeemed within the prescribed time for all costs imposed on said vessels herein shall be disposed of by public sale outlined in Georgia Law, O.C.G.A. 11-1-201. They have ten days from the first posting of this notice to contact Holiday Marina who is in possession of said vessel. Proceeds will be used to satisfy debt created by account holders to Holiday Marina. All boats sold 'as is' "where is". Payment must be made by certified funds at the time of purchase. For further information, please contact Elaine Kelley at 770-945-7201.
157555 3/11, 3/18

Under the Authority of the Georgia Self Storage Act 10-4-210 to 10-4-215, Mini Storage Depot, located at 944 Gainesville Hwy, Buford, GA 30518 will be conducting a sale on March 24th, 2026, at 10:00 AM. The sale will take place on www.StorageAuctions.com to satisfy a lien. The contents of each unit appear to be household goods. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice.
Unit #2010 - Veronica Wansley - household goods
Unit #2080 - Pedro Vasquez - household goods
Unit #3025 - Amy Robinson - household goods
Unit #3141- David Sailors - household goods
157409 3/4, 3/11

Probate Notices

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF WILLIAM DAVIE JONES JR., DECEASED
ESTATE NO. E-26-064
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE

Gina Beth Jones has petitioned for waiver of bond, waiver of reports, waiver of statements, and for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before April 6, 2026 by 10:00 a.m.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Patty Walters Laine
Judge of the Probate Court
By: Cohnren Williams
Clerk of the Probate Court
116 Spring Street SE. First Floor
Gainesville, GA 30501
Address
770-535-9710 Ext 7011
Telephone Number
157540 3/4, 11, 18, 25

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF BARBARA J. JENKINS, DECEASED
ESTATE NO. E-26-059
PETITION FOR LETTERS OF ADMINISTRATION NOTICE TO: WHOM IT MAY CONCERN,

Lectris Passmore has petitioned for Letters of Administration to be appointed administrator of the estate of Barbara J. Jenkins deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before April 6, 2026 by 10:00 A.M.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Mark D. Loggins
Judge of the Probate Court
By: Cohnren Williams
Clerk of the Probate Court
116 Spring Street SE. First Floor
Gainesville, GA 30501
Address
770-535-9710 Ext 7011
Telephone Number
157541 3/4, 11, 18, 25

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: MARK JOSEPH FORSTER DECEASED

ESTATE NO. E-25-352
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of Magdalena Forster for a year's support from the estate of Mark Joseph Forster interested persons are hereby notified to show cause, if any they have, on or before April 6, 2026 by 10:00 a.m., why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered

with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.
Patty Walters Laine
Judge of the Probate Court
By: Cohnren Williams
Clerk of the Probate Court
116 Spring Street SE, First Floor
Gainesville, GA 30501
Address
770-535-9710 Ext 7011
Telephone Number
157542 3/4, 11, 18, 25

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Moises Vargas Alvarez, DECEASED

ESTATE NO. E-25-658

NOTICE

RE: The Petition to Probate Will in Solemn Form in the above referenced estate having been duly filed, [For use if an heir is required to be served by publication]
TO: Jesus Vargas Martin
[List here all heirs having unknown addresses to be served by publication]
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before 10:00 a.m. April 6, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Patty Walters Laine
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street First Floor
Gainesville, Georgia 30501
Address
770-531-6923
Telephone Number
156840 3/4, 11, 18, 25

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: TORRE C. SMITHERMAN, DECEASED

ESTATE NO. E-25-753

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Carol J. Smitherman, for a year's support from the estate of Torre C. Smitherman, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before 10:00 am April 6, 2026 why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date.

If no objections are filed the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: Riley Norris
Clerk of the Probate Court
116 Spring Street, SE
Gainesville, GA 30501
Address
770-531-6921
Telephone Number
156835 3/4, 11, 18, 25

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF LYDIA PUJOLS, DECEASED

ESTATE NO. E-25-599

NOTICE

IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above referenced estate having been duly filed.
TO: Cathy Malpica
[For use if an heir is required

to be served by publication]
[List here all heirs having unknown addresses to be served by publication]
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before May 4, 2026

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be

If no objections are filed, the petition may be granted without a hearing.
Mark D. Loggins
Judge of the Probate Court
By: Samantha Matthews
Clerk of the Probate Court
116 Spring Street. SE
Gainesville. GA 30501
Address
770-531-6924
Telephone Number
156833 3/4, 11, 18, 25

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF REBECCA MAE PRATT, DECEASED

ESTATE NO. E-25-386

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: WHOM IT MAY CONCERN
Terri Lynn Stewart has petitioned to be appointed administrator of the estate of Rebecca Mae Pratt deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 am April 6, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Patty Walters Laine
Judge of the Probate Court
By: Samantha Matthews
Clerk of the Probate Court
116 Spring Street, SE
Gainesville. GA 30501
Address
770-531-6921
Telephone Number
156832 3/4, 11, 18, 25

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: WILLIAM RICHARD LEDFORD DECEASED

ESTATE NO. E-26-047

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Wanda L. Ledford for a year's support from the estate of William Richard Ledford interested persons are hereby notified to show cause, if any they have, on or before April 6, 2026 by 10:00 a.m., why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

Mark D. Loggins
Judge of the Probate Court

**TEFRA APPROVAL OF THE MAYOR OF THE CITY OF GAINESVILLE**

**Re: Housing Authority of the City of Gainesville Multifamily Note (Governmental)  
(Lakeside at Harrison Village)**

Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, the undersigned ZACK THOMPSON, Mayor of the City of Gainesville, Georgia (the “applicable elected representative” within the meaning of the Internal Revenue Code), hereby approves the issuance of the Housing Authority of the City of Gainesville Multifamily Note (Governmental) (Lakeside at Harrison) not to exceed \$30,000,000 aggregate principal amount, as of the date set forth below, to assist in the financing of this Project.

THE BONDS OR GOVERNMENTAL NOTE SHALL NOT REPRESENT OR CONSTITUTE A DEBT OR PLEDGE OF FAITH AND CREDIT OR ANY TAXING POWER OF THE ISSUER GAINESVILLE HOUSING AUTHORITY, OR THE CITY OF GAINESVILLE, THE STATE OF GEORGIA, OR ANY POLITICAL SUBDIVISION OF THE STATE OF GEORGIA.

This \_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF GAINESVILLE, GEORGIA**

By: \_\_\_\_\_  
ZACK THOMPSON, Mayor



# CITY OF GAINESVILLE

## Work Session Agenda Request

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**Item Created:** March 27, 2026

**Date Submitted:**

**Final Approval Date:**

**Presenter:**

**Item of Business:** Facility Tour / Presentations

**Meeting Date:** April 16, 2026

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**Purpose of Request:**

To conduct a tour of the Public Safety Training Complex site and to present the following department presentations:

- Fire Department
- Police Department
- Chattahoochee Golf Course

**Facts & Issues / History & Background:**

**Department Recommendation:**

**Department Director:**

Bryan Lackey

---

**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

---

**Administrative Comments:**

---

**Attachments:**

1. Combined GFD-GPD-Golf Council Presentaiton 2026





## ACCOMPLISHMENTS

- New Fire Boat
- New Heavy Rescue
- Public Safety Training Center
- Station #5 moving forward
- Fire Engine for Station #5 delivered

# Fire Boat



# New Heavy Rescue



# Public Safety Training Center



# Station #5



# Engine 25





## CHALLENGES

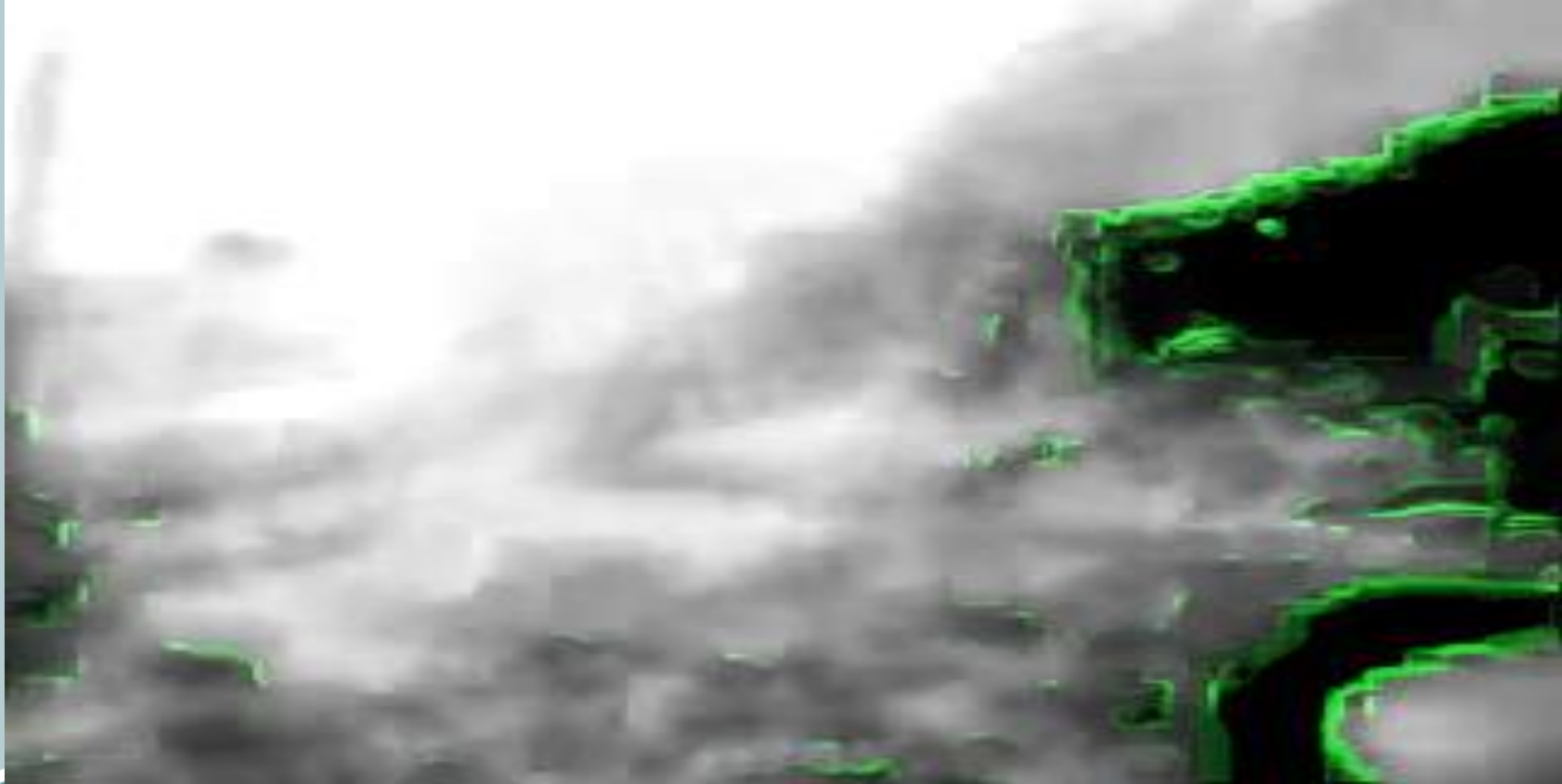
- Federal Mandates - NFPA 1901, 1851
- State Regulations - SB 33, HB 146, HB 451
- Federal Funding Reduce from Grants
- Medical Community service demand outweighs funding contributions



## Opportunities

- Public Education on true emergencies
- Local Ordinances for 911 abuse
- Medical Community fee schedule
- Partnerships for the future-Qwake

# QWAKE PIONEER PROGRAM





Thank you for your continued support, it is greatly appreciated!



Professionalism • Integrity • Loyalty • Leadership • Accountability • Respect

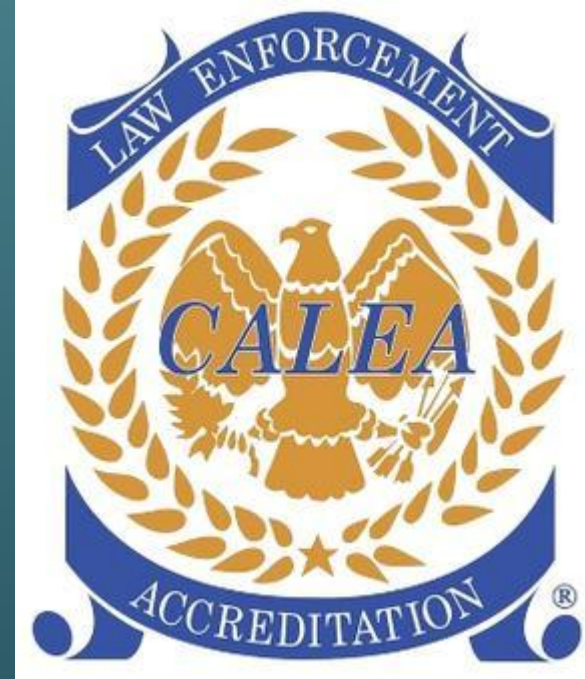


# ACCOMPLISHMENTS



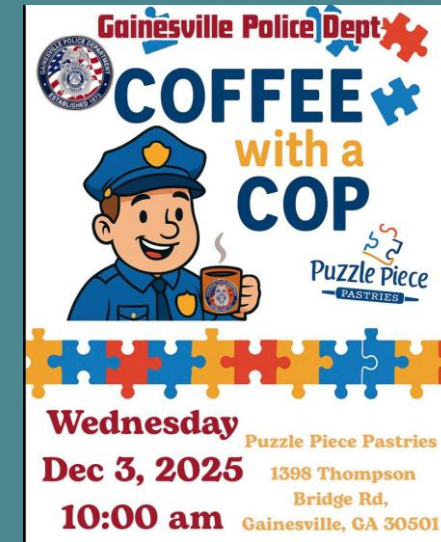
# Accreditation Review

Successful annual  
review of the  
CALEA process



# The Stats:

- 92,235 Calls for Service
- 204 Directed Patrols
- 102 Sponsored Community Events



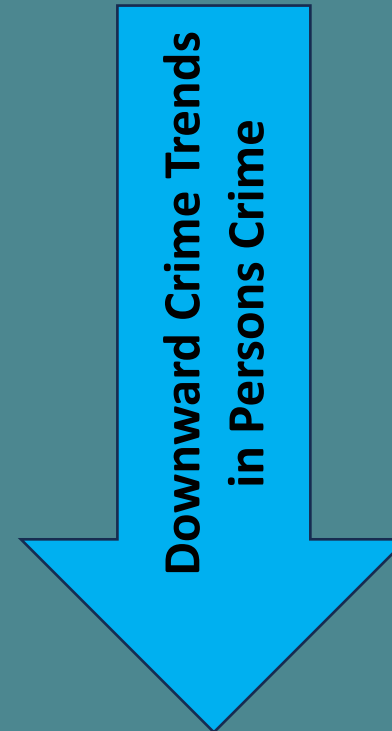
# The Stats:

Motor Vehicle Crashes: 3,637 1% Decrease over previous year.

Murder: -67%

Robberies: -45%

Aggravated Assaults: -8%

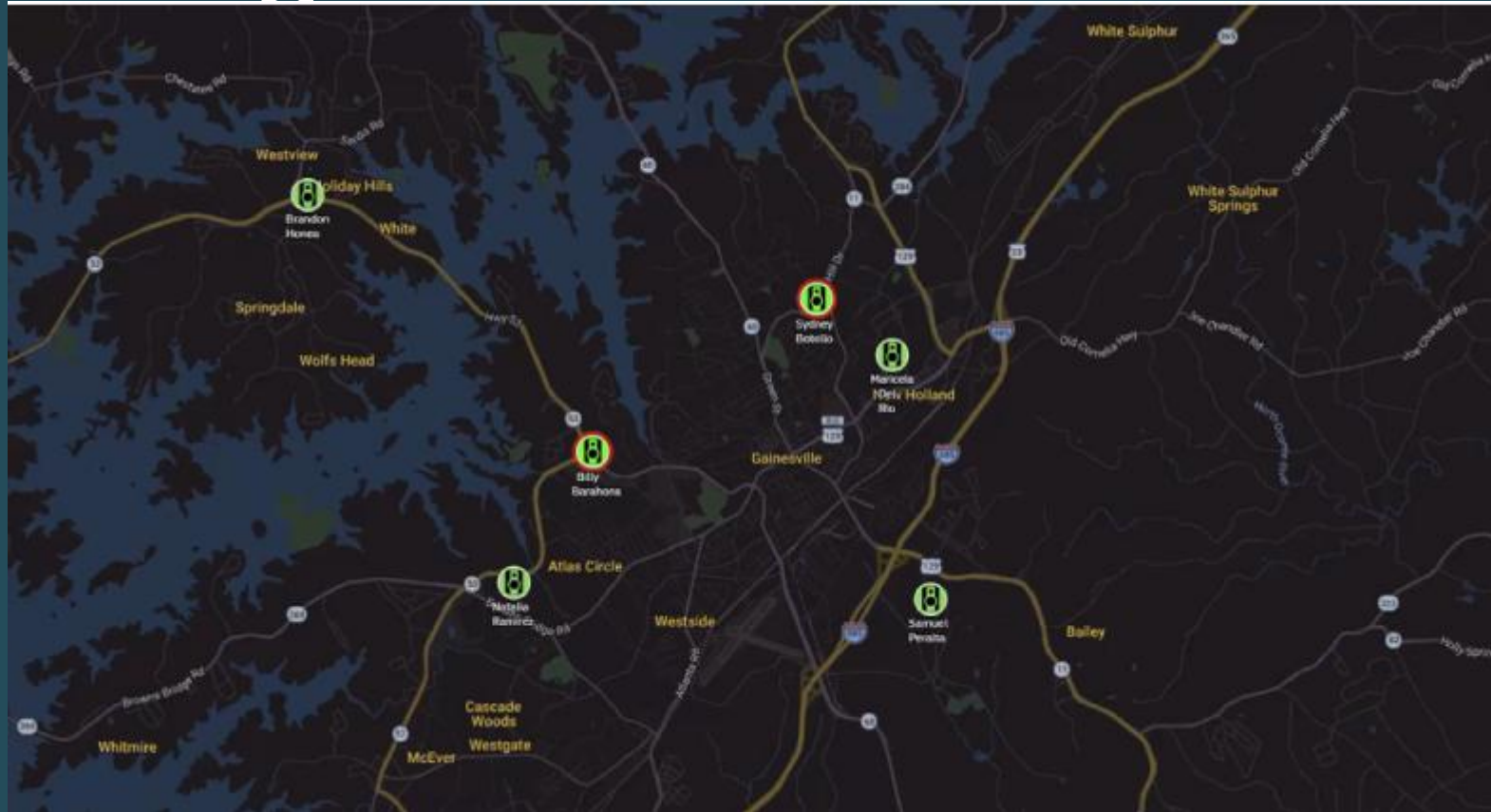


# AXON Integration

Completed Migration for Axon Body 4 / Evidence.com / Taser 10



# AXON Integration





# CHALLENGES AND OPPORTUNITIES

# Recruitment and Retention



# Workforce Development



# Internet Crimes

- **Investment scams** are the #1 category
- ~\$5.7–\$5.8 billion lost in 2024
- Other major categories:
  - Impersonation (government, companies)
  - Phishing & account takeovers
  - Romance scams
  - Job/recruitment scams



*Fastest Growing Crime Trend*



# Internet Crimes

The costs of investigating and prosecuting these cases are increasing!



*Fastest Growing Crime Trend*





# INITIATIVES



# Downtown Precinct

- More Hours
- More Patrols
- Citizen Access



# Gainesville Police Real-Time Crime Center

Real-Time Crime Centers leverage technology to create a force multiplier for patrol and investigations. GPD RTCC will utilize the existing resources of over 400 city-owned cameras and the ITS cameras to better allocate police resources.



# Real-Time Crime Center

- Cameras
- Crime Analyst
- Monitors
- Asset Location Mapping

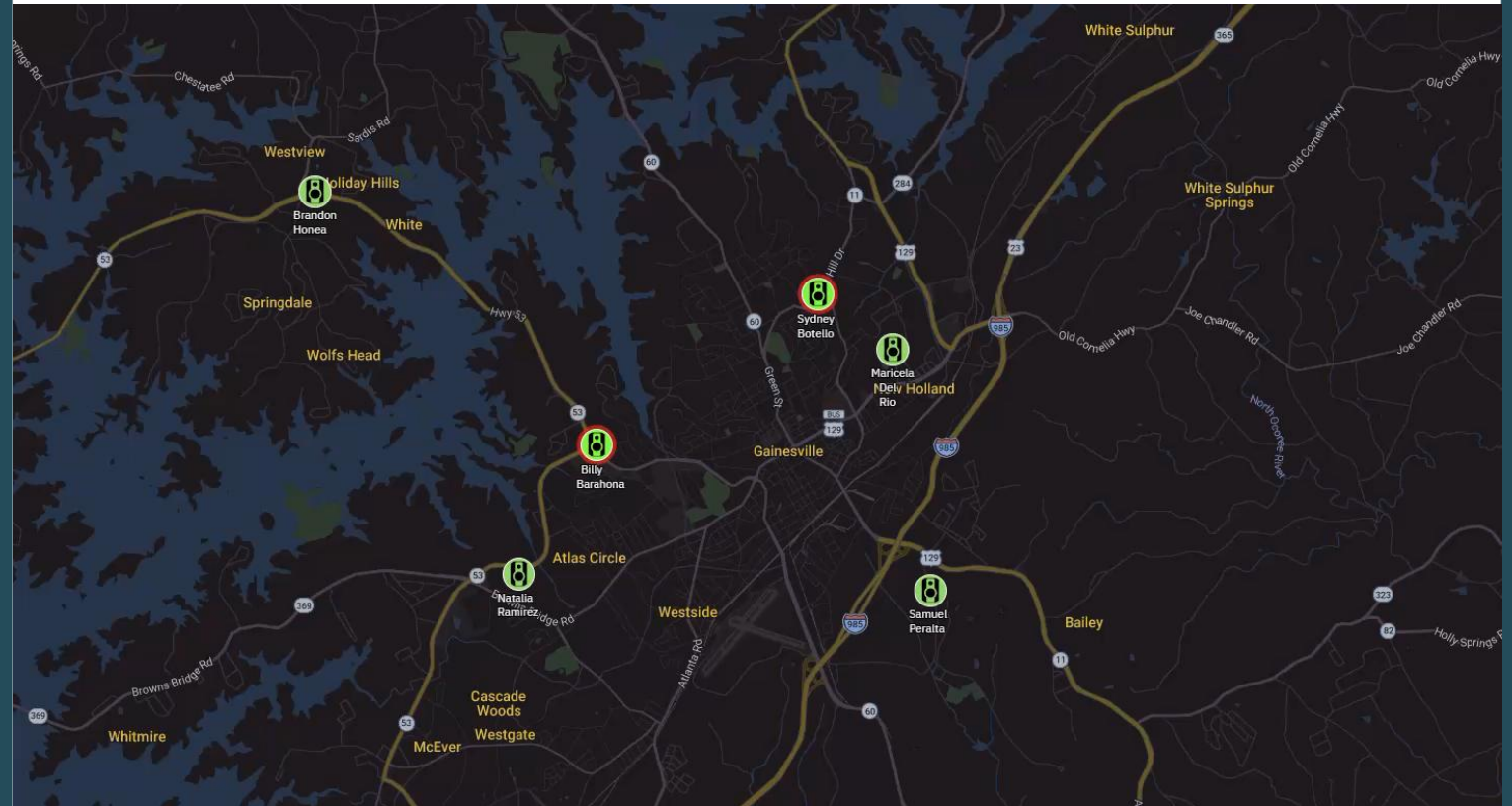


*Fountainhead Control Rooms*



# Asset Location Mapping

- AXON Integration and Mapping



AXON 4 BWC



# Gainesville Police Real-Time Crime Center





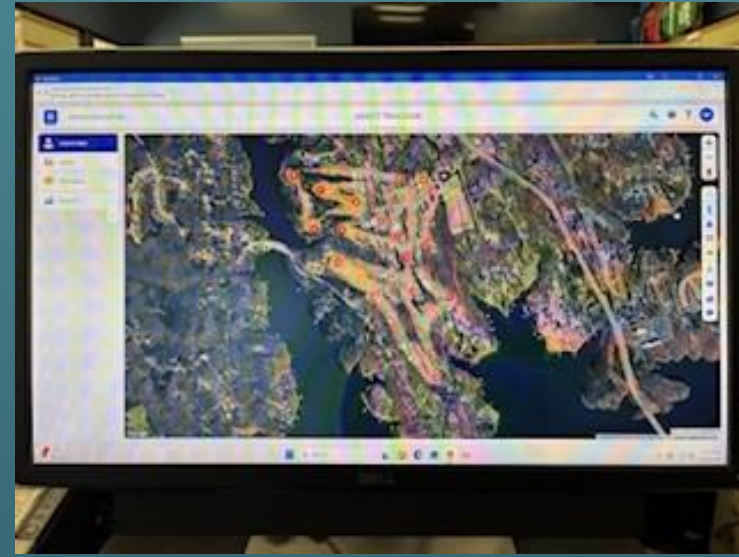
Questions?





# ACCOMPLISHMENTS

# YAMATRACK GPS



- Geofencing improves turf quality.
- Ability to communicate in real time.
- Average pace of play since inception is 4hr 12 min.



# Range Netting Completed



- Range Netting Project was completed in January.
- Net Height raised from 60' to 90' at the end of the range.
- New netting should keep 95% of balls on the range.





# Challenges Opportunities

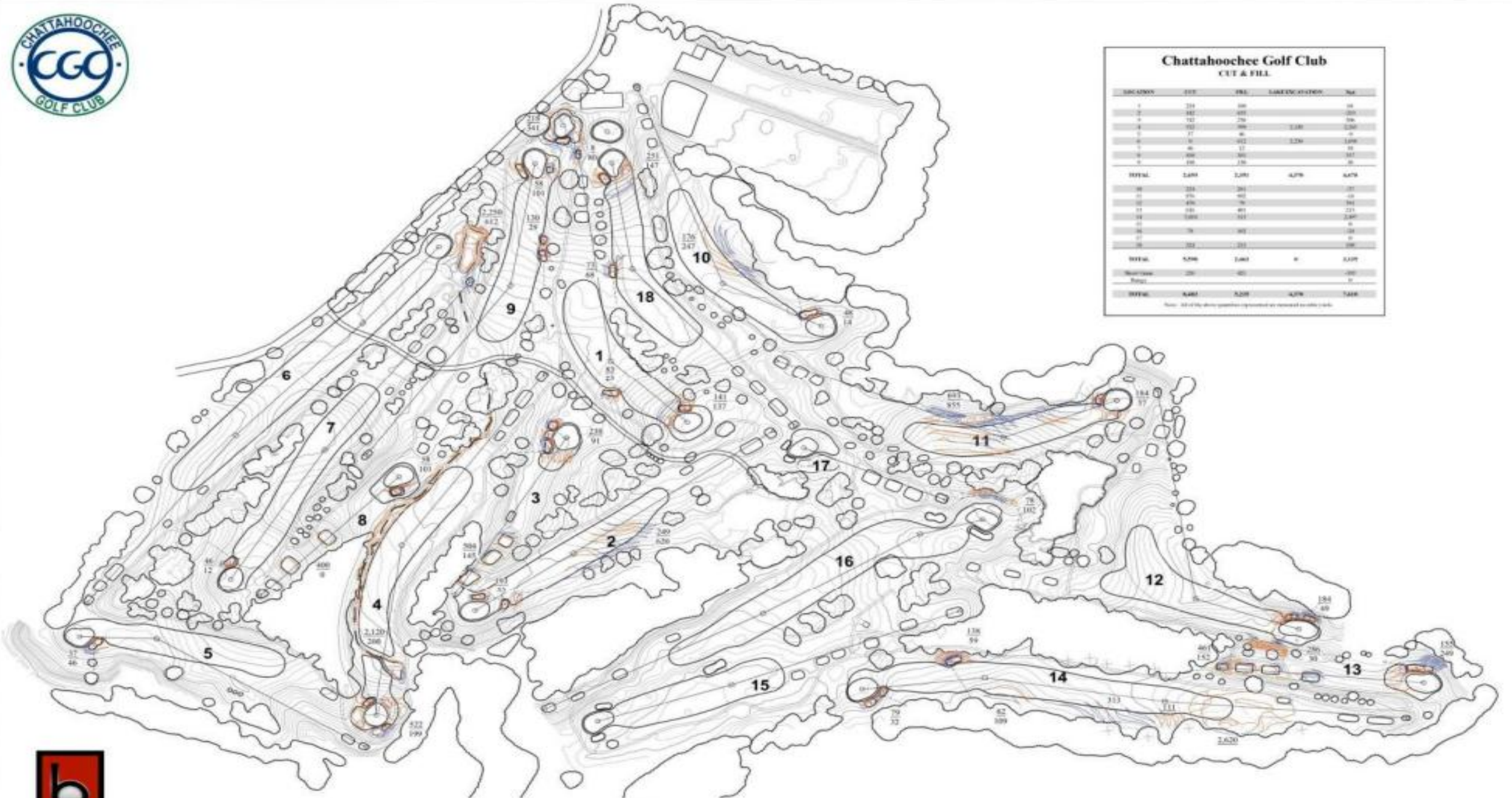
## 2026 Golf Course Renovation



### Chattahoochee Golf Club CUT & FILL

SECTION	EST.	FIN.	TAKE/EX. (CY)	NO.
1	214	208		14
2	242	235		206
3	132	79		56
4	102	98	1.00	1.00
5	17	6		1.00
6	6	102	1.26	1.00
7	20	30		37
8	19	19		0
<b>TOTAL</b>	<b>1,049</b>	<b>1,099</b>	<b>4.09</b>	<b>4,074</b>
9	224	201		21
10	176	143		11
11	476	76		34
12	226	49		213
13	1,000	113		2,401
14	74	80		104
15	212	212		100
<b>TOTAL</b>	<b>3,498</b>	<b>1,461</b>	<b>0</b>	<b>3,107</b>
<b>Subtotal</b>	<b>200</b>	<b>60</b>		<b>100</b>
<b>Total</b>	<b>3,698</b>	<b>1,521</b>	<b>0.09</b>	<b>3,207</b>

Note: All of the above quantities represented as proposed in the final plans.



Cut & Fill

# Practice Putting Green

- The current practice green is 5800 SQ FT and has approximately 60% usable putting area.
- The new putting green will be 8000 SQ FT and will increase to approximately 95% usable putting area.



# Lower Putting to Short Game Area

The lower putting green is being converted to a short game area. The cart path is being re-routed to create more turf for chipping, and a practice bunker is being installed.

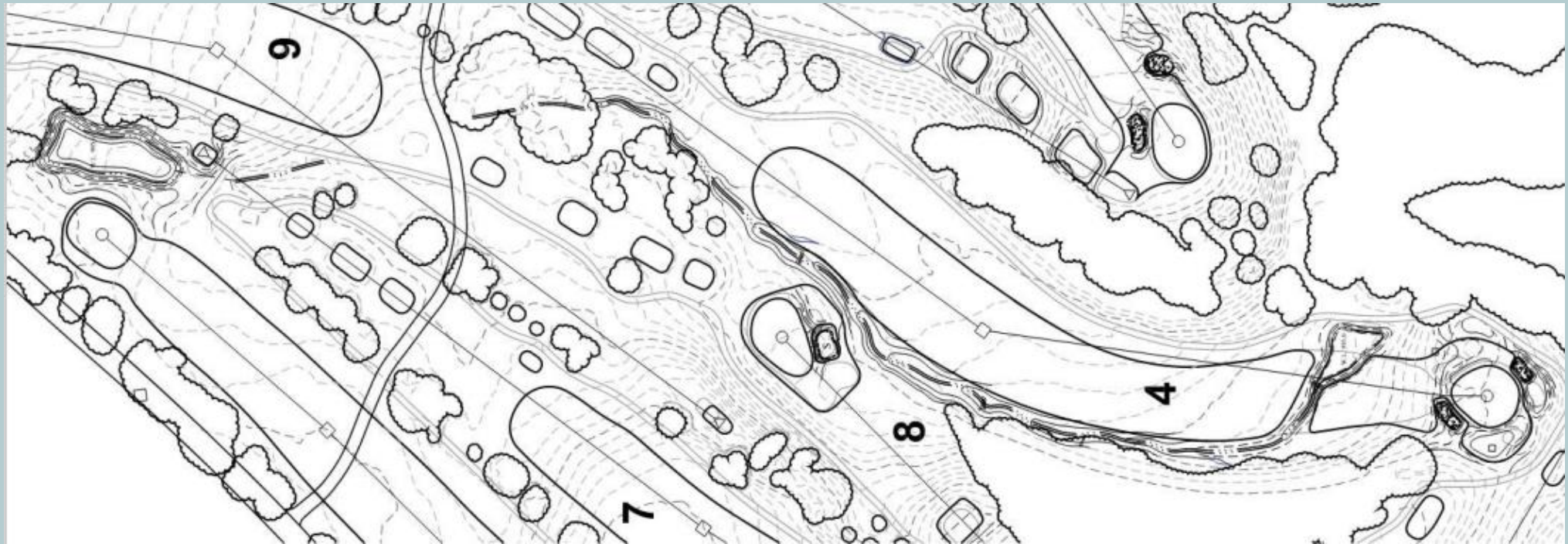


# New Irrigation System

- A new irrigation system is being installed to replace the current system which is 30 years old.
- The system will use HDPE pipe, which is designed to last for 100 yrs.



# Water Feature Additions



A pond will be created behind #6 green, eliminating a wet area that has been an issue for years. The pond will overflow into a creek being created that will run the length of hole #4 and cross the fairway short of the green.





Examples of creeks created by Bill Bergin on previous golf courses.



# Bunker Renovations



**Current front left bunker #18**

Several bunkers on the course will be eliminated to provide better turf, Some bunkers will be added to help playability.

All bunkers will be renovated excluding holes #15, 16 & 17, using state of the art capillary concrete liners.



**Bill Bergin bunker style, hole #16.**



# Other Renovation Items

- Fairways #2, #10, #11 & #14 will be reshaped, making the holes fairer and more playable for our golfers.
- All fairways will be smoothed and re-grassed with Tahoma 31 Bermuda.
- All par three tees will be enlarged and re-grassed with Tahoma 31 Bermuda.
- Cart paths will be extended on holes #12 & #16 for easier access to the greens, in the process providing improved turf in those areas.



*Hole #17 Chattahoochee GC*





# Initiatives

# Other Improvements

Our maintenance staff will use this time during the renovation to improve areas of the course that normally get delayed due to the high number of rounds played annually.



Tee Topdressing



#17 Chipping Area



Repurposed Greens Mix





## Debris Clearing and Removal

# Aeriation



New Aerivator in use.

Aerifying & Aerivating fairways and roughs will greatly improve turf quality.

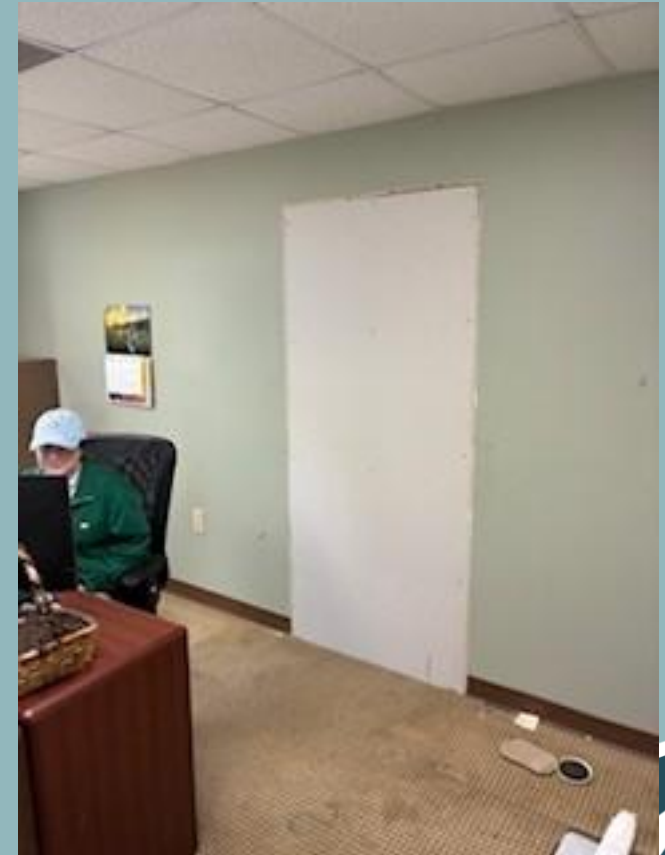


Aerivating results.



# Golf Shop Improvements

Slight modifications to the Pro Shop are underway to provide more storage and space for IT equipment and phone upgrades.





# Questions?