



Mayor/Council Meeting Agenda
Tuesday, January 21, 2025, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Appointments

A. Convention & Visitors Bureau Authority

- Appoint Ross Stevens

B. Housing Authority

- Appoint Jenni Hothem

Minutes

A. January 2, 2025 Work Session

B. January 7, 2025 Mayor/Council Meeting

Resolutions

A. AR-2025-01 Fourth Quarter Budget Adjustment for Fiscal Year 2024

B. AR-2025-02 First Quarter Budget Adjustment for Fiscal Year 2025

C. BR-2025-03 2025 Election and Qualifying Information

RESOLUTION:

A. Business Resolution 2025-04

Renaming of that Portion of McDonald Street Between Mill Street and Dunbar Place to Willie Faye Bush Street

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

A. Business Resolution 2025-05

Amendment of Intergovernmental Agreement By and Between City of Gainesville and Gainesville-Hall County Development Authority Regarding Marketing and Sale of Real Property Known as Lots 18, 19, and 20 in Business Park

B. Business Resolution 2025-06

Business Park Intergovernmental Agreement By and Between City of Gainesville and Gainesville-Hall County Development Authority Regarding Marketing and Sale of Real Property Known as Lot 9 in Business Park

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: January 16, 2025
Date Submitted: January 16, 2025
Final Approval Date: January 16, 2025
Presenter: Sam Couvillon
Item of Business: Convention & Visitors Bureau Authority

- Appoint Ross Stevens

Meeting Date: January 21, 2025

Purpose of Request:

The purpose of this request is to address the "Attractions Industry" vacant position.

Facts & Issues / History & Background:

The board follows the guidelines set forth in state legislation as well as the City Charter and Code of Ordinances. Members of the Authority serve two-year terms. Ross Stevens, who represents the Lanier Tech Ramsey Center, has confirmed a willingness to serve on the board.

Department Recommendation:

To approve the appointment of Ross Stevens as nominated by the Mayor during the January 16, 2025 Work Session..

Department Director:

Sam Couvillon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. CVB Members - Local Appointments List_01132025120421

Convention and Visitors Bureau (CVB) Authority

The Gainesville Convention and Visitors Bureau Authority was established in 2015 by an act of the Georgia Legislature. The City of Gainesville contracts with the GCVB to promote the downtown and midtown area of Gainesville as a destination for business and leisure travel, to attract conventions and trade shows in cooperation with area hotels and to encourage tourism to the city in general. The board consists of 7 members who serve two-year terms. Five of the members represent area hotels, attractions, and restaurants and two are City employees. The primary contact for the City's appointments is the Director of Communications and Tourism.

Term of Office: 2 years

Meetings: [See Meetings Calendar](#)

	Name:	Date Appointed:	Current Term Expiration Date:	
Hotel/Motel Industry Representative	Nimisha Patel	07/01/2024	06/30/2026	FILLED
Hotel/Motel Industry Representative	Jay Singh	07/01/2023	06/30/2025	FILLED
Restaurant/Food Establishment Representative	Rand Carswell	09/05/2023	06/30/2025	FILLED
Attractions Industry Representative	Amy Bradford	07/01/2024	06/30/2026	FILLED
Attractions Industry Representative	Vacant Seat	05/16/2024	06/30/2025	FILLED
Virtue of Position	Kate Mattison	07/01/2014	12/31/2050	FILLED
Virtue of Position	Bryan Lackey	11/30/2015	12/31/2050	FILLED



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: January 16, 2025
Date Submitted: January 16, 2025
Final Approval Date: January 16, 2025
Presenter: Sam Couvillon
Item of Business: Housing Authority

- Appoint Jenni Hothem

Meeting Date: January 21, 2025

Purpose of Request:

The purpose of this request is to address the 6th commissioner seat.

Facts & Issues / History & Background:

The Housing Authority follows the guidelines within the Georgia Code (Section 8-3-50) as well as the City Charter and the City Code of Ordinances. Authority Commissioners terms are for five-years and the Housing Commissioner term is for one-year.

Jenni Hothem has confirmed a willingness to serve on the board. The verification of outstanding debt was completed and all appear to be in order.

Department Recommendation:

To approve the appointment of Jenni Hothem as nominated by the Mayor during the January 16, 2025 Work Session..

Department Director:

Sam Couvillon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. HA Members - Local Appointments List_01132025121417

Housing Authority

The purpose of this authority is to provide opportunities for people experiencing barriers to housing because of income, disability or special needs in an environment which preserves personal dignity, and in a manner which maintains the public trust. This authority consists of five persons appointed by the Mayor, one of which must be a resident of said Housing Authority. The term of office is five years. The resident commissioner term of office is one year. The Housing Authority was created via legislative action through the State of Georgia and the primary contact is the Executive Director of the Housing Authority.

Term of Office: 5 years and 1 year

Contact: Beth Brown, Executive Director
P.O. Box 653, Gainesville, GA 30503

	Name:	Date Appointed:	Current Term Expiration Date:	
Commissioner	Michael Thurmond	06/05/2024	06/04/2029	FILLED
Commissioner	Joy Griffin	11/02/2021	05/19/2025	FILLED
Commissioner Chair	Darryl Smallwood	03/05/2024	03/04/2029	FILLED
Resident Commissioner	Kimberly Harper	10/18/2024	10/17/2024	EXPIRED
Commissioner Vice Chair	Faron Thompson	07/21/2020	08/18/2025	FILLED
Commissioner			12/31/2029	VACANT
Ex-Officio	Abigail Guzman	01/08/2025	1/6/2026	FILLED



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: April 5, 2024
Date Submitted: January 16, 2025
Final Approval Date: January 17, 2025
Presenter: Denise Jordan, City Clerk
Item of Business: January 2, 2025 Work Session
Meeting Date: January 21, 2025

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

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:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: April 5, 2024
Date Submitted: January 16, 2025
Final Approval Date: January 17, 2025
Presenter: Denise Jordan, City Clerk
Item of Business: January 7, 2025 Mayor/Council Meeting
Meeting Date: January 21, 2025

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

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:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: January 16, 2025
Date Submitted: January 16, 2025
Final Approval Date: January 16, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: AR-2025-01 Fourth Quarter Budget Adjustment for Fiscal Year 2024
Meeting Date: January 21, 2025

Purpose of Request:

This request is to approve the budget adjustments associated with the fourth quarter of fiscal year 2024.

Facts & Issues / History & Background:

The City of Gainesville Code states in part: Sec. 2-3-87 - Budget amendments (a) General amendment. The council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter shall be enacted through a budget adjustment resolution upon favorable vote of the city council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

Department Recommendation:

Financial Services recommends the approval of the fourth quarter budget adjustment for fiscal year 2024.

Department Director:

Jeremy Perry

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. AR-2025-01 Fourth Quarter Budget Adjustment for Fiscal Year 2024
2. Attachment A - Charts for 4th Quarter Budget Adjustments for FY2024
3. Attachment B - Descriptions for 4th Qtr BA for FY2024

RESOLUTION AR-2025-01

**REGARDING FOURTH QUARTER BUDGET ADJUSTMENT
FOR FISCAL YEAR 2024**

WHEREAS, the City Council approved a budget for fiscal year 2024 for the City of Gainesville on June 20, 2023; and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, these adjustments maintain a balanced budget for all funds.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution

Adopted this _____ day of _____, 2025.

W. Samuel Couvillon, Mayor

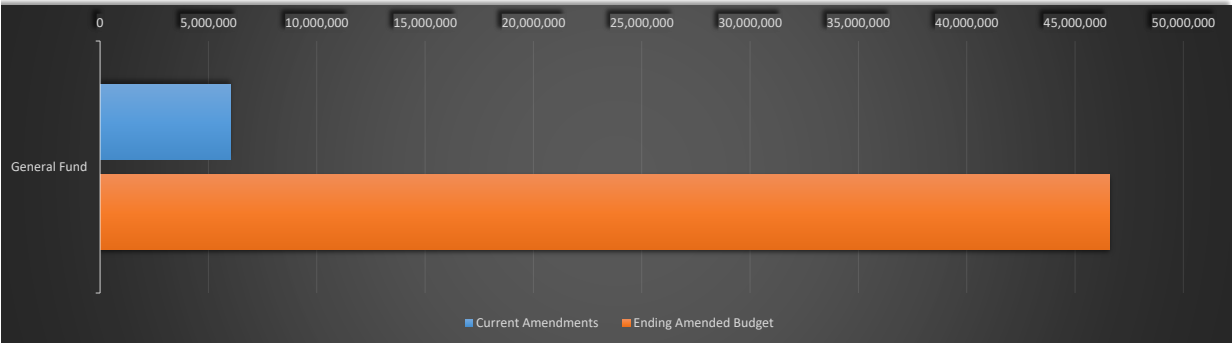
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

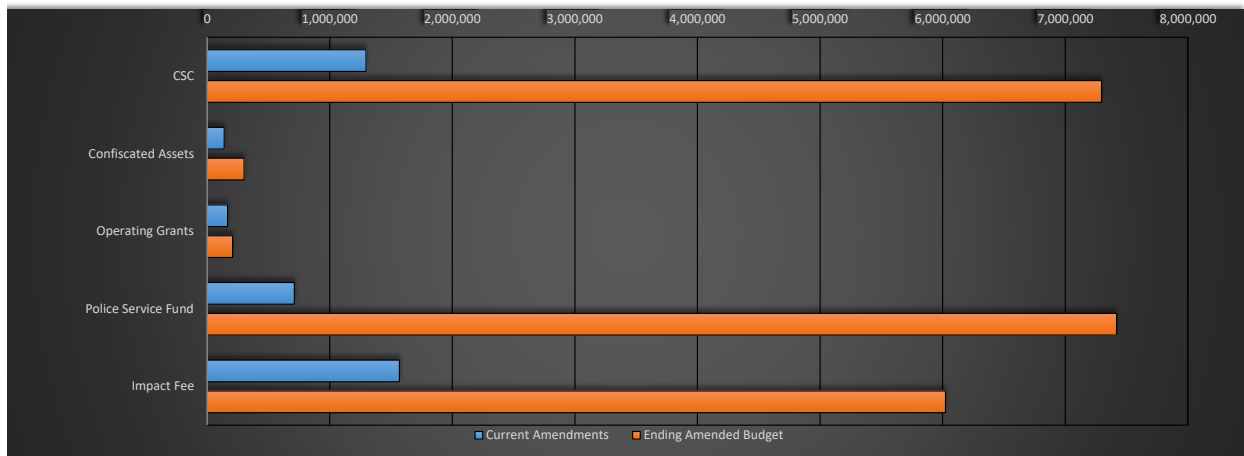
Denise O. Jordan, City Clerk

ATTACHMENT A

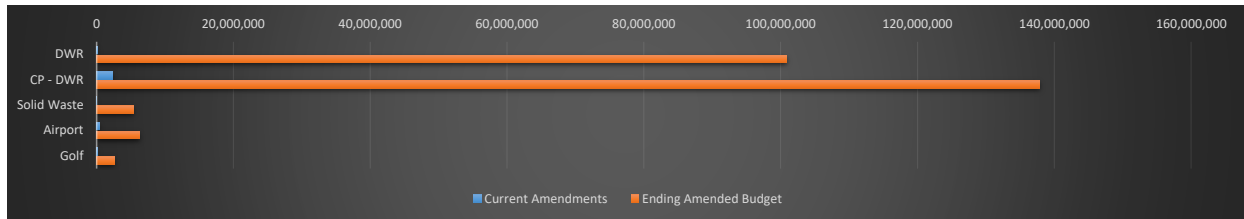
General Fund			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
General Fund	40,563,531	6,020,669	46,584,200
Grand Total	40,563,531	6,020,669	46,584,200



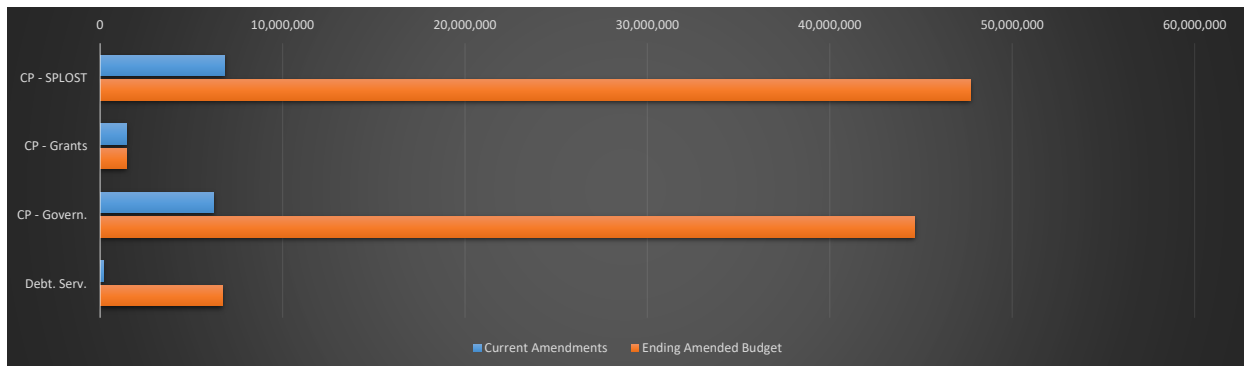
Special Revenue Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CSC	5,999,687	1,296,516	7,296,203
Cemetery Trust	65,000	0	65,000
Confiscated Assets	162,037	139,360	301,397
Operating Grants	40,883	166,879	207,762
HUD Grants	1,930,109	0	1,930,109
HUD Rev. Loan	6,300	0	6,300
Fire Services fund	11,671,992	0	11,671,992
Police Service Fund	6,707,184	711,525	7,418,709
Econ. Dev.	73,000	3,990,174	4,063,174
Land Bank Authority	407,793	0	407,793
TAD	2,799,520	0	2,799,520
H/M Tax Fund	2,000,425	0	2,000,425
Impact Fee	4,454,414	1,568,832	6,023,246
Info. Tech. Fund	42,260	0	42,260
Grand Total	36,360,604	0	44,233,890



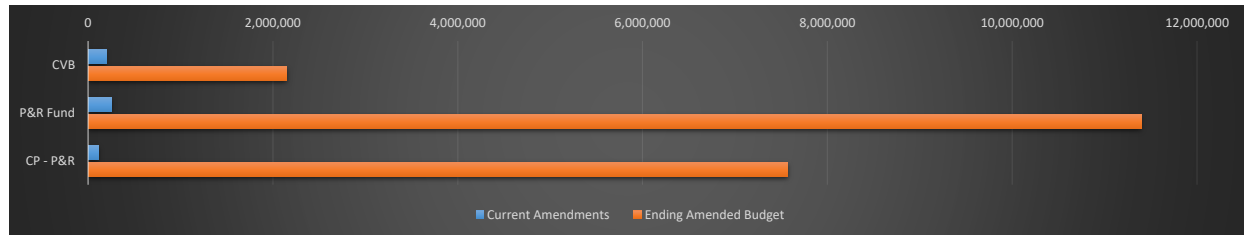
Enterprise Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
DWR	100,740,440	145,128	100,885,568
CP - DWR	135,465,080	2,371,491	137,836,571
Solid Waste	5,437,308	12,328	5,449,636
Airport	5,896,077	403,975	6,300,052
Golf	2,414,536	131,198	2,545,734
Grand Total	249,953,441	3,064,120	253,017,561



Capital and Debt Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CP - SPLOST	40,865,939	6,842,192	47,708,131
CP - Grants	0	1,429,941	1,429,941
CP - Govern.	38,394,892	6,228,965	44,623,857
Debt. Serv.	6,554,470	174,263	6,728,733
Grand Total	85,815,301	14,675,361	100,490,662



Component Unit			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CVB	1,952,387	193,534	2,145,921
P&R Fund	11,138,732	256,600	11,395,332
CP - P&R	7,457,720	110,000	7,567,720
Grand Total	20,548,839	450,134	13,541,253



Non-Profit			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
Non-Profit	26,114	0	26,114
Grand Total	26,114	0	26,114

Internal Service Fund			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
Gen. Insurance	2,352,611	59,598	2,412,209
Employee Ben.	11,344,294	0	11,344,294
Veh. Serv.	3,484,487	0	3,484,487
Grand Total	17,181,392	59,598	17,240,990

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
4th QTR BA for FY2024 ADJUSTMENT DESCRIPTIONS

GENERAL FUND

GENERAL FUND

The General fund recognized a total increase of \$6,020,669 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase are as follows:

- Transfer to funds 350 and 308 for Projects-96021-CEX East/West Spur, 91055- Placemaking Implementation, 91050- Placemaking Implementation, 93228- HR Vehicle, 18354- Trailhead Enhancements in the amount \$3,696,423.
- Increase in Budgeted Fund Balance for new GASB requirements regarding SBITAs in the amount of \$1,996,246.
- Recognize additional LOST revenue in the amount of \$328,000.

SPECIAL REVENUE FUNDS

COMMUNITY SERVICE CENTER FUND

The Community Service fund recognized a total increase of \$1,296,516 during the fourth quarter of fiscal year 2024. The adjustment associated with this increase is as follows:

- Year-end operating budget adjustments in the amount of \$1,296,516.

CONFISCATED ASSETS FUND

The Confiscated Assets fund recognized a total increase of \$139,360 during the fourth quarter of fiscal year 2024. The adjustment associated with this increase is as follows:

- Year-end revenue recognition budget adjustments in the amount of \$139,360.

OPERATING GRANTS FUND

The Operating Grants fund recognized a total increase of \$166,879 during the fourth quarter of fiscal year 2024. The adjustment associated with this increase is as follows:

- Year-end Grant budget adjustments in the amount of \$166,879.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
4th QTR BA for FY2024 ADJUSTMENT DESCRIPTIONS

POLICE SERVICES FUND

The Police Services fund recognized a total increase of \$711,525 during the fourth quarter of fiscal year 2024. The adjustment associated with this increase are as follows:

- Recognize insurance reimbursement in the amount of \$32,097.
- Year-end operating budget adjustments in the amount of \$679,428.

ECONOMIC DEVELOPMENT FUND

The Economic Development fund recognized a total increase of \$3,990,174 during the fourth quarter of fiscal year 2024. The adjustment associated with this increase are as follows:

- Reclass revenue for sale of portion of Broad Street in the amount of \$490,161.
- Transfer for fund 350 for project 91073- Midland Parking Deck in the amount of \$3,500,013.

IMPACT FEE FUND

The Impact Fee fund recognized a total increase of \$1,568,832 during the fourth quarter of fiscal year 2024. The adjustment associated with this increase is as follows:

- Transfer to fund 320 for project 082003- Public Safety Training Complex in the amount \$1,568,832.

ENTERPRISE FUNDS

DEPARTMENT OF WATER RESOURCES FUND

The DWR fund recognized a total increase of \$145,125 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Year-end operating budget adjustments in the amount of \$145,125.

SOLID WASTE FUND

The Solid Waste fund recognized a total increase of \$12,328 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Year-end operating budget adjustments in the amount of \$12,238.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
4th QTR BA for FY2024 ADJUSTMENT DESCRIPTIONS

AIRPORT FUND

The Airport fund recognized a total increase of \$403,973 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Increase in Budgeted Fund Balance for grant match of Project 50154- Runway 5-23 Rehabilitation in the amount of \$403,975.

CHATTAHOOCHEE GOLF COURSE FUND

The Chattahoochee Golf Course fund recognized a total increase of \$131,198 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Year-end operating budget adjustments in the amount of \$131,198.

CAPITAL AND DEBT FUNDS

SPLOST CAPITAL PROJECTS FUND

The SPLOST Capital Project fund recognized a total increase of \$6,842,192 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Increase in Budgeted Fund Balance for projects 082003, and 085004, in the amount of \$6,842,192.

GRANTS CAPITAL PROJECTS FUND

The Grants Capital Project fund recognized a total increase of \$1,429,941 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase are as follows:

- Re-establish budgets from FY23 to FY 24 in the amount of \$859,678.
- Establish budget for project 93241- FY24 LRA Grant in the amount of \$570,262.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
4th QTR BA for FY2024 ADJUSTMENT DESCRIPTIONS

GENERAL GOVERNMENT CAPITAL PROJECTS FUND

The General Government Capital Project fund recognized a total increase of \$6,228,965 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase are as follows:

- Transfer from funds 350 and 308 for Projects-96021-CEX East/West Spur, 91055- Placemaking Implementation, 91050- Placemaking Implementation, 93228- HR Vehicle, 18354- Trailhead Enhancements in the amount \$2,050,000.
- Increase in Budgeted Fund Balance for Debt Service of Palo Alto Network Upgrade Note Payment in the amount of \$174,263.
- Record of Palo Alto Network Upgrade Note Payable in the amount of \$504,689.
- Transfer from fund 230 for project 91073- Midland Parking Deck in the amount of \$3,500,013.

DWR CAPITAL PROJECTS FUND

The DWR Capital Project fund recognized a total increase of \$2,371,491 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase are as follows:

- Record GDOT revenue for project 18741 in the amount of \$221,178.
- Transfer from fund 100 for project 18354 in the amount of \$1,900,000.
- Increase in Budgeted Fund Balance in the amount of \$250,313 for GEFA Loan expenses.

DEBT SERVICE FUND

The Debt Service fund recognized a total increase of \$174,263 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Transfer from fund 100 for Palo Alto Network Upgrade Note Payment in the amount of \$174,263.

COMPONENT FUNDS

CONVENTION & VISTORS BUREAU FUND

The Convention and Visitors Bureau fund recognized a total increase of \$193,534 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Year-end operating budget adjustments in the amount of \$193,534.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
4th QTR BA for FY2024 ADJUSTMENT DESCRIPTIONS

PARKS AND RECREATION FUND

The Parks and Recreation fund recognized a total increase of \$256,600 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase are as follows:

- Increase in Budgeted Fund balance for AR-24-03 Video Wall at Midland Greenway Amphitheater in the amount of \$110,000.
- Year-end operating budget adjustments in the amount of \$146,600.

PARKS AND RECREATION CAPITAL PROJECT FUND

The Parks and Recreation Capital Project fund recognized a total increase of \$110,000 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Transfer from fund 290 for AR-24-03 Video Wall at Midland Greenway Amphitheater in the amount of \$110,000.

INTERNAL SERVICE FUNDS

GENERAL INSURANCE FUND

The General Insurance fund recognized a total increase of \$59,598 during the fourth quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Insurance reimbursements in the amount of \$59,598.



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: January 16, 2025
Date Submitted: January 16, 2025
Final Approval Date: January 16, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: AR-2025-02 First Quarter Budget Adjustment for Fiscal Year 2025
Meeting Date: January 21, 2025

Purpose of Request:

Financial Services recommends the approval of the first quarter budget adjustment for fiscal year 2025.

Facts & Issues / History & Background:

The City of Gainesville Code states in part: Sec. 2-3-87 - Budget amendments (a) General amendment. The Council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter shall be enacted through a budget adjustment resolution upon favorable vote of the council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

Department Recommendation:

Financial Services recommends the approval of the first quarter budget adjustment for fiscal year 2025.

Department Director:

Jeremy Perry

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

Administrative Comments:

Attachments:

1. AR-2025-02 First Quarter Budget Adjustment for Fiscal Year 2025
2. Attachment A - Charts for 1st Quarter Budget Adjustments for FY2025
3. Attachment B - Descriptions for 1st Qtr BA for FY2025

RESOLUTION AR-2025-02

**REGARDING FIRST QUARTER BUDGET ADJUSTMENT
FOR FISCAL YEAR 2025**

WHEREAS, the City Council approved a budget for fiscal year 2025 for the City of Gainesville on July 2, 2024; and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, these adjustments maintain a balanced budget for all funds.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution.

Adopted this _____ day of _____, 2025.

W. Samuel Couvillon, Mayor

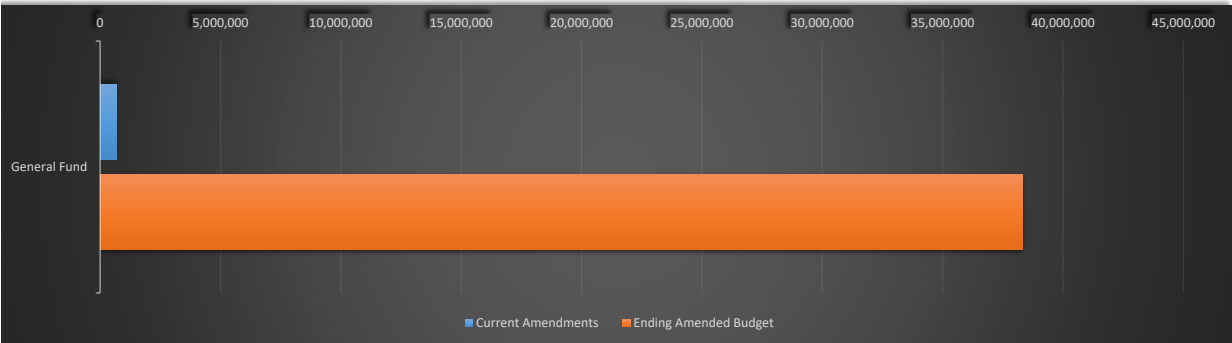
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

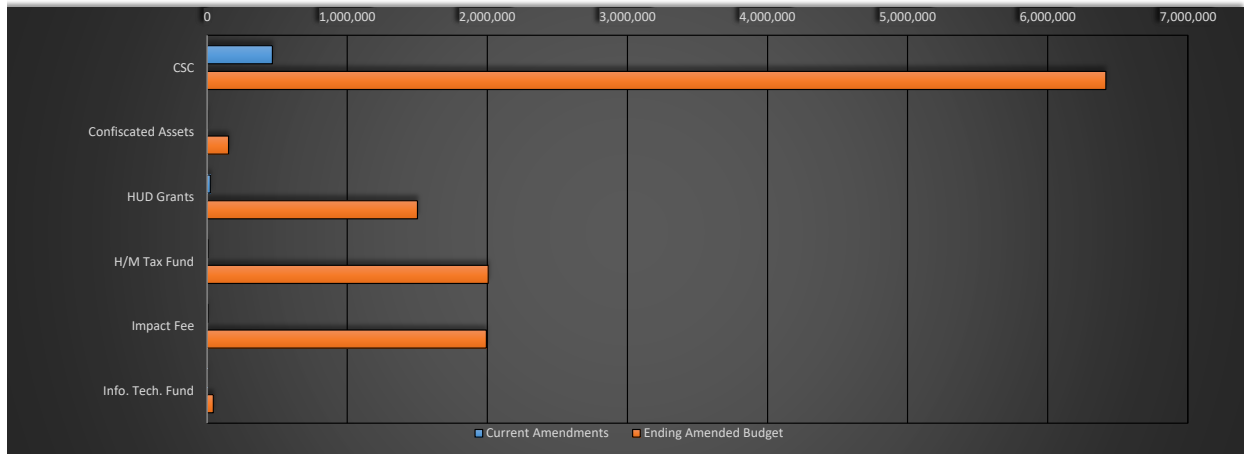
Denise O. Jordan, City Clerk

ATTACHMENT A

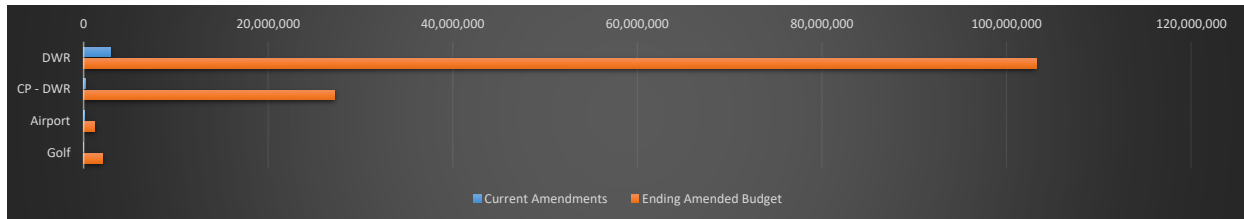
General Fund			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
General Fund	37,644,162	680,684	38,324,846
Grand Total	37,644,162	680,684	38,324,846



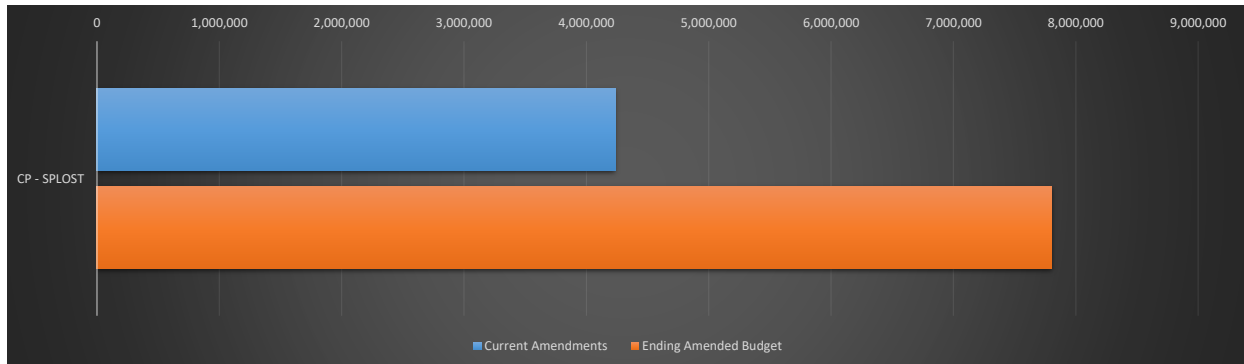
Special Revenue Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CSC	5,949,067	465,928	6,414,995
Cemetery Trust	105,000	0	105,000
Confiscated Assets	150,000	2,821	152,821
Operating Grants	0	0	0
HUD Grants	1,478,398	22,930	1,501,328
HUD Rev. Loan	0	0	0
Fire Services fund	13,387,627	0	13,387,627
Police Service Fund	6,508,936	0	6,508,936
Econ. Dev.	73,000	0	73,000
Land Bank Authority	100,000	0	100,000
TAD	3,920,193	0	3,920,193
H/M Tax Fund	2,000,425	6,000	2,006,425
Impact Fee	1,987,200	6,000	1,993,200
Info. Tech. Fund	42,260	2,000	44,260
Grand Total	35,702,106	0	36,207,785



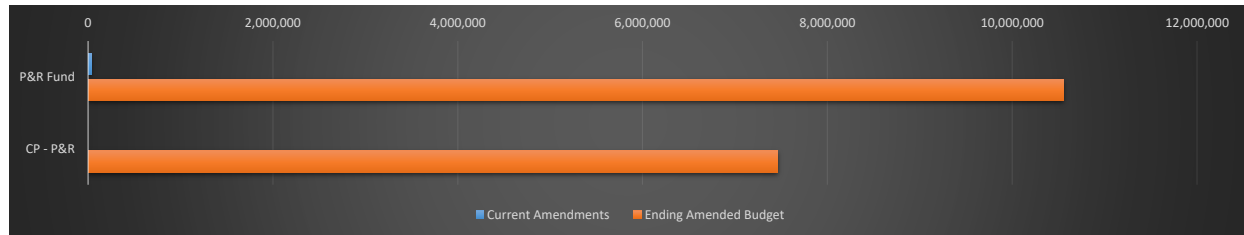
Enterprise Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
DWR	100,280,557	2,926,878	103,207,435
CP - DWR	27,082,598	150,000	27,232,598
Solid Waste	4,159,976	0	4,159,976
Airport	1,108,772	119,421	1,228,193
Golf	2,014,804	28,998	2,043,802
Grand Total	134,646,707	3,225,297	137,872,004



Capital and Debt Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CP - SPLOST	3,570,000	4,235,000	7,805,000
CP - Grants	0	0	0
CP - Govern.	7,799,335	0	7,799,335
Debt. Serv.	6,156,562	0	6,156,562
Grand Total	17,525,897	4,235,000	21,760,897



Component Unit			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CVB	2,266,923	0	2,266,923
P&R Fund	10,512,064	39,533	10,551,597
CP - P&R	7,457,720	0	7,457,720
Grand Total	20,236,707	39,533	12,818,520



Non-Profit			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
Non-Profit	25,021	0	25,021
Grand Total	25,021	0	25,021

Internal Service Fund			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
Gen. Insurance	2,408,282	0	2,408,282
Employee Ben.	12,099,993	25,000	12,124,993
Veh. Serv.	4,090,343	22,509	4,112,852
Grand Total	18,598,618	47,509	18,646,127

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
1st QTR BA for FY2025 ADJUSTMENT DESCRIPTIONS

GENERAL FUND

GENERAL FUND

The General fund recognized a total increase of \$680,684 during the first quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- FY24-FY25 Anticipated re-appropriations of open balances from purchase orders.
- Recognize interest income revenues in the amount of \$600,000.

SPECIAL REVENUE FUNDS

CONFISCATED ASSETS FUND

The Confiscated Assets fund recognized a total increase of \$2,821 during the first quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- FY24-FY25 Anticipated re-appropriations of open balances from purchase orders.

COMMUNITY SERVICE CENTER FUND

The Community Service Center fund recognized a total increase of \$465,928 during the first quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- FY24-FY25 Anticipated re-appropriations of open balances from purchase orders.

HUD GRANTS FUND

The HUD Grants fund recognized a total increase of \$22,930 during the first quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- FY24-FY25 Anticipated re-appropriations of open balances from purchase orders.

HOTEL/MOTEL TAX FUND

The Hotel/Motel Tax fund recognized a total increase of \$6,000 during the first quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Recognize interest income revenues in the amount of \$6,000.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
1st QTR BA for FY2025 ADJUSTMENT DESCRIPTIONS

IMPACT FEE FUND

The Impact Fee fund recognized a total increase of \$6,000 during the first quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Recognize interest income revenues in the amount of \$6,000.

INFORMATION TECHNOLOGY FUND

The Information Technology fund recognized a total increase of \$2,000 during the first quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Recognize interest income revenues in the amount of \$2,000.

ENTERPRISE FUNDS

DEPARTMENT OF WATER RESOURCES FUND

The DWR fund recognized a total increase of \$2,926,878 during the first quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- FY24-FY25 Anticipated re-appropriations of open balances from purchase orders.

AIRPORT FUND

The Airport fund recognized a total increase of \$119,421 during the first quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- FY24-FY25 Anticipated re-appropriations of open balances from purchase orders

CHATTAHOOTCHEE GOLF COURSE FUND

The Chattahoochee Gold Course fund recognized a total increase of \$28,998 during the first quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- FY24-FY25 Anticipated re-appropriations of open balances from purchase orders.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
1st QTR BA for FY2025 ADJUSTMENT DESCRIPTIONS

SOLID WASTE FUND

The Solid Waste fund recognized a total increase of \$654,000 during the first quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- Increase in budgeted fund balance for Packer Trucks debt payment in the amount of \$654,000.

CAPITAL AND DEBT FUNDS

SPLOST CAPITAL PROJECTS FUND

The SPLOST Capital Project fund recognized a total increase of \$4,235,000 during the first quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Establishment of FY2025 capital projects per Resolution AR-24-03.

COMPONENT UNIT FUNDS

PARKS AND RECREATION FUND

The Parks and Recreation fund recognized a total increase of \$39,533 during the first quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- FY24-FY25 Anticipated re-appropriations of open balances from purchase orders in the amount of \$39,533.

INTERNAL SERVICE FUNDS

EMPLOYEE BENEFITS FUND

The Employee Benefits fund recognized a total increase of \$25,000 during the first quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- Recognize interest income revenues in the amount of \$25,000.

VEHICLE SERVICES FUND

The General Insurance fund recognized a total increase of \$22,509 during the first quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- FY24-FY25 Anticipated re-appropriations of open balances from purchase orders.



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: January 16, 2025
Date Submitted: January 16, 2025
Final Approval Date: January 16, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: BR-2025-03 2025 Election and Qualifying Information
Meeting Date: January 21, 2025

Purpose of Request:

The purpose of this resolution is to prepare for the 2025 regular scheduled election.

Facts & Issues / History & Background:

The proposed resolution addresses the following items:

1. Calls for an election on November 4, 2025 to fill positions for the Mayor, Council Members and Board of Education Members with terms that expire on December 31, 2025.
2. Appoints the City Clerk as the Municipal Superintendent and Qualifying Officer.
3. Sets the qualifying fees and authorizes their publication.
4. Sets the qualifying period and authorizes its publication.
5. Authorizes the City Clerk and/or City Attorney to make decisions concerning the qualification of candidates.

Department Recommendation:

Adopt the resolution as presented.

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. BR-2025-03 2025 Election and Qualifying Information

RESOLUTION BR-2025-03

2025 ELECTION AND QUALIFYING INFORMATION

WHEREAS, the City of Gainesville shall conduct its regularly scheduled election on November 4, 2025 to fill terms that will expire on December 31, 2025; and

WHEREAS, the Georgia Election Code requires the qualifying fee to be set and published no later than February 1st; and

WHEREAS, the qualifying fee formula, per the Georgia Election Code, was used to calculate qualifying fees.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body appoints the City Clerk as the Municipal Superintendent, Election Superintendent and Qualifying Officer for the election to be held in 2025.

BE IT FURTHER RESOLVED THAT the governing body hereby authorizes the City Clerk to publish the qualifying fees as shown below.

POSITION	QUALIFYING FEE
Mayor	\$1200.00
Council Member, Ward 1	\$765.00
Council Member, Ward 4	\$765.00
Board of Education Member, District 1	\$360.00
Board of Education Member, District 4	\$360.00

BE IT FURTHER RESOLVED THAT the City Clerk's Office is authorized to qualify candidates August 18-20, 2025 and shall publish such action in compliance with the Georgia Election Code.

BE IT FURTHER RESOLVED THAT the decisions concerning the qualifying of candidates shall be determined by the City Clerk and/or the City Attorney, in compliance with provisions of the Georgia Election Code; the Rules of the State Election Board; and the Charter and Code of Ordinances of the City of Gainesville.

Adopted this _____ day of January, 2025.

W. Samuel Couvillon, 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:

Denise O. Jordan, City Clerk



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: January 16, 2025
Date Submitted: January 16, 2025
Final Approval Date: January 21, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: Business Resolution 2025-04
Renaming of that Portion of McDonald Street Between Mill Street and
Dunbar Place to Willie Faye Bush Street
Meeting Date: January 21, 2025

Purpose of Request:
To authorize renaming of portion of McDonald Street to Willie Faye Bush Street.

Facts & Issues / History & Background:

Department Recommendation:
Adopt the resolution.

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. BR-2025-04 Renaming Portion of McDonald Street to Willie Faye Bush Street

RESOLUTION BR-2025-04

**RENAMING OF THAT PORTION OF MCDONALD STREET BETWEEN MILL STREET
AND DUNBAR PLACE TO WILLIE FAYE BUSH STREET**

WHEREAS, the City of Gainesville ("the City") wishes to honor the significant contributions of Willie Faye Bush to the City by the renaming of a street in her honor.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the City of Gainesville hereby renames that portion of McDonald Street between Mill Street and Dunbar Place to Willie Faye Bush Street and authorizes the Mayor, City Manager and/or the City Attorney to execute any documents necessary to effectuate the provisions of this Resolution.

Adopted this _____ day of _____, 2025.

W. Samuel Couvillon, 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:

Denise O. Jordan, City Clerk

4927-6038-2224, v. 2



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: January 16, 2025
Date Submitted: January 16, 2025
Final Approval Date: January 21, 2025
Presenter: Abb Hayes, City Attorney
Item of Business: Business Resolution 2025-05
Amendment of Intergovernmental Agreement By and Between City of Gainesville and Gainesville-Hall County Development Authority Regarding Marketing and Sale of Real Property Known as Lots 18, 19, and 20 in Business Park
Meeting Date: January 21, 2025

Purpose of Request:

To authorize execution of the amendment agreement between the City and G-HC Development Authority regarding Business Park Lots 18, 19 and 20.

Facts & Issues / History & Background:

Adopt the resolution.

Department Recommendation:

Department Director:

Abb Hayes

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2025-05 Amendment of IGA between City and Development Authority Regarding Lots 18 19 and 20
2. Agreement: Amendment of IGA Regarding Lots 18, 19 and 20 in Business Park
3. BR-2024-06
4. IGA

RESOLUTION BR-2025-05

**AUTHORIZATION TO EXECUTE AMENDMENT OF INTERGOVERNMENTAL
AGREEMENT BY AND BETWEEN CITY OF GAINESVILLE, GEORGIA AND
GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY REGARDING
MARKETING AND SALE OF REAL PROPERTY KNOWN AS
LOTS 18, 19, AND 20 IN BUSINESS PARK**

WHEREAS, the City of Gainesville ("the City") and the Gainesville and Hall County Development Authority ("the Authority") wish to provide economic opportunities for the citizens of Gainesville and Hall County through the development of a business park and to provide for the marketing and sale of real property by the Authority; and

WHEREAS, pursuant to Resolution BR-2024-06, approved by the City on February 20, 2024, the City approved the Intergovernmental Agreement attached hereto to set forth the duties and responsibilities of the City and the Authority as to real property available for sale for business development, including the development of a business park and including the transfer of real property to the Authority for subsequent sale as set forth within the attached Intergovernmental Agreement; and

WHEREAS, the City now wishes to amend the attached Intergovernmental Agreement by execution of the attached Amendment of Intergovernmental Agreement, such that Lots 18, 19, and 20 can be marketed and sold.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the City of Gainesville hereby authorizes the Mayor, City Manager and/or the City Attorney to execute the Amendment to Intergovernmental Agreement attached hereto by and between the City and the Authority, and any other documents necessary to effectuate the provisions of the attached Amendment of Intergovernmental Agreement.

Adopted this _____ day of _____, 2025.

W. Samuel Couvillon, 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:

Denise O. Jordan, City Clerk
4899-4702-4400, v. 2

**AMENDMENT OF
INTERGOVERNMENTAL AGREEMENT**

THIS AMENDMENT OF INTERGOVERNMENTAL AGREEMENT is made and entered into by and among the **CITY OF GAINESVILLE, GEORGIA**, a municipal corporation of the State of Georgia (the “City”), and **GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY**, a public corporation and instrumentality of the City and Hall County (the “Authority”).

W I T N E S S E T H:

WHEREAS, the City and the Authority heretofore entered into that certain Intergovernmental Agreement, dated as of March 19, 2024 (the “Agreement”), relating to the marketing and sale of Lots 18, 19 and 20 of Gainesville 85 Business Park; and

WHEREAS, the parties wish to amend the Agreement for the purposes hereinafter set forth;

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants hereinafter contained, the parties hereto agree as follows:

1.

The Agreement is hereby amended by changing the date in Section 1 of the Agreement from May 15, 2024 to April 16, 2025.

2.

The Agreement is hereby further amended by adding the following sentence to the end of Section 9 thereof:

“City also hereby grants to Authority possession of the Property for purposes of marketing, selling and controlling the Property in order to carry out the purposes of this Agreement.”

3.

Other than the amendments set out herein, the Agreement is in all respects ratified and affirmed.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment effective as of the _____ day of _____, 20____.

CITY OF GAINESVILLE, GEORGIA

By: _____
W. Samuel Couvillon, Mayor

Attest: _____
Denise O. Jordan, City Clerk

(SEAL)

Approved as to form:

Abbott S. Hayes, Jr., City Attorney

(signatures continued on next page)

**GAINESVILLE AND HALL COUNTY
DEVELOPMENT AUTHORITY**

By: _____
Chairman

Attest: _____
Secretary

(SEAL)

4920-7904-1808, v. 1

RESOLUTION BR-2024-06

**AUTHORIZATION TO EXECUTE BUSINESS PARK INTERGOVERNMENTAL AGREEMENT BY
AND BETWEEN CITY OF GAINESVILLE, GEORGIA AND GAINESVILLE AND HALL COUNTY
DEVELOPMENT AUTHORITY REGARDING MARKETING AND SALE OF REAL PROPERTY
KNOWN AS LOTS 18, 19, AND 20 IN BUSINESS PARK**

WHEREAS, the City of Gainesville ("the City") and the Gainesville and Hall County Development Authority ("the Authority") wish to provide economic opportunities for the citizens of Gainesville and Hall County through the development of a business park and to provide for the marketing and sale of real property by the Authority; and

WHEREAS, the City and the Authority desire to enter into the Business Park Intergovernmental Agreement attached hereto to set forth the duties and responsibilities of the City and the Authority as to real property available for sale for business development, including the development of a business park and including the transfer of real property to the Authority for subsequent sale as set forth within the attached two Intergovernmental Agreements.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the City of Gainesville hereby authorizes the Mayor, City Manager and/or the City Attorney to execute the Business Park Intergovernmental Agreement attached hereto by and between the City and the Authority, and any other documents necessary to effectuate the provisions of the two attached Intergovernmental Agreements.

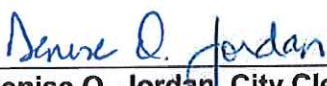
Adopted this 20th day of February, 2024.



W. Samuel Couvillon, 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:



Denise O. Jordan, City Clerk



BUSINESS PARK INTERGOVERNMENTAL AGREEMENT
(Lots 18, 19 and 20)

THIS AGREEMENT is made as of the 19th day of March, 2024, by and between the **CITY OF GAINESVILLE, GEORGIA** ("City") and the **GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY** ("Authority").

WHEREAS, City is developing that certain property described on **Exhibit "A"** hereto (the "Park Property") into a business park, which includes that certain property and easements described on **Exhibit "B"** hereto (the "City Property") which the City has agreed to convey to Authority.

WHEREAS, City and Authority wish to provide for the marketing and sale of the City Property as set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto hereby agree as follows:

1. City agrees to transfer the City Property to Authority, in conjunction with the closing of the sale of the City Property pursuant to a purchase and sale agreement, executed between the Authority and a certain corporate buyer relating to the City Property. City agrees to transfer the City Property to Authority on or before May 15, 2024 such that the closing of the sale of the City Property is not delayed. City agrees to develop the Park Property into a business park.

2. Authority shall use its reasonable, best efforts to market and sell the City Property to the business identified in the purchase and sale agreement relating to the City Property. The business to which the City Property shall be sold shall be compatible with the FY 2022 Marketing Plan established by the Economic Development Council, attached hereto as Exhibit "C," and must also be permitted uses under Article VI of the Declaration of Covenants, Restrictions, and Easements for Gainesville 85 Business Park, dated February 2, 2021, and recorded at Deed Book 8720, Pages 651-687, Hall County, Georgia Deed Records.

3. The purchase price at which the City Property will be offered for sale shall be at least \$20,000,000.

4. Upon receipt, the Authority shall pay the proceeds of sale to the City, net of any real estate commission and other customary and reasonable closing expenses.

5. City warrants and represents to Authority:

(a) City has the right, power and authority to enter into this Agreement and to convey the City Property in accordance with the terms and conditions hereof.

(b) City has good, marketable and insurable fee simple record title to the Park Property, less and except that portion of the Park Property previously conveyed to

the Authority (said Park Property hereinafter referred to as "the Remaining Park Property"), subject only to any utility easements of record. No portion of the Remaining Park Property encroaches onto the property of any other person or entity. There are no encroachments onto the Remaining Park Property by any adjoining land owner.

- (c) No person, firm or entity has any rights in or rights to acquire all or any portion of the City Property or any part thereof, and there is no outstanding agreement to sell all or any part of the City Property to any other person, firm, or entity.
- (d) City is not now a party to any litigation affecting City's right to convey the City Property.
- (e) City has no knowledge of any pending, threatened or contemplated condemnation proceedings affecting the City Property.
- (f) There are no existing assessments that are unpaid and City has no knowledge of any pending assessments against the City Property.
- (g) To the best of City's knowledge, no portion of the City Property has ever been used as a landfill or as a dump to receive garbage, refuse, waste, or fill material whether or not hazardous, and there are and have been no Hazardous Substances (as hereinafter defined) stored, handled, installed or disposed in, on or about the City Property or any other location within the vicinity of the City Property. As used in this Agreement, the term "Hazardous Substances" means such materials, waste, contaminants or other substances defined as toxic, dangerous to health or otherwise hazardous by reference to the following sources as amended from time to time: (i) the Resource Conservation and Recovery Act of 1976, 42 USC §6901 et. Seq. ("RCLA"); (ii) the Hazardous Materials Transportation Act, 49 USC 1801, et. Seq.; (iii) the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 USC §9601 et. Seq. ("CERCLA"); (iv) applicable laws of the jurisdiction where the City Property is located, and (v) any federal, state or local statutes, regulations, ordinances, rules or orders issued or promulgated under or pursuant to any of those laws or otherwise by any department, agency or other administrative, regulatory or judicial body.
- (h) The City Property is located in the City of Gainesville, Georgia, and there is no zoning law, regulation, or ordinance affecting the City Property which would restrict or impair the operation of a business facility on the City Property, except the restrictions applicable to the City Property under the City's Unified Land Development Code.
- (i) City has no notice of and is not aware of any violations of any laws, ordinances, orders, restrictive covenants or other requirements affecting the City Property, and there are no violations of record of any of the foregoing.

6. Authority shall cause the buyer of the City Property to diligently construct, equip and operate an industrial facility.

7. Authority shall carry out the marketing and sale of the City Property with reasonable due diligence.

8. Authority shall periodically, and also upon request, provide City with reports regarding its marketing efforts relating to the City Property.

9. City hereby grants permission to Authority, its representatives and agents to enter upon the City Property and conduct engineering, soils, environmental and other tests and studies of the City Property as Authority deems necessary or advisable; provided, that Authority shall repair any damage, and shall indemnify and hold City harmless from and against any and all claims and liabilities, resulting from such investigations. Authority shall have the right to grant the same permission of access to the City Property to any potential buyer of the City Property and its agents and representatives under the same requirement of repair and indemnity. Authority expressly agrees to cause the results of any environmental investigation, review, sampling or analyses obtained by Authority and/or any potential buyer of the City Property in the course of or in connection with the inspections conducted hereunder shall remain confidential to Authority, any potential buyer, and/or any of their agents and/or representatives through the date of closing of the City Property and shall not be disclosed to City, the Georgia Environmental Protection Division, any other governmental entity or to any other third parties (other than the potential buyer) prior to closing, except as otherwise required by applicable law. These confidentiality obligations shall survive the termination of this Agreement. Authority shall indemnify, hold harmless from and defend City, and its agents, affiliates, successors and assigns, from and against any and all liabilities, claims, causes of action, damages, losses, penalties, forfeitures, suits, costs and expenses (including without limitation, investigation costs, costs of defense, settlement and reasonable attorneys' fees) incurred or arising in connection with Authority's and/or any of its agents' and/or representatives' breach of the confidentiality and other obligations set forth in this Agreement, entry onto the City Property or enforcement of this indemnity. All indemnification obligations contained herein shall survive the closing of any sale of the City Property and any termination of this Agreement. Authority shall cause any potential buyer of the City Property to provide the same indemnity to the City and Authority.

10. This agreement shall be enforceable against and inure to the benefit of the successors and assigns of the parties.

[Signatures on Next Page]

IN WITNESS WHEREOF, City and Authority have executed this Agreement as of the day and year first above written.

CITY OF GAINESVILLE

By:

W. Samuel Couvillon, Mayor

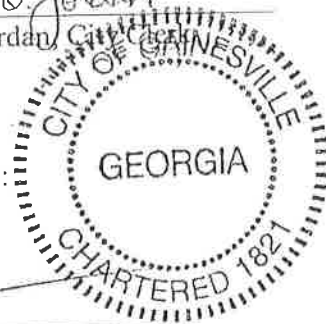
Attest:

Denise O. Jordan, City Clerk

(SEAL)

Approved as to form:

Abbott S. Hayes, Jr., City Attorney



GAINESVILLE AND HALL COUNTY
DEVELOPMENT AUTHORITY

By:

Chairman

Attest:

Secretary

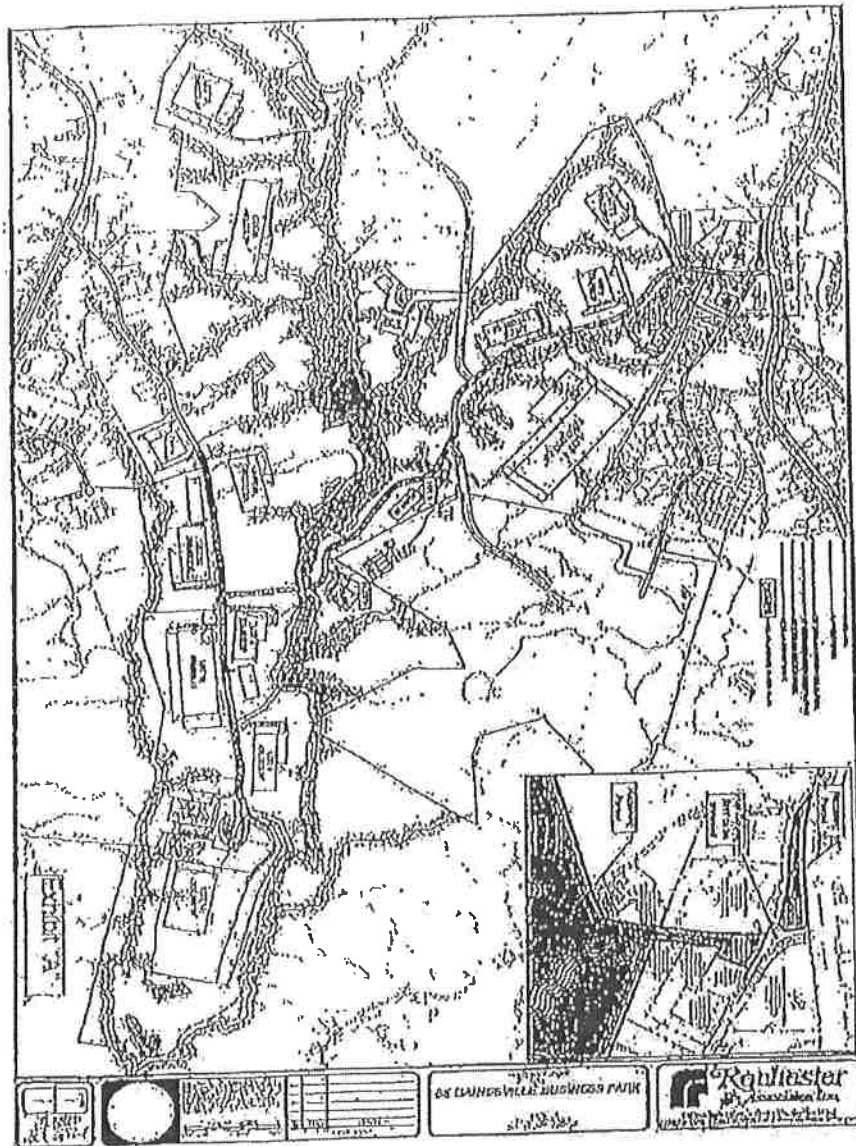
(AUTHORITY SEAL)

EXHIBIT "A"

Description of Park Property

EXHIBIT "A"

SITE PLAN



Attachment: BR-2021-07

EXHIBIT "B"

Description of City Property

EXHIBIT "B"

Portion of Hall County Parcel ID
15023 000167 (Sites 18,
19, & 20 – Outlined in
Black)

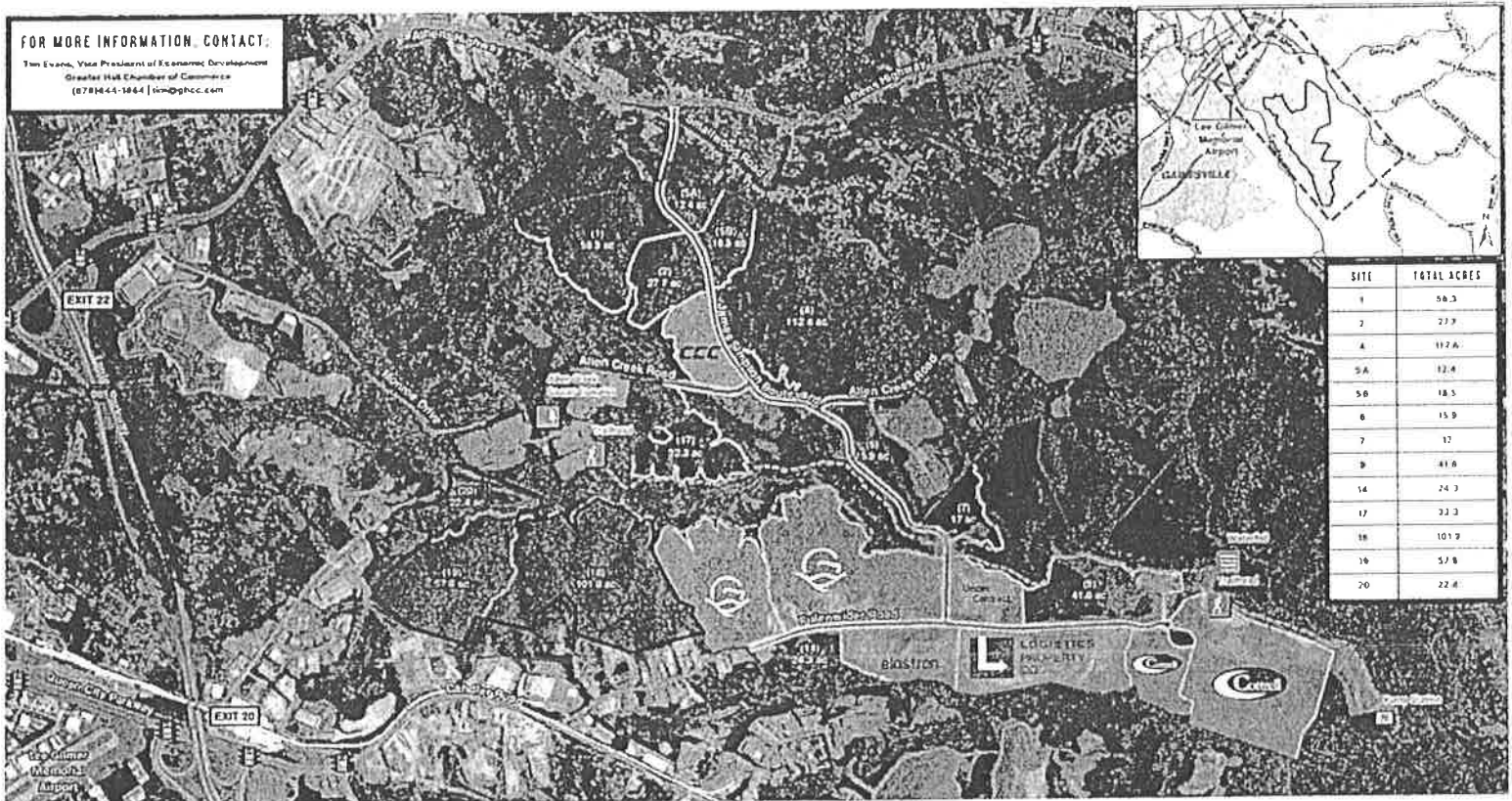


EXHIBIT "C"
FY 2022 Marketing Plan

4893-0253-2256, v. 1

EXHIBIT "C"

Gainesville-Hall County Economic Development Council FY 2022 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.

COVID-19 presented challenges to businesses and organizations, large and small. We hope that FY 22 will include an end to the pandemic and a return to in-person meetings. The EDC will coordinate programs, resources and support to help small businesses, our partners and existing industries to address shared issues. For FY 22, much of our mission and priorities remain unchanged, but the manner in which we achieve our goals and objectives will combine traditional meetings and events with a new set of virtual tools.

EDC Targets:

Targeted Business Recruitment Sectors (Diversification): Headquarters, Life Sciences, Medical Devices, Technology Companies, International Subsidiaries.

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); 600 jobs and 100 acres of new commercial/industrial development for FY 2022.

Sales and Marketing Efforts:

For FY 2022, 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 through 2022. 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 2022 will reflect the current economic environment:

- o The EDC will continue to host online webinars for guidance on small business.
- o The EDC aspires to conduct 80 one-on-one existing industry interviews to confidentially meet and address individual needs. The EDC has developed a number of resources specific to COVID-19 for our existing industries, and we will continue to identify shared issues and solutions to support our plant managers and owners, human resources and safety managers.
- o 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 and Work Based Learning.
- o 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.
- o The EDC has a 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.
- o Development plans are underway for new business/industrial parks for delivery in 2022-23.
- o CA Ventures is developing 800,000 sf in Flowery Branch; Radial Property Group is developing 120,000 sf of industrial space in Tanners Creek Business Park in Oakwood. Crow Holdings has developed 1,200,000 sf in Buford, Hall County. Logistics Property Company is developing two new buildings in Oakwood, and Patilla Industrial Real Estate has plans for an 18-acre site in Flowery Branch.
- o The EDC will be implementing a new GIS based resource for demographics, sites and building data in FY 2022 to allow online visitors an easy-to-use resource for that information.
- o 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. We anticipate those efforts to resume in 2022-23 as business travel returns.
- o The Gateway Industrial Centre is 65% occupied by Kubota, GPLN, Tatsumi, Auto Metal Direct and the new Northeast Georgia Inland Port, which will be operational in 2024. The EDC staff will continue to work closely with the Gainesville and Hall County Development Authority to coordinate marketing and development efforts for the remaining business park and all other remaining sites.
- o Recent economic development successes in office and industrial business expansion and recruitment have consumed a number of the available lots in the remaining business parks that have all utilities, zoning and access.
- o 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.
- o The EDC has a coordinating role in the external marketing of Gainesville-Hall County (e.g. Project Managers' briefings, Georgia Trend, Atlanta Business Chronicle).



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: January 16, 2025
Date Submitted: January 16, 2025
Final Approval Date: January 21, 2025
Presenter: Abb Hayes, City Attorney
Item of Business: Business Resolution 2025-06
Business Park Intergovernmental Agreement By and Between City of Gainesville and Gainesville-Hall County Development Authority Regarding Marketing and Sale of Real Property Known as Lot 9 in Business Park
Meeting Date: January 21, 2025

Purpose of Request:

To authorize execution of the agreement between the City and G-HC Development Authority regarding Business Park Lot 9.

Facts & Issues / History & Background:

Department Recommendation:

Adopt the resolution.

Department Director:

Abb Hayes

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2025-06 Amendment of IGA between City and Development Authority Regarding Lot 9
2. Agreement: Business Park IGA Lot 9

RESOLUTION BR-2025-06

AUTHORIZATION TO EXECUTE BUSINESS PARK INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN CITY OF GAINESVILLE, GEORGIA AND GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY REGARDING MARKETING AND SALE OF REAL PROPERTY KNOWN AS LOT 9 IN BUSINESS PARK

WHEREAS, the City of Gainesville ("the City") and the Gainesville and Hall County Development Authority ("the Authority") wish to provide economic opportunities for the citizens of Gainesville and Hall County through the development of a business park and to provide for the marketing and sale of real property by the Authority; and

WHEREAS, the City and the Authority desire to enter into the Business Park Intergovernmental Agreement attached hereto to set forth the duties and responsibilities of the City and the Authority as to real property available for sale for business development, including the development of a business park and including the transfer of real property to the Authority for subsequent sale as set forth within the attached Intergovernmental Agreement; and

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the City of Gainesville hereby authorizes the Mayor, City Manager and/or the City Attorney to execute the Business Park Intergovernmental Agreement attached hereto by and between the City and the Authority, and any other documents necessary to effectuate the provisions of the attached Intergovernmental Agreement.

Adopted this _____ day of _____, 2025.

W. Samuel Couvillon, 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:

Denise O. Jordan, City Clerk

4934-0752-2320, v. 2

**BUSINESS PARK INTERGOVERNMENTAL AGREEMENT
(Lot 9)**

THIS AGREEMENT is made as of the _____ day of _____, 2025, by and between the **CITY OF GAINESVILLE, GEORGIA** ("City") and the **GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY** ("Authority").

WHEREAS, City is developing that certain property described on **Exhibit "A"** hereto (the "Park Property") into a business park, which includes that certain property and easements described on **Exhibit "B"** hereto (the "City Property") which the City has agreed to convey to Authority.

WHEREAS, City and Authority wish to provide for the marketing and sale of the City Property as set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto hereby agree as follows:

1. City agrees to transfer the City Property to Authority, in conjunction with the closing of the sale of the City Property pursuant to a purchase and sale agreement, executed between the Authority and a certain corporate buyer relating to the City Property. City agrees to transfer the City Property to Authority on or before May 1, 2025 such that the closing of the sale of the City Property is not delayed. City agrees to develop the Park Property into a business park.

2. Authority shall use its reasonable, best efforts to market and sell the City Property to the business identified in the purchase and sale agreement relating to the City Property. The business to which the City Property shall be sold shall be compatible with the FY 2022 Marketing Plan established by the Economic Development Council, attached hereto as Exhibit "C," and must also be permitted uses under Article VI of the Declaration of Covenants, Restrictions, and Easements for Gainesville 85 Business Park, dated February 2, 2021, and recorded at Deed Book 8720, Pages 651-687, Hall County, Georgia Deed Records.

3. The purchase price at which the City Property will be offered for sale shall be at least \$120,000 per acre.

4. Upon receipt, the Authority shall pay the proceeds of sale to the City, net of any real estate commission and other customary and reasonable closing expenses.

5. City warrants and represents to Authority:

(a) City has the right, power and authority to enter into this Agreement and to convey the City Property in accordance with the terms and conditions hereof.

(b) City has good, marketable and insurable fee simple record title to the Park Property, less and except that portion of the Park Property previously conveyed to

the Authority (said Park Property hereinafter referred to as "the Remaining Park Property"), subject only to any utility easements of record. No portion of the Remaining Park Property encroaches onto the property of any other person or entity. There are no encroachments onto the Remaining Park Property by any adjoining land owner.

- (c) No person, firm or entity has any rights in or rights to acquire all or any portion of the City Property or any part thereof, and there is no outstanding agreement to sell all or any part of the City Property to any other person, firm, or entity.
- (d) City is not now a party to any litigation affecting City's right to convey the City Property.
- (e) City has no knowledge of any pending, threatened or contemplated condemnation proceedings affecting the City Property.
- (f) There are no existing assessments that are unpaid and City has no knowledge of any pending assessments against the City Property.
- (g) To the best of City's knowledge, no portion of the City Property has ever been used as a landfill or as a dump to receive garbage, refuse, waste, or fill material whether or not hazardous, and there are and have been no Hazardous Substances (as hereinafter defined) stored, handled, installed or disposed in, on or about the City Property or any other location within the vicinity of the City Property. As used in this Agreement, the term "Hazardous Substances" means such materials, waste, contaminants or other substances defined as toxic, dangerous to health or otherwise hazardous by reference to the following sources as amended from time to time: (i) the Resource Conservation and Recovery Act of 1976, 42 USC §6901 et. seq. ("RCLA"); (ii) the Hazardous Materials Transportation Act, 49 §USC 1801, et. seq.; (iii) the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 USC §9601 et. seq. ("CERCLA"); (iv) applicable laws of the jurisdiction where the City Property is located, and (v) any federal, state or local statutes, regulations, ordinances, rules or orders issued or promulgated under or pursuant to any of those laws or otherwise by any department, agency or other administrative, regulatory or judicial body.
- (h) The City Property is located in the City of Gainesville, Georgia, and there is no zoning law, regulation, or ordinance affecting the City Property which would restrict or impair the operation of a business facility on the City Property, except the restrictions applicable to the City Property under the City's Unified Land Development Code.
- (i) City has no notice of and is not aware of any violations of any laws, ordinances, orders, restrictive covenants or other requirements affecting the City Property, and there are no violations of record of any of the foregoing.

6. Authority shall cause the buyer of the City Property to diligently construct, equip and operate an industrial facility.

7. Authority shall carry out the marketing and sale of the City Property with reasonable due diligence.

8. Authority shall periodically, and also upon request, provide City with reports regarding its marketing efforts relating to the City Property.

9. City hereby grants permission to Authority, its representatives and agents to enter upon the City Property and conduct engineering, soils, environmental and other tests and studies of the City Property as Authority deems necessary or advisable; provided, that Authority shall repair any damage, and shall indemnify and hold City harmless from and against any and all claims and liabilities, resulting from such investigations. Authority shall have the right to grant the same permission of access to the City Property to any potential buyer of the City Property and its agents and representatives under the same requirement of repair and indemnity. Authority expressly agrees to cause the results of any environmental investigation, review, sampling or analyses obtained by Authority and/or any potential buyer of the City Property in the course of or in connection with the inspections conducted hereunder shall remain confidential to Authority, any potential buyer, and/or any of their agents and/or representatives through the date of closing of the City Property and shall not be disclosed to City, the Georgia Environmental Protection Division, any other governmental entity or to any other third parties (other than the potential buyer) prior to closing, except as otherwise required by applicable law. These confidentiality obligations shall survive the termination of this Agreement. Authority shall indemnify, hold harmless from and defend City, and its agents, affiliates, successors and assigns, from and against any and all liabilities, claims, causes of action, damages, losses, penalties, forfeitures, suits, costs and expenses (including without limitation, investigation costs, costs of defense, settlement and reasonable attorneys' fees) incurred or arising in connection with Authority's and/or any of its agents' and/or representatives' breach of the confidentiality and other obligations set forth in this Agreement, entry onto the City Property or enforcement of this indemnity. All indemnification obligations contained herein shall survive the closing of any sale of the City Property and any termination of this Agreement. Authority shall cause any potential buyer of the City Property to provide the same indemnity to the City and Authority.

10. This agreement shall be enforceable against and inure to the benefit of the successors and assigns of the parties.

[Signatures on Next Page]

IN WITNESS WHEREOF, City and Authority have executed this Agreement as of the day and year first above written.

CITY OF GAINESVILLE

By: _____
W. Samuel Couvillon, Mayor

Attest: _____
Denise O. Jordan, City Clerk

(SEAL)

Approved as to form:

Abbott S. Hayes, Jr., City Attorney

**GAINESVILLE AND HALL COUNTY
DEVELOPMENT AUTHORITY**

By: _____
Chairman

Attest: _____
Secretary

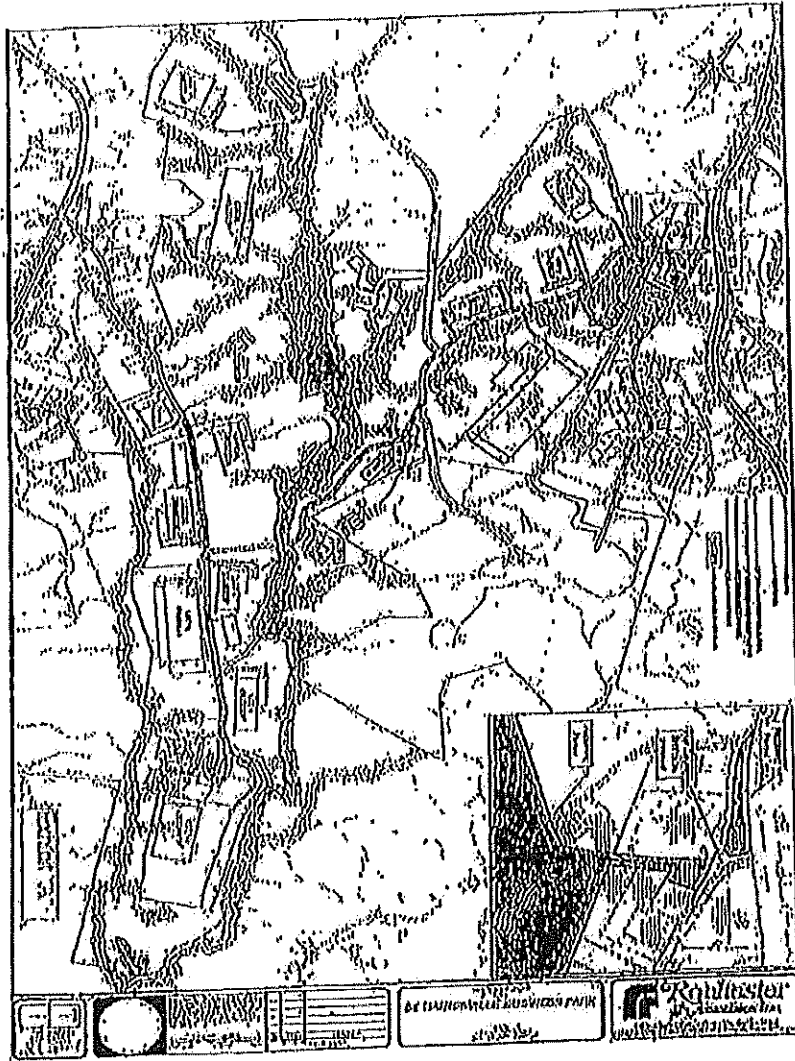
(AUTHORITY SEAL)

EXHIBIT “A”

Description of Park Property

EXHIBIT "A"

SITE PLAN



Attachment: DR-2021-07

EXHIBIT “B”

Description of City Property

EXHIBIT "B"

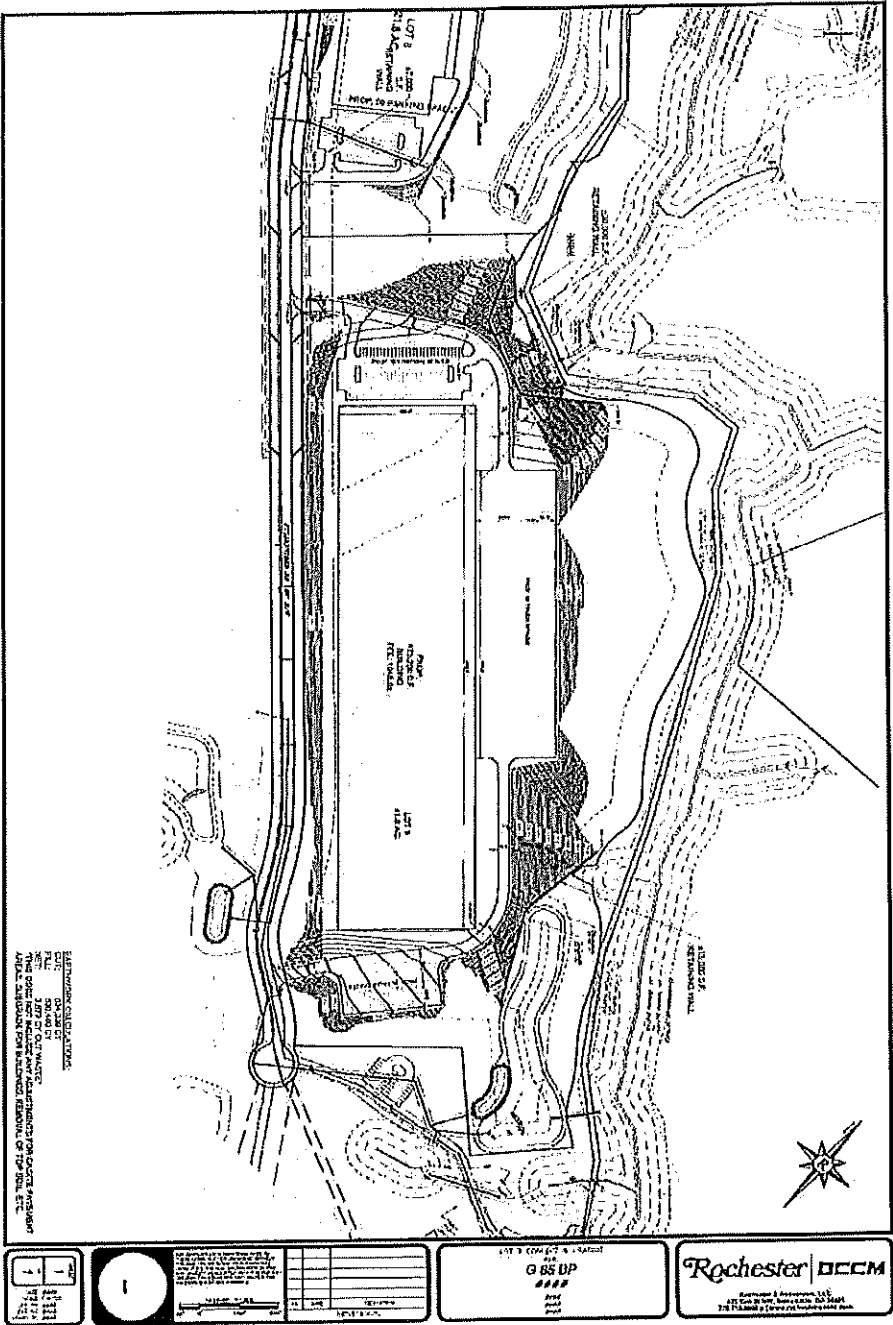


EXHIBIT “C”
FY 2022 Marketing Plan

4907-8602-9071, v. 1

EXHIBIT "C"

Gainesville-Hall County Economic Development Council FY 2022 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.

COVID-19 presented challenges to businesses and organizations, large and small. We hope that FY 22 will include an end to the pandemic and a return to in-person meetings. The EDC will coordinate programs, resources and support to help small businesses, our partners and existing industries to address shared issues. For FY 22, much of our mission and priorities remain unchanged, but the manner in which we achieve our goals and objectives will combine traditional meetings and events with a new set of virtual tools.

EDC Targets:

Targeted Business Recruitment Sectors (Diversification): Headquarters, Life Sciences, Medical Device, Technology Companies, International Subsidiaries.

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, Flower 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: \$160,000,000 investment (stretch goal: \$175,000,000 investment); 600 jobs and 100 acres of new commercial/industrial development for FY 2022.

Sales and Marketing Efforts:

For FY 2022, 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 Gwinnett-Hall County through 2022. Workforce development remains a high priority for the EDC's marketing and sales efforts. As always, the EDC will review 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 media and generate measurable sales activity and results. EDC efforts in sales and marketing for FY 2022 will reflect the current economic environment:

- o The EDC will continue to host online webinars for guidance on small business.
- o The EDC will continue to conduct 80 one-on-one existing industry interviews to confidentially meet and address individual needs. The EDC has developed a number of resources specific to COVID-19 for our existing industries, and we will continue to identify shared issues and solutions to support our plant managers and owners, human resources and safety managers.
- o The EDC will continue to support the long-term Workforce Development Initiative to collaborate with area employers, educators and lenders for talent development. Efforts will focus on Apprenticeships, skills-focused boot camps and Work Based Learning.
- o 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.
- o The EDC has a partnership with the state's economic development marketing effort with regard to life sciences recruitment and international business recruitment. These efforts fit well with Gwinnett-Hall County's strengths and strategic vision.
- o Development plans are underway for new business/industrial parks for delivery in 2022-23.
- o CA Ventures is developing 800,000 sf in Flowery Branch; Radcliff Property Group is developing 120,000 sf of industrial space in Tanners Creek Business Park in Oakwood. Crow Holdings has developed 1,200,000 sf in Buford, Hall County. Loggless Property Company is developing two new buildings in Oakwood, and Pollina Industrial Real Estate has plans for an 18-acre site in Flowery Branch.
- o The EDC will be implementing a new GIS based resource for demographics, sites and building data in FY 2022 to allow online visitors an easy-to-use resource for that information.
- o 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. We anticipate these efforts to return in 2022-23 as business travel returns.
- o The Gateway Industrial Centre is 65% occupied by Kubota, GPLN, Tataum, Auto Metal Direct and the new Northeast Georgia Inland Port, which will be operational in 2024. The EDC staff will continue to work closely with the Gwinnett and Hall County Development Authority to coordinate marketing and development efforts for the remaining business park and all other remaining sites.
- o Recent economic development successes in office and industrial business expansion and recruitment have consumed a number of the available lots in the remaining business parks that have all utilities, zoning and access.
- o 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.
- o The EDC has a coordinating role in the external marketing of Gwinnett-Hall County (e.g. Project Managers' briefings, Georgia Trend, Atlanta Business Chronicle).