



Work Session Agenda
Thursday, March 27, 2025, 9:00 AM
Administration Building, Boardroom (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

BUDGET PRESENTATIONS:

- Economic Development Council Tim Evans
- FY2026 Parks & Recreation Budget Kate Mattison

DEPARTMENT ISSUES:

Community & Economic Development

- **Public Hearing Item: April 1, 2025 Council Meeting** Abb Hayes
Request from **Aneesh Patel** for a special use on a 1.92± acres tract located northwest of the intersection of Dawsonville Highway and Beechwood Boulevard, at the terminus of a private cul-de-sac (a/k/a **1181 Dawsonville Highway, NW**), having a zoning of General Business (G-B). **Ward Number: One**. Tax Parcel Number(s): 00-115-002-085. **Request: Extended stay hotel.**

CITY MANAGER ISSUES:

MAYOR/COUNCIL ISSUES:

- Ex-Officio Report(s)

CITY ATTORNEY ISSUES:

- Resolution: Bonds Issuance for the Benefit of Brenau University, Inc. Abb Hayes
- Resolution: Authorization for Intergovernmental Agreement between the City and Redevelopment Authority Regarding Property Near Monroe Drive for New Fire Station Abb Hayes

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Tuesday, March 25, 2025, 5:00 PM



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: February 3, 2025
Date Submitted: March 3, 2025
Final Approval Date: March 28, 2025
Presenter: Tim Evans
Item of Business: Economic Development Council
Meeting Date: March 29, 2025

Purpose of Request:

To present the Economic Development Council FY2026 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 FY2024 was \$165,000 and in FY2025 the agency requested \$185,000. For FY2026 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

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

Funding will be considered as the City's FY2026 budget is developed.

Administrative Comments:

Attachments:

1. Gainesville EDC Budget Request FY26
2. FY26 City of Gainesville submitted
3. GHCC - FY 2024 Audited Financials



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 14, 2025

Subject: FY 26 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, 2024

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

"FROM ISLANDS TO HIGHLANDS...

WE'VE GOT IT ALL!"

City of Gainesville
BUDGET REQUEST FY 2026

AGENCY: GREATER HALL CHAMBER OF COMMERCE
ECONOMIC DEVELOPMENT COUNCIL

Current Year Request \$185,000

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 2026 (FY26). 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 26 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: \$125,000,000 investment (stretch goal: \$150,000,000 investment): five hundred jobs and 100 acres of new product for FY 26.

Sales and Marketing Efforts:

For FY 26, 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 26 that reflect economic development strategy for the current global economy, including:

- New for 2025: Gainesville-Hall County was recently recognized as the #1 Small Metropolitan Area in the Nation by the Milken Institute's 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.
- 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 2025, thirteen 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.
- Further, supply-chain interruptions revealed by COVID-19 in 2020-22 generated new economic development activity that will continue in FY 26 and beyond.
- 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 developments by Everly, Solis, Midland, The National and the Gainesville Renaissance developments in downtown Gainesville and along the Midland Greenway. 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 24-25, the EDC staff worked to put under contract four sites in the new Gainesville 85 Business Park and Gateway Industrial Centre that could add high quality jobs and an additional \$1.5 billion in new tax base in real and personal property.

- Conducting one-on-one meetings with existing industry at a rate of 90/year to identify opportunities, threats and meet and address the specific needs 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 485 healthcare service providers in Hall County and the economic impact and 16,000 jobs that healthcare services provide in the community.
- 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 2025 and 2026.

The EDC is (as of 1/25/2025) orchestrating efforts with 72 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 seventy-two 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

Gainesville-Hall County remains a top performing Metros in the Nation

December 27, 2024 – Gainesville-Hall County, Georgia, USA: The Greater Hall Chamber Economic Development Council (EDC) reports 2024 year-end results of **twelve new and expanding developments which will add 456 new jobs and \$212 million in new capital investment** to Gainesville-Hall County. Since January 1, 2020, a total of sixty-four new capital investments have been announced with more than 3,700 new jobs and \$1.75 billion in new capital investment. The fundamental economic drivers to the local economy indicate that 2025 will feature **better than average economic performance** for Gainesville-Hall County when compared to other metro areas in Georgia and the nation.

Georgia has earned the #1 ranking for its business environment for an unprecedented eleventh consecutive year. During that time, **Gainesville-Hall County has been the Top Job producing Metropolitan Area in the State**. In 2024, *Area Development* magazine and *Site Selection* magazine named Gainesville-Hall County one of the Top Small Metros in the Nation for Job Creation and Investment. Similarly, *Forbes* magazine has rated Gainesville-Hall County as one of the “Best Small Places for Business & Careers” for the last nine years. Since 2015, the Chamber’s economic development program has assisted **169 new and expanding businesses, which have announced 9,000 jobs and \$3 billion in new capital investment**.

Most of the jobs and capital investment announced during 2024 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 Auto Metal Direct, Power Services Group, Hydro, VDL Industries and Geveko Markings. Investments in new automation technologies and localizing the supply chain continue to be a trend for existing industry investments.

New corporate facilities announced in 2024 included CJ Logistics (Korea), ETI Lighting (China), medical device manufacturer Medmix US (Switzerland) and Mimaki USA (Japan). The new and expanded facility locations represent 1,200,000 square feet of new advanced manufacturing and US headquarters locations. Construction of the new locations began in 2024 and will continue into 2025. Additionally, many expansions announced in 2023 were under construction in 2024, including Kubota, King’s Hawaiian, Eskimo Cold Storage, Mar-Jac and CJ Foodville. 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** 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 shorten 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 will play a leading role in the BRC’s \$127 million construction throughout 2025, adding to the economic impact in the Gainesville-Hall County business community. The Georgia Ports Authority confirms the construction of the BRC is on schedule and will begin operations in early 2026.

International Investments were heavily featured in Gainesville-Hall County’s recent expansions, including, Hydro (Norway), CJ Foodville (Korea), CJ Logistics (Korea), Medmix, (Switzerland), Geveko Markings (Denmark), Mimaki USA (Japan), ETI Lighting (China) and VDL Industries (Netherlands). Hall County is

home to more than sixty 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 2024 include the Midland Housing Development, the Solis Gainesville Apartments and Branch Properties' Limestone Marketplace anchored by a new Publix, Tupelo Honey, Suchero's, Super Chix and new medical office space. **Additional downtown developments** will be completed in 2025, including the Interactive Neighborhood for Kids' planned development in Oakwood and additional Downtown Flowery Branch investments.

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 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 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 to achieve remarkable things," said **Tim McDonald**, President of Lanier Technical College and 2024-25 Chair of the Chamber's Economic Development Council. "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. 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 2.6%**. The Gainesville-Hall County labor force is at an all-time high of 115,000 as of November 2024. More than one hundred employers have job openings posted on the Greater Hall Chamber's website seeking full and part-time employees.

"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," said **Tim Evans**, President & CEO of the Greater Hall Chamber of Commerce. The Greater Hall Chamber of Commerce hosted two job fairs in 2024 and will host a **Spring Job Fair & Career Expo at the Gainesville Civic Center on April 3, 2025**. The job fairs have proven to be beneficial to both employers and those seeking employment. Both the 2024 Spring and Fall Job Fairs each had more than 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 2024, **Lanier Technical College reached a record enrollment of more than 6,900 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 Task Force 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**. A 2023 study by the Greater Hall Chamber focused on **483 regional healthcare providers located in Gainesville-Hall County employ 16,120 and provide \$1.26 billion in annual wages** in the community. A recent economic impact study confirmed the Northeast Georgia Health System has an annual economic impact of \$7.5 billion on the region. Northeast Georgia Health System (NGHS) will complete **a major \$600 million campus expansion** for the Northeast Georgia Medical Center (NGMC) Gainesville and an expansion to the NGMC Braselton campus estimated at \$565 million. NGMC's Graduate Medical Education (GME) Program, in its fifth 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 fifty people. Participation in the Chamber's monthly Small Business Seminars has grown in 2024 through virtual and hybrid meetings featuring programs on small business finance, hiring personnel, marketing, and other topics important to small business. In its seventh year, the Chamber's **"Certified Small Business Partner"** recognition will be conferred to **thirteen small business owners** for participating in at least six Small Business Seminars.

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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 international companies representing twenty-one foreign countries.

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

Tim Evans, President & CEO – tim@ghcc.com

Nikki Chandler, Vice President of Existing Industry – nchandler@ghcc.com

Ryan Jackson, Project Manager – rjackson@ghcc.com

Sarah Nolan, Project Manager – snolan@ghcc.com

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12-23-24

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 internationally owned companies representing 21 countries. Since 2020, 64 new and expanded businesses generated over 3,700 new jobs and \$1.75 billion in new capital investment.

2024 Year End Summary:

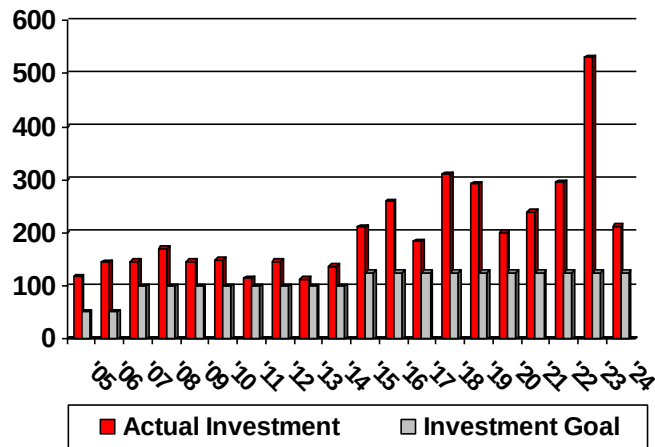
- Twelve new and expanded announcements
- \$212 million in capital investment
- 456 new jobs
- Many urban redevelopment projects underway in Flowery Branch, Oakwood, Gainesville, and Lula

2024 Locations and Expansions

2024 New and Expanded Economic Development Announcements				
Company	Product or Service	New or Existing	Jobs	Investment
Auto Metal Direct	US Headquarters and fulfillment for New Stock Collectible Car Parts	Existing	20	\$20,000,000.00
Trainz.com	Headquarters, service center and fulfillment for the Nations #1 Online Hobby Shop	New	40	\$7,000,000.00
Medmix AG (Cushman)	US Headquarters for the healthcare division and manufacturing for Medical Devices	New	200	\$50,000,000.00
ETI Solid State Lighting	US Headquarters and distribution of LED Lighting Systems for Residential & Commercial	New	40	\$20,000,000.00
CJ Logistics	Cold Chain Logistics	New	40	\$50,000,000.00
Shoreline Transfer	Logistics/Trucking	Existing	11	\$3,400,000.00
Mimaki USA	US Headquarters and distribution for large format printers	New	40	\$15,000,000.00
Hydro	Aluminum Profile Extrusions	Existing	30	\$22,000,000.00
VDL Industries	Semi Conductor	Existing	10	\$4,000,000.00
Geveko Markings	US Headquarters and production of Pavement Markings	Existing	10	\$3,000,000.00
Ranger Manufacturing	US Headquarters for machining, fabrication	Existing	5	\$6,000,000.00
Power Services Group	Turbine repair and servicing for power generation	Existing	10	\$12,000,000.00
Total:			456	\$212,400,000

EDC Investment FY 2003-2024

(investment in millions) 1/28/2025



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



MILKEN INSTITUTE

JANUARY 2025

2025 BEST-PERFORMING CITIES:

Mapping Economic Growth across the US

Maggie Switek, PhD, Brock Smith, PhD, and Abigail Humphreys, PhD

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 (25.8 percent).

Gained 2 ranks	Indicator	Rank
Job growth (2018-23)	16.2%	4th
Job growth (2021-23)	5.9%	2nd
Wage growth (2018-23)	43.0%	9th
Wage growth (2022-23)	6.8%	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 (2022-23)	6.4%	87th



EDC Budget Income FY 2015-2026

1/28/2025

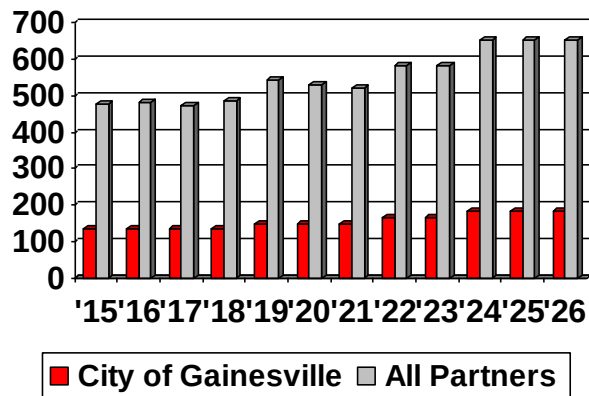


Exhibit "A": Gainesville-Hall County, GA Existing Industries:

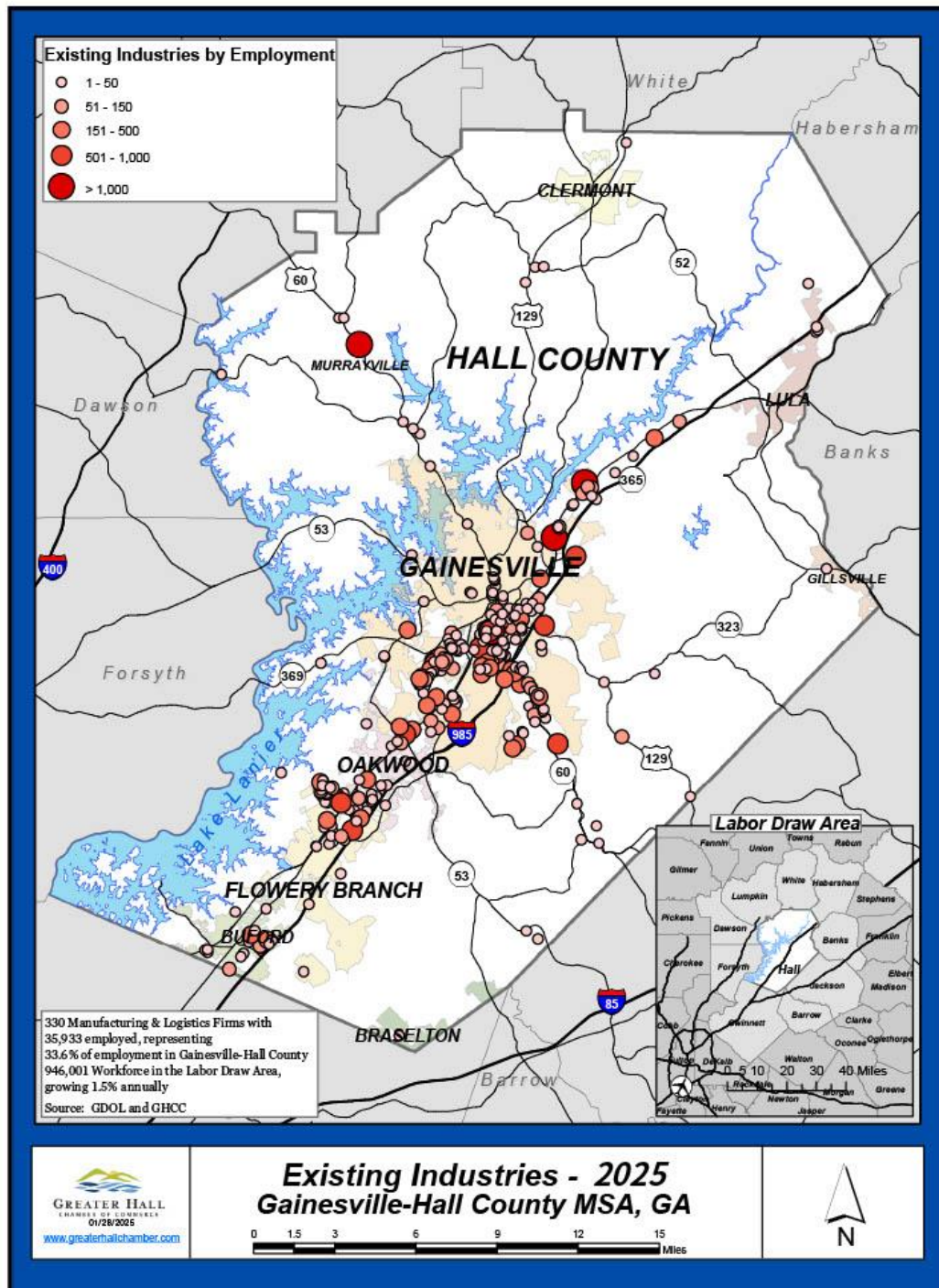
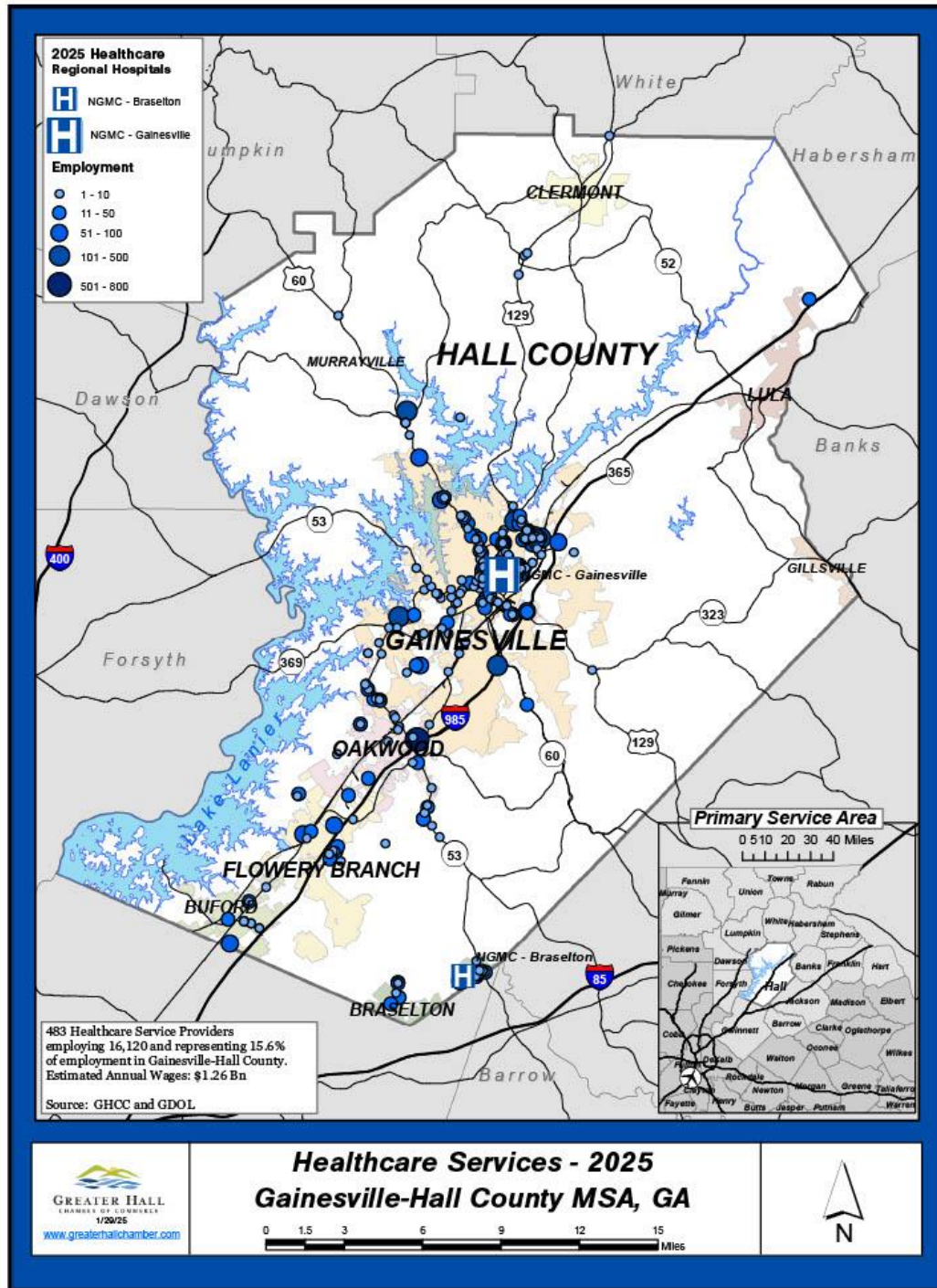


Exhibit “B”: Gainesville-Hall County, Healthcare Service Providers:



**Economic Development Council
2025 - 26 Budget Year**

	2023 - 2024 Actual	2024 - 2025 Budget	2025 - 2026 Budget Preliminary
Revenues			
HALLmark - EDC	\$185,000	\$185,000	\$185,000
Hall County	\$185,000	\$185,000	\$185,000
City of Gainesville	\$185,000	\$185,000	\$185,000
City of Oakwood	\$27,500	\$27,500	\$27,500
City of Flowery Branch	\$27,500	\$27,500	\$27,500
City of Lula	\$5,500	\$5,500	\$5,500
Misc. & Program Revenue	\$59,707	\$38,000	\$39,500
Interest Income - EDC	\$22,730	\$12,700	\$17,500
Total Revenues	\$697,937	\$666,200	\$672,500
Expenses			
Auto & Business Mileage	\$8,509	\$8,900	\$8,900
Accounting & Prof Fees (& bank)	\$7,640	\$5,600	\$8,800
Depreciation	\$2,027	\$2,580	\$3,750
Affiliations	\$3,846	\$6,100	\$4,100
Seminars/Prof. Development	\$0	\$3,600	\$3,250
Office Supplies (exec exp)	\$1,798	\$2,400	\$2,400
Postage	\$4,115	\$5,750	\$250
Telephone	\$1,354	\$1,975	\$1,920
Salaries	\$362,444	\$365,500	\$370,000
Payroll Taxes	\$28,904	\$31,075	\$32,177
Group Insurance	\$49,179	\$55,400	\$44,500
Retirement Benefits	\$12,259	\$14,350	\$15,700
Business Development	\$18,678	\$12,760	\$17,943
Printed Materials	\$388	\$2,200	\$4,600
Computer/Communications	\$12,479	\$13,650	\$15,250
Administrative Allocation	\$57,960	\$57,960	\$57,960
Utilities	\$6,300	\$6,300	\$6,300
Misc. Program Expense	\$23,970	\$20,500	\$22,500
Marketing (adv&pro, Kemie)	\$35,489	\$34,300	\$36,800
Technology (includes web)	\$13,366	\$15,300	\$15,400
Miscellaneous Expense	\$0	\$0	\$0
Total Expenses	\$650,705	\$666,200	\$672,500
Net Income (Loss)	\$47,232	\$0	\$0

Economic Development Council
Income Statement

	Dec 31, 2024 Actual	Dec 31, 2024 Budget	Variance	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
Partners							
City of Flowery Branch	2,292	2,292	0	13,750	13,750	0	\$ 27,500
City of Gainesville	15,417	15,417	0	92,500	92,500	0	185,000
City of Lula	458	458	0	2,750	2,750	0	5,500
City of Oakwood	2,292	2,292	0	13,750	13,750	0	27,500
Hall County BOC	15,417	15,417	0	92,500	92,500	0	185,000
HALLmark Initiative	15,417	15,417	0	92,498	92,498	0	185,000
Total Partners	51,293	51,293	0	307,748	307,748	0	615,500
Programs							
EDC Program Revenue	1,430	0	1,430	40,594	25,400	15,194	28,400
Ag Awards	0	0	0	0	0	0	2,800
Farm City	0	0	0	3,866	2,200	1,666	2,200
Industry Appreciation	0	0	0	37,461	32,000	5,461	32,000
Total Programs	1,430	0	1,430	81,921	59,600	22,321	65,400
General							
Interest Income	1,911	1,550	361	12,529	9,300	3,229	17,700
In-kind Contribution	375	375	0	2,250	2,250	0	4,500
Publication Sales	0	0	0	14	0	14	0
Total General	2,286	1,925	361	14,793	11,550	3,243	22,200
Total EDC Revenues	55,009	53,218	1,791	404,462	378,898	25,564	703,100
Expenses							
Operating							
Accounting / Audit Services	0	0	0	6,496	6,345	151	6,345
Administrative Services	4,830	4,830	0	28,980	28,980	0	57,960
Bank & Credit Card Charges	169	220	(51)	1,743	1,320	423	2,640
Insurance Prop / Workers Comp	337	337	0	2,105	2,022	83	4,044
Depreciation Exp	179	203	(24)	1,074	1,149	(75)	2,367
Software & Technology Exp	1,180	1,225	(45)	6,630	6,625	5	13,370

Economic Development Council
Income Statement

	Dec 31, 2024	Dec 31, 2024		Year to Date	Year to Date		<i>Annual</i>
	Actual	Budget	Variance	Actual	Budget	Variance	<i>Budget</i>
Computer Equip & Maintenance	1,808	1,125	683	7,486	6,470	1,016	<i>13,220</i>

Economic Development Council
Income Statement

	Dec 31, 2024 Actual	Dec 31, 2024 Budget	Variance	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Web Exp	56	65	(9)	338	390	(52)	780
Advertising & Promotion Exp	0	750	(750)	7,900	15,800	(7,900)	20,300
Office Supplies Exp	405	130	275	1,078	780	298	1,560
Printing Exp	0	50	(50)	0	300	(300)	600
Mailing Service Exp	0	0	0	2,242	2,175	67	4,350
Phone Exp	124	240	(116)	848	1,440	(592)	2,880
Utilities Exp - Affiliate	525	525	0	3,150	3,150	0	6,300
Business Development Exp	250	1,690	(1,440)	3,107	13,467	(10,360)	23,757
Total Operating	9,863	11,390	(1,527)	73,177	90,413	(17,236)	160,473
Administrative							
Salaries	37,125	32,345	4,780	198,090	183,070	15,020	374,440
Contract Work Exp	0	2,154	(2,154)	1,903	11,674	(9,771)	23,598
Insurance - Med, Dental & Visi	2,701	4,650	(1,949)	20,615	25,440	(4,825)	53,340
Retirement Plan - Admin Exp	0	0	0	319	500	(181)	920
Retirement Plan - Safe Harbor	1,258	1,153	105	6,830	6,310	520	13,962
Mileage & Travel Exp	740	715	25	4,344	4,290	54	8,580
Affiliation Dues Exp	173	395	(222)	1,866	2,945	(1,079)	5,905
Seminars & Prof Development	0	205	(205)	990	1,230	(240)	2,460
Subscriptions Exp	0	0	0	86	0	86	0
Payroll Taxes	1,756	2,596	(840)	14,413	14,693	(280)	30,052
Executive Exp	377	300	77	574	300	274	300
Total Administrative	44,130	44,513	(383)	250,030	250,452	(422)	513,557
Programs							
EDC Program Exp	1,430	0	1,430	18,132	12,400	5,732	15,400
Ag Awards Expense	0	0	0	0	0	0	720
Farm City Exp	0	0	0	2,059	1,700	359	1,700
Industry Appreciation Expense	0	0	0	12,358	11,250	1,108	11,250
Total Program	1,430	0	1,430	32,549	25,350	7,199	29,070
Total Expenses	55,423	55,903	(480)	355,756	366,215	(10,459)	703,100

Economic Development Council
Income Statement

	Dec 31, 2024 Actual	Dec 31, 2024 Budget	Variance	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Net Income	(414)	(2,685)	2,271	48,706	12,683	36,023	\$ 0

Economic Development Council
Balance Sheet

	Dec 31, 2024	June 30, 2024
ASSETS		
Current Assets	434,419.09	422,807.02
Property and Equipment		
Total Property and Equipment	7,642.33	8,716.69
Other Assets		
Total Other Assets	0.00	0.00
Total Assets	442,061.42	431,523.71
LIABILITIES AND CAPITAL		
Current Liabilities	30,488.36	68,659.11
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	30,488.36	68,659.11
Capital		
Fund Bal - Retained Earnings	132,864.60	85,633.29
Fund Bal - Board Designated	230,000.00	230,000.00
Net Income	48,708.46	47,231.31
Total Capital	411,573.06	362,864.60
Total Liabilities & Capital	442,061.42	431,523.71

EDC Board Members FY 2025

Term Expiration	First	Last	Company
EDC Chair	Tim	McDonald	Lanier Technical College
EDC Vice Chair	William	Bagwell	Homestead Investments/ GHCD
GHCC Chair	Glennis	Barnes	Georgia Power Company
GHCC Chair-Elect	Tim	McDonald	Lanier Technical College
GHCC Immediate Past Chair	Brett	Fowler	Turner, Wood, & Smith Insurance
Treasurer	Phil	Bonelli	Roundtable Advisors
Term Expiration	First	Last	Company
Fixed	Ed	Asbridge	City of Flowery Branch, Mayor
Fixed	Benny	Bagwell	Investment Assistance
Fixed	Brian	Barfield	AT&T
Fixed	Dennis	Bergin	City of Lula, City Manager
Fixed	Zach	Propes	Hall County Government
Fixed	Sam	Couvillon	City of Gainesville, Mayor
Fixed	Kit	Dunlap	Greater Hall Chamber of Commerce
Fixed	Heather	Feldman	Georgia Mountains Regional Commission
Fixed	Drew	Stewart	Georgia Power
Fixed	Joe	Thomas	City of Lula, Mayor
Fixed	David	Gibbs	Hall County Commission, Chairman
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	Carl	Rogers	Lanier Technical College
Fixed	Will	Schofield	Hall County School Board, Superintendent
Fixed	Melissa	Tymchuk	Northeast Georgia Health System
Fixed	B.R.	White	City of Oakwood, City Manager
Fixed	Philip	Wilheit	GHCD, Wilheit Packaging
Fixed	Dr. Jeremy	Williams	Gainesville City Board of Education, Superintendent
Fixed	Kevin	Hankinson	Georgia Department of Labor
Term Expiration	First	Last	Company
6/30/2026	Danny	Colaris	Hydro
6/30/2026	Cody	Elder	Coca-Cola Bottling Co. United
6/30/2026	Jimbo	Floyd	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	Dr. Steven	Smith	University of North Georgia
6/30/2026	Brian	Rochester	Rochester & Associates
6/30/2026	Pao	Sengkhammee	Zebra Technologies
6/30/2026	Frank	Simpson	Avison Young
6/30/2026	Tread	Syfan	GHCD, Stewart, Melvin & Frost
6/30/2026	Jody	Wall	Brenau University
6/30/2026	Alex	Wayne	Radial Property Group
6/30/2026	Philip	Wilheit, JR	Wilheit Packaging
6/30/2025	Jimmy	Adams	The Adams Companies
6/30/2025	Floyd	Baldwin	Industrial Properties Group
6/30/2025	Chris	Braswell	The Norton Agency
6/30/2025	Dan	Carey	Truist
6/30/2025	Doug	Carter	Don Carter Realty Company
6/30/2025	Brian	Daniel	Carroll Daniel Construction Company
6/30/2025	Terry	Merck	American Yazaki Corp
6/30/2025	Tanya	Martin	Liberty Utilities
6/30/2025	Tate	O'Rourke	Jackson EMC
6/30/2025	Mulham	Shbeib	Mar-Jac Poultry, Inc.
6/30/2025	Murray	Jenkins	King's Hawaiian
6/30/2025	Phil	Sutton	Kubota Manufacturing of America
6/30/2025	Greg	Vitek	Workforce Strategies Group
6/30/2025	R.K.	Whitehead	Whitehead Die Casting
6/30/2025	Arrik	Williams	Tatsumi Intermodal USA, Inc.
6/30/2025	John	Wright	Fieldale Farms

Gainesville-Hall County Economic Development Council FY 2025 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 25, 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 2025.

Sales and Marketing Efforts:

For FY 2025, 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 2025 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 are 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 2024-25: CA Ventures recently developed an additional 600,000 sf in Flowery Branch in Falcon II. Crow Holdings has plans for two more buildings in Oakwood and recently completed 275,000 sf in Gainesville. Logistics Property Company developed two large multi-tenant buildings in Gainesville 85 Business Park totalling 585,000 sf. Pattillo Industrial Real Estate is adding to their 50 years of developing in Hall County with a build-to-suit for an 18-acre site in Flowery Branch. The Adams Companies has a 65-acre BTS site that can accommodate up to 600,000 SF in Gainesville and is completing a 185,000 sf building in Flowery Branch. Developer Hines has completed Thurmon Tanner Logistics, a 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 2025 Marketing Action Plan

July	No EDC Meeting
July 9	Small Business Seminar
July 10	Human Resource (HR) Council
July 17	Issues Committee
August 6	Logistics Forum @ Lanier Tech (CRE program)
August 9	EDC – Jackson EMC
August 13	Small Business Seminar – Branding Strategies (Morton, Vardeman & Carlson)
August 14	Human Resource (HR) Council
August 19	GEDA – Monthly Meeting, Valdosta
August 21	Issues Committee
September	Safety Council
September	Industry Roundtable @ Murray
September 10	Small Business Resource Fair @ Lanier Tech
September 11	HR Council
September 12	Fall Job Fair, Gainesville Civic Center
September 13	EDC – Jackson EMC
September 18	Issues Committee
September 18-20	Georgia Economic Developers Association Annual Meeting, Savannah
October	2024 Wage & Benefit Report Published
October	Gainesville-Hall County Feature in Georgia Trend October Issue, Published
October 1	Commercial Real Estate Update – Lake Lanier Olympic Boathouse
October 8	Small Business Seminar – Social Media (SBDC)
October 9	HR Council
October 9-12	MOTUL Petit Le Mans and Fox Factory 120 at Michelin Raceway Road Atlanta
October 10	HealthSmart Expo at Gainesville Civic Center
October 11	EDC – Oakwood City Hall
October 16	Issues Committee

October 21	GEDA
November 5	SHBC – Economic Development Update
November 6-7	DCA Board Meeting
November 8	EDC – Jackson EMC
November 8	Industry Roundtable @ Lanier Technical College
November 12	Small Business Seminar – Small Business Succession (Rushton)
November 13	HR Council
November 15	Issues Committee – Elections Summary
November 18	GEDA November Monthly Meeting – Annual Awards, Atlanta
November 19	Farm City Breakfast – North Hall Community Center
November 20	2024 Industry Appreciation Awards
December	No EDC meeting; No HR Council
December	2025 Economic Development Report and 2025 Industrial Directory, Published
December 2	Gainesville-Hall County Economic Development Update, Georgia Experience Center
December 6	Industry Roundtable @ ALBAform
December 6	Terry College of Business Georgia Economic Outlook, Atlanta
December 10	Small Business Seminar – Drug Free Georgia (Karen Tinker)
December	Leadership Hall – Economic Development Day
December 12	GHCC Annual Eggs & Issues Breakfast, Lanier Technical College
December 12	Leadership Hall County Industry and Economic Development Program
December 14	Article on 2023 Year End Economic Development Activity, Business Link January Issue
December 18	Japan-America Society of Georgia's 2024 Bonenkai Holiday Celebration, Atlanta
January	Website Updates and Revisions
January	Safety Council
January 8	HR Council
January 10	EDC – Jackson EMC
January 14	Georgia Chamber of Commerce's Annual Eggs & Issues Breakfast, Atlanta
January 15	Issues Committee

January 22	Marketing Workshop, Brenau University – <i>extreme weather cancellation; rescheduled to April 15</i>
January 28	Small Business Economic & Political Forecast
January 28	GEDA – Atlanta
January 28-30	International Production and Processing Exposition, Atlanta
February 7	EDC – Jackson EMC; Existing Industry Presenter – Geveko Markings
February 11	Small Business Seminar
February 12	HR Council
February 13	Business Expo, Lanier Technical College
February 19	Issues Committee
Feb/ March	Annual State of the Ports – Savannah, Brunswick
February	GEDA – Atlanta
March	Industry Roundtable @ Murray Plastics
Feb 28 – March 15	Workforce Development – 8 th Grade Career Path Fair, Brenau (Feb 27-28) Lanier Technical College (Mar 5-7), UNG (Mar 14-15).
March 10	GEDA – Atlanta
March 11	Small Business Seminar
March 12	HR Council
March 13	Healthy Hall Awards Luncheon, Lanier Technical College
March 14	EDC – Lanier Technical College; Existing Industry Presenter – Syfan Logistics
March 19	Issues Committee
March	Workforce Development – 7 th Grade Career Path Fair, UNG and Brenau – Gainesville
March	Commercial Real Estate Program, Sponsored by Jackson EMC
March 27	Chamber Chase 5K @ Riverside Military Academy
April	Safety Council
April 3	Spring Job Fair, Gainesville Civic Center
April 8	Small Business Seminar
April 9	HR Council
April 11	EDC – Flowery Branch City Hall

April	Feature Celebrating National Small Business Week (May 5-11, 2024), Business Link May Issue
April	GHCC Annual Transportation Forum, Lanier Tech – Gainesville
April 15	Marketing Workshop (rescheduled date), Brenau University
April 16	Issues Committee
April	GEDA – Atlanta
April	Ag Awards @ Jaemor Farms
April 23	Georgia Logistics Summit – Atlanta
April 25	Hackers Holiday Golf Tournament, Lanier Islands
April 29	GDOT Transportation Forum @ the Lake Lanier Boathouse
May	117 th GHCC Annual Meeting & Gala, Chattahoochee Country Club
May 9	EDC @ Carroll Daniel Construction
May 13	Small Business Seminar
May 14	HR Council
May 21	Issues Committee
May 21-23	GEDA Spring Workshop
May/June	Commercial Real Estate Program – Sponsored by Georgia Power
June	2025 Economic Development Report, Updated
June	Website Updates and Revisions
June 10	Small Business Seminar
June 11	HR Council
June 13	EDC @ Jackson EMC
June 16	GEDA - Atlanta
June 18	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

**Economic Development Council
2025 - 26 Budget Year**

	2023 - 2024 Actual	2024 - 2025 Budget	2025 - 2026 Budget Preliminary
Revenues			
HALLmark - EDC	\$185,000	\$185,000	\$185,000
Hall County	\$185,000	\$185,000	\$185,000
City of Gainesville	\$185,000	\$185,000	\$185,000
City of Oakwood	\$27,500	\$27,500	\$27,500
City of Flowery Branch	\$27,500	\$27,500	\$27,500
City of Lula	\$5,500	\$5,500	\$5,500
Misc. & Program Revenue	\$59,707	\$38,000	\$39,500
Interest Income - EDC	\$22,730	\$12,700	\$17,500
Total Revenues	\$697,937	\$666,200	\$672,500
Expenses			
Auto & Business Mileage	\$8,509	\$8,900	\$8,900
Accounting & Prof Fees (& bank)	\$7,640	\$5,600	\$8,800
Depreciation	\$2,027	\$2,580	\$3,750
Affiliations	\$3,846	\$6,100	\$4,100
Seminars/Prof. Development	\$0	\$3,600	\$3,250
Office Supplies (exec exp)	\$1,798	\$2,400	\$2,400
Postage	\$4,115	\$5,750	\$250
Telephone	\$1,354	\$1,975	\$1,920
Salaries	\$362,444	\$365,500	\$370,000
Payroll Taxes	\$28,904	\$31,075	\$32,177
Group Insurance	\$49,179	\$55,400	\$44,500
Retirement Benefits	\$12,259	\$14,350	\$15,700
Business Development	\$18,678	\$12,760	\$17,943
Printed Materials	\$388	\$2,200	\$4,600
Computer/Communications	\$12,479	\$13,650	\$15,250
Administrative Allocation	\$57,960	\$57,960	\$57,960
Utilities	\$6,300	\$6,300	\$6,300
Misc. Program Expense	\$23,970	\$20,500	\$22,500
Marketing (adv&pro, Kemie)	\$35,489	\$34,300	\$36,800
Technology (includes web)	\$13,366	\$15,300	\$15,400
Miscellaneous Expense	\$0	\$0	\$0
Total Expenses	\$650,705	\$666,200	\$672,500
Net Income (Loss)	\$47,232	\$0	\$0

Economic Development Council
Income Statement

	Dec 31, 2024 Actual	Dec 31, 2024 Budget	Variance	Year to Date Actual	Year to Date Budget	Variance
Revenues						
Partners						
City of Flowery Branch	2,292	2,292	0	13,750	13,750	0
City of Gainesville	15,417	15,417	0	92,500	92,500	0
City of Lula	458	458	0	2,750	2,750	0
City of Oakwood	2,292	2,292	0	13,750	13,750	0
Hall County BOC	15,417	15,417	0	92,500	92,500	0
HALLmark Initiative	15,417	15,417	0	92,498	92,498	0
Total Partners	51,293	51,293	0	307,748	307,748	0
Programs						
EDC Program Revenue	1,430	0	1,430	40,594	25,400	15,194
Ag Awards	0	0	0	0	0	0
Farm City	0	0	0	3,866	2,200	1,666
Industry Appreciation	0	0	0	37,461	32,000	5,461
Total Programs	1,430	0	1,430	81,921	59,600	22,321
General						
Interest Income	1,911	1,550	361	12,529	9,300	3,229
In-kind Contribution	375	375	0	2,250	2,250	0
Publication Sales	0	0	0	14	0	14
Total General	2,286	1,925	361	14,793	11,550	3,243
Total EDC Revenues	55,009	53,218	1,791	404,462	378,898	25,564
Expenses						
Operating						
Accounting / Audit Services	0	0	0	6,496	6,345	151
Administrative Services	4,830	4,830	0	28,980	28,980	0
Bank & Credit Card Charges	169	220	(51)	1,743	1,320	423
Insurance Prop / Workers Comp	337	337	0	2,105	2,022	83
Depreciation Exp	179	203	(24)	1,074	1,149	(75)
Software & Technology Exp	1,180	1,225	(45)	6,630	6,625	5
Computer Equip & Maintenance	1,808	1,125	683	7,486	6,470	1,016

Economic Development Council
Income Statement

	Dec 31, 2024	Dec 31, 2024		Year to Date	Year to Date	
	Actual	Budget	Variance	Actual	Budget	Variance
Web Exp	56	65	(9)	338	390	(52)
Advertising & Promotion Exp	0	750	(750)	7,900	15,800	(7,900)
Office Supplies Exp	405	130	275	1,078	780	298
Printing Exp	0	50	(50)	0	300	(300)
Mailing Service Exp	0	0	0	2,242	2,175	67
Phone Exp	124	240	(116)	848	1,440	(592)
Utilities Exp - Affiliate	525	525	0	3,150	3,150	0
Business Development Exp	250	1,690	(1,440)	3,107	13,467	(10,360)
Total Operating	9,863	11,390	(1,527)	73,177	90,413	(17,236)
Administrative						
Salaries	37,125	32,345	4,780	198,090	183,070	15,020
Contract Work Exp	0	2,154	(2,154)	1,903	11,674	(9,771)
Insurance - Med, Dental & Visi	2,701	4,650	(1,949)	20,615	25,440	(4,825)
Retirement Plan - Admin Exp	0	0	0	319	500	(181)
Retirement Plan - Safe Harbor	1,258	1,153	105	6,830	6,310	520
Mileage & Travel Exp	740	715	25	4,344	4,290	54
Affiliation Dues Exp	173	395	(222)	1,866	2,945	(1,079)
Seminars & Prof Development	0	205	(205)	990	1,230	(240)
Subscriptions Exp	0	0	0	86	0	86
Payroll Taxes	1,756	2,596	(840)	14,413	14,693	(280)
Executive Exp	377	300	77	574	300	274
Total Administrative	44,130	44,513	(383)	250,030	250,452	(422)
Programs						
EDC Program Exp	1,430	0	1,430	18,132	12,400	5,732
Ag Awards Expense	0	0	0	0	0	0
Farm City Exp	0	0	0	2,059	1,700	359
Industry Appreciation Expense	0	0	0	12,358	11,250	1,108
Total Program	1,430	0	1,430	32,549	25,350	7,199
Total Expenses	55,423	55,903	(480)	355,756	366,215	(10,459)
Net Income	(414)	(2,685)	2,271	48,706	12,683	36,023

Economic Development Council
Income Statement

	<i>Annual Budget</i>
\$	27,500
	185,000
	5,500
	27,500
	185,000
	185,000
	615,500
	28,400
	2,800
	2,200
	32,000
	65,400
	17,700
	4,500
	0
	22,200
	703,100
	6,345
	57,960
	2,640
	4,044
	2,367
	13,370
	13,220

Economic Development Council
Income Statement

<i>Annual</i>
<i>Budget</i>
780
20,300
1,560
600
4,350
2,880
6,300
23,757
160,473
374,440
23,598
53,340
920
13,962
8,580
5,905
2,460
0
30,052
300
513,557
15,400
720
1,700
11,250
29,070
703,100
\$ 0

Economic Development Council
Balance Sheet

	Dec 31, 2024	June 30, 2024
<i>ASSETS</i>		
Current Assets	434,419.09	422,807.02
Property and Equipment		
Total Property and Equipment	7,642.33	8,716.69
Other Assets		
Total Other Assets	0.00	0.00
Total Assets	442,061.42	431,523.71
<i>LIABILITIES AND CAPITAL</i>		
Current Liabilities	30,488.36	68,659.11
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	30,488.36	68,659.11
Capital		
Fund Bal - Retained Earnings	132,864.60	85,633.29
Fund Bal - Board Designated	230,000.00	230,000.00
Net Income	48,708.46	47,231.31
Total Capital	411,573.06	362,864.60
Total Liabilities & Capital	442,061.42	431,523.71



GREATER HALL

CHAMBER OF COMMERCE

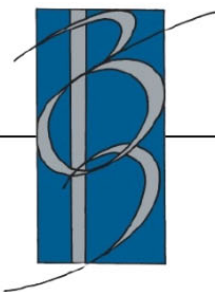
Greater Hall Chamber of Commerce, Inc.
(A Nonprofit Organization)

Consolidated Financial Statements
(with Independent Auditor's Report)

For the Years Ended June 30, 2024 and 2023

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

CERTIFIED PUBLIC ACCOUNTANTS

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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, 2024 and 2023, 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, 2024 and 2023, 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.

Correction of Error

As discussed in Note 21 to the consolidated financial statements, an error resulting in the misstatement of prior period balances was discovered while performing the current year audit. Accordingly, amounts previously reported have been restated in the fiscal year 2023 consolidated financial statements now presented, and an adjustment has been made to the right-of-use asset and operating lease liability accounts as of June 30, 2023 to correct the error. Our opinion is not modified with respect to this matter.

Blair C. Diaz, CPA, PC

BLAIR C. DIAZ, CPA, PC
Gainesville, Georgia
October 2, 2024

Greater Hall Chamber of Commerce, Inc.
Consolidated Statements of Financial Position
As of June 30, 2024 and 2023

	2024	2023 (Restated)
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 2,358,345	\$ 2,181,274
Cash held for others	121,000	-
Investments	2,108,354	1,884,338
Promises to give, net	108,848	320,572
Other receivables	20,301	27,381
Prepaid expenses	37,811	35,132
Right-of-use assets - operating, net	10,154	9,809
Total Current Assets	<u>4,764,813</u>	<u>4,458,506</u>
Noncurrent Assets		
Property and equipment, net	1,527,935	1,560,040
Promises to give, net	61,013	162,633
Right-of-use assets - operating, net	14,450	24,605
Total Noncurrent Assets	<u>1,603,398</u>	<u>1,747,278</u>
TOTAL ASSETS	<u><u>\$ 6,368,211</u></u>	<u><u>\$ 6,205,784</u></u>
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts payable	\$ 68,741	\$ 18,685
Security deposit held	2,500	2,500
Accrued expenses	42,828	64,200
Deferred revenue	352,949	334,029
Funds held for others	121,000	-
Operating lease liability, net	10,154	9,809
Total Current Liabilities	<u>598,172</u>	<u>429,223</u>
Noncurrent Liabilities		
Operating lease liability, net	14,450	24,605
Total Noncurrent Liabilities	<u>14,450</u>	<u>24,605</u>
Total Liabilities	<u>612,622</u>	<u>453,828</u>
Net Assets		
Without donor restrictions		
Undesignated	4,944,576	5,012,323
Board designated	750,000	577,000
Total without donor restrictions	<u>5,694,576</u>	<u>5,589,323</u>
With donor restrictions	61,013	162,633
Total Net Assets	<u>5,755,589</u>	<u>5,751,956</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 6,368,211</u></u>	<u><u>\$ 6,205,784</u></u>

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, 2024
(With Comparative Totals for the Year Ended June 30, 2023)

	Without Donor Restrictions	With Donor Restrictions	2024 Totals	2023 Totals
REVENUES, GAINS, AND SUPPORT				
Contributions	\$ 66,035	\$ -	\$ 66,035	\$ 71,824
Noncash donations	294,236	-	294,236	190,878
Membership dues	550,849	-	550,849	532,499
Government contracts and grants	430,500	-	430,500	385,000
Program revenue	353,294	-	353,294	338,489
Rental income	29,098	-	29,098	30,825
Special events	184,733	-	184,733	195,044
Management/accounting services revenue	17,400	-	17,400	17,400
Sales and commissions, net	6,822	-	6,822	7,201
Miscellaneous income	1,890	-	1,890	54,664
Investment income	324,162	-	324,162	178,046
Net assets released from restrictions:				
Time restrictions met	101,620	(101,620)	-	-
TOTAL REVENUES, GAINS, AND SUPPORT	2,360,639	(101,620)	2,259,019	2,001,870
EXPENSES				
Program Services				
General chamber activities	1,020,131	-	1,020,131	904,771
Economic development	673,310	-	673,310	539,274
Total Program Services	1,693,441	-	1,693,441	1,444,045
Supporting Services				
Management and general	308,010	-	308,010	252,181
Membership development	102,279	-	102,279	111,973
Fundraising	64,403	-	64,403	63,804
Total Supporting Services	474,692	-	474,692	427,958
TOTAL FUNCTIONAL EXPENSES	2,168,133	-	2,168,133	1,872,003
Cost of direct benefit to donors	87,253	-	87,253	82,438
TOTAL EXPENSES	2,255,386	-	2,255,386	1,954,441
CHANGE IN NET ASSETS	105,253	(101,620)	3,633	47,429
NET ASSETS, BEGINNING OF YEAR	5,589,323	162,633	5,751,956	5,704,527
NET ASSETS, END OF YEAR	\$ 5,694,576	\$ 61,013	\$ 5,755,589	\$ 5,751,956

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, 2023

	Without Donor Restrictions	With Donor Restrictions	Totals
REVENUES, GAINS, AND SUPPORT			
Contributions	\$ 71,824	\$ -	\$ 71,824
Noncash donations	190,878	-	190,878
Membership dues	532,499	-	532,499
Government contracts and grants	385,000	-	385,000
Program revenue	338,489	-	338,489
Rental income	30,825	-	30,825
Special events	195,044	-	195,044
Management/accounting services revenue	17,400	-	17,400
Sales and commissions, net	7,201	-	7,201
Miscellaneous income	54,664	-	54,664
Investment income	178,046	-	178,046
Net assets released from restrictions:			
Time restrictions met	285,032	(285,032)	-
TOTAL REVENUES, GAINS, AND SUPPORT	<u>2,286,902</u>	<u>(285,032)</u>	<u>2,001,870</u>
EXPENSES			
Program Services			
General chamber activities	904,771	-	904,771
Economic development	539,274	-	539,274
Total Program Services	<u>1,444,046</u>	<u>-</u>	<u>1,444,046</u>
Supporting Services			
Management and general	252,181	-	252,181
Membership development	111,973	-	111,973
Fundraising	63,804	-	63,804
Total Supporting Services	<u>427,957</u>	<u>-</u>	<u>427,957</u>
TOTAL FUNCTIONAL EXPENSES	<u>1,872,003</u>	<u>-</u>	<u>1,872,003</u>
Cost of direct benefit to donors	82,438	-	82,438
TOTAL EXPENSES	<u>1,954,441</u>	<u>-</u>	<u>1,954,441</u>
CHANGE IN NET ASSETS	332,461	(285,032)	47,429
NET ASSETS, BEGINNING OF YEAR	5,256,862	447,665	5,704,527
NET ASSETS, END OF YEAR	<u>\$ 5,589,323</u>	<u>\$ 162,633</u>	<u>\$ 5,751,956</u>

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 (with Comparative Totals for 2023)

	Program Services			Supporting Services					
	General Chamber	Economic Development	Total Programs	Management and General	Membership Development	Fundraising	Total Supporting	2024 Totals	2023 Totals
Compensation and related expenses:									
Salaries and wages	\$ 423,854	\$ 407,495	\$ 831,349	\$ 135,228	\$ 52,833	\$ 35,755	\$ 223,816	\$ 1,055,165	\$ 919,471
Group insurance	34,360	33,034	67,394	10,962	4,283	2,899	18,144	85,538	81,376
Payroll taxes	32,141	30,901	63,042	10,254	4,006	2,711	16,971	80,013	67,050
Retirement plan contributions	14,603	14,040	28,643	4,659	1,820	1,232	7,711	36,354	30,311
Total compensation and related expenses	504,958	485,470	990,428	161,103	62,942	42,597	266,642	1,257,070	1,098,208
Member programs:									
Business Expo	20,465	-	20,465	-	-	-	-	20,465	15,045
Job Fair	26,029	-	26,029	-	-	-	-	26,029	25,469
Leadership Hall	31,879	-	31,879	-	-	-	-	31,879	35,708
Education and Community Development	5,840	3,974	9,814	-	-	-	-	9,814	9,805
Industry Appreciation	-	11,331	11,331	-	-	-	-	11,331	6,439
Other programs	84,946	8,660	93,606	-	-	-	-	93,606	73,698
Total member programs	169,159	23,965	193,124	-	-	-	-	193,124	166,164
Operating expenses:									
Accounting and professional fees	-	-	-	18,629	-	-	18,629	18,629	16,689
Advertising, marketing, and promotion	1,124	12,064	13,188	-	725	-	725	13,913	16,131
Bank charges	-	-	-	25,326	-	-	25,326	25,326	15,115
Board of directors expenses	-	-	-	12,040	-	-	12,040	12,040	13,360
Business development	-	18,678	18,678	-	-	-	-	18,678	8,174
Contract services	23,425	23,425	46,850	-	24,937	-	24,937	71,787	59,088
Depreciation	24,082	23,152	47,234	7,683	3,002	2,031	12,716	59,950	57,511
Dues, subscriptions, and affiliations	7,823	3,846	11,669	-	-	-	-	11,669	12,305
Insurance	-	-	-	12,407	-	-	12,407	12,407	11,181
Lease expense	4,403	4,233	8,636	1,405	549	371	2,325	10,961	12,583
Miscellaneous	743	-	743	-	-	-	-	743	1,152
Office expenses	3,934	3,782	7,716	1,256	490	332	2,078	9,794	7,527
Postage and mailing	5,784	5,561	11,345	1,845	721	488	3,054	14,399	16,125
Printing	203,194	388	203,582	-	-	863	863	204,445	159,384
Professional development	-	-	-	-	-	-	-	-	1,928
Repairs and maintenance	32,788	31,526	64,314	10,461	4,087	2,766	17,314	81,628	73,423
Special events	-	-	-	-	-	11,689	11,689	11,689	12,838
Storage	-	-	-	2,709	-	-	2,709	2,709	3,569
Taxes and licenses	-	-	-	40,794	-	-	40,794	40,794	22,690
Telephone	8,889	8,546	17,435	2,836	1,108	750	4,694	22,129	21,997
Travel	10,527	10,121	20,648	3,359	1,312	888	5,559	26,207	22,445
Utilities	7,789	7,488	15,277	2,485	971	657	4,113	19,390	17,708
Website and internet	11,509	11,065	22,574	3,672	1,435	971	6,078	28,652	24,708
Total operating expenses	346,014	163,875	509,889	146,907	39,337	21,806	208,050	717,939	607,631
Total Functional Expenses	\$ 1,020,131	\$ 673,310	\$ 1,693,441	\$ 308,010	\$ 102,279	\$ 64,403	\$ 474,692	\$ 2,168,133	\$ 1,872,003

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, 2023

	Program Services			Supporting Services				
	General Chamber	Economic Development	Total Programs	Management and General	Membership Development	Fundraising	Total Supporting	Total
Compensation and related expenses:								
Salaries and wages	\$ 372,872	\$ 324,052	\$ 696,924	\$ 115,306	\$ 72,586	\$ 34,655	\$ 222,547	\$ 919,471
Group insurance	33,000	28,680	61,680	10,205	6,424	3,067	19,696	81,376
Payroll taxes	27,191	23,631	50,822	8,408	5,293	2,527	16,228	67,050
Retirement plan contributions	12,292	10,683	22,975	3,801	2,393	1,142	7,336	30,311
Total compensation and related expenses	445,355	387,046	832,401	137,720	86,696	41,391	265,807	1,098,208
Member programs:								
Business Expo	15,045	-	15,045	-	-	-	-	15,045
Job Fair	25,469	-	25,469	-	-	-	-	25,469
Leadership Hall	35,708	-	35,708	-	-	-	-	35,708
Education & Community Development	5,831	3,974	9,805	-	-	-	-	9,805
Industry Appreciation	-	6,439	6,439	-	-	-	-	6,439
Other	65,038	8,660	73,698	-	-	-	-	73,698
Total member programs	147,091	19,073	166,164	-	-	-	-	166,164
Operating expenses:								
Accounting and professional fees	-	-	-	16,689	-	-	16,689	16,689
Advertising, marketing, and promotion	5,222	5,687	10,909	-	5,222	-	5,222	16,131
Bank charges	-	-	-	15,115	-	-	15,115	15,115
Board of directors expenses	-	-	-	13,360	-	-	13,360	13,360
Business development	-	8,174	8,174	-	-	-	-	8,174
Contract services	37,309	21,779	59,088	-	-	-	-	59,088
Depreciation	23,322	20,269	43,591	7,212	4,540	2,168	13,920	57,511
Dues, subscriptions, and affiliations	7,096	5,209	12,305	-	-	-	-	12,305
Insurance	-	-	-	11,181	-	-	11,181	11,181
Lease expense	5,103	4,435	9,538	1,578	993	474	3,045	12,583
Miscellaneous	1,082	70	1,152	-	-	-	-	1,152
Office expenses	3,052	2,652	5,704	944	595	284	1,823	7,527
Postage and mailing	6,539	5,683	12,222	2,022	1,273	608	3,903	16,125
Printing	158,602	782	159,384	-	-	-	-	159,384
Professional development	-	1,928	1,928	-	-	-	-	1,928
Repairs and maintenance	29,776	25,876	55,652	9,208	5,796	2,767	17,771	73,423
Special events	-	-	-	-	-	12,838	12,838	12,838
Storage	-	-	-	3,569	-	-	3,569	3,569
Taxes and licenses	-	-	-	22,690	-	-	22,690	22,690

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, 2023

	<u>Program Services</u>			<u>Supporting Services</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>	<u>Total Supporting</u>
Operating expenses (continued):							
Telephone	8,920	7,752	16,672	2,759	1,737	829	5,325
Travel	9,102	7,910	17,012	2,815	1,772	846	5,433
Utilities	7,181	6,241	13,422	2,221	1,398	667	4,286
Website and internet	10,019	8,708	18,727	3,098	1,951	932	5,981
Total operating expenses	312,325	133,155	445,480	114,461	25,277	22,413	162,151
Total Functional Expenses	<u>\$ 904,771</u>	<u>\$ 539,274</u>	<u>\$ 1,444,045</u>	<u>\$ 252,181</u>	<u>\$ 111,973</u>	<u>\$ 63,804</u>	<u>\$ 427,958</u>
							<u>\$ 1,872,003</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, 2024 and 2023

	2024	2023 (Restated)
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ 3,633	\$ 47,429
Adjustments to reconcile increase in net assets to net cash provided by operating activities		
Depreciation	59,950	57,511
Unrealized (gain)/loss	(160,076)	(109,093)
(Increase) decrease in operating assets		
Promises to give, net	313,344	306,564
Other receivables	7,080	(18,074)
Prepaid expenses	(2,679)	(5,331)
Right-of-use assets - operating, net	9,810	(28,437)
Increase (decrease) in operating liabilities		
Accounts payable	50,056	11,975
Accrued expenses	(21,372)	1,056
Deferred revenue	18,920	40,579
Funds held for others	121,000	-
Operating lease liability, net	(9,810)	28,437
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	389,856	332,616
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of capital assets	(27,845)	(19,655)
Proceeds from the sale of investments	262,497	-
Purchases of investments	(326,437)	(295,683)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	(91,785)	(315,338)
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	298,071	17,278
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	2,181,274	2,163,996
CASH AND CASH EQUIVALENTS, END OF YEAR	\$ 2,479,345	\$ 2,181,274
RECONCILIATION OF CASH		
Cash and cash equivalents	\$ 2,358,345	\$ 2,181,274
Cash held for others	121,000	-
TOTAL CASH AND CASH EQUIVALENTS	\$ 2,479,345	\$ 2,181,274
Supplemental Information:		
<i>Cash paid for:</i>		
Interest	\$ -	\$ -
Income taxes	\$ 15,580	\$ -

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

Greater Hall Chamber of Commerce, Inc.
Notes to the Consolidated Financial Statements
June 30, 2024 and 2023

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT 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
- 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, 2024 and 2023

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT 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).

Inventory

Inventory is comprised of personal protective equipment (PPE) offered for sale to Chamber members at cost. It is stated at cost.

Greater Hall Chamber of Commerce, Inc.
Notes to the Consolidated Financial Statements
June 30, 2024 and 2023

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT 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, 2024 and 2023.

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, 2024 and 2023

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT 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 \$5,222 and \$16,131 during the years ended June 30, 2024 and 2023, 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, 2024 and 2023

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT 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.

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.

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.

New Accounting Pronouncements

Effective July 1, 2022, we adopted FASB 2016-02 Topic 842, *Leases*. The Organization determines if an arrangement contains a lease at inception based on whether the Organization has the right to control the asset during the contract period and other facts and circumstances. The Organization elected the package of practical expedients permitted under the transition guidance within the new standard, which among other things, allowed it to carry forward the historical lease classification. The adoption has been applied retrospectively to the comparative financial statements.

Greater Hall Chamber of Commerce, Inc.
Notes to the Consolidated Financial Statements
June 30, 2024 and 2023

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT POLICIES (continued)

Subsequent Events

We have evaluated subsequent events through October 2, 2024, 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.

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.

Greater Hall Chamber of Commerce, Inc.
Notes to the Consolidated Financial Statements
June 30, 2024 and 2023

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:

	2024	2023
Cash and cash equivalents	\$ 2,358,345	\$ 2,181,274
Investments	2,108,354	1,884,338
Current portion of promises to give, net	108,848	320,572
Other receivables	20,301	27,380
Total liquid assets	4,595,848	\$ 4,413,564
Board designations (reserves)	(750,000)	(577,000)
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 3,845,848</u>	<u>\$ 3,836,564</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:

	2024	2023
Long-term bond fund	\$ 105,917	\$ 107,613
Short-term corporate bond fund	64,767	61,167
Small-cap index fund	451,715	400,236
International stock fund	314,094	283,068
Value Index fund	902,091	778,720
Certificate of deposit	269,770	253,534
	<u>\$ 2,108,354</u>	<u>\$ 1,884,338</u>

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

	2024	2023
Interest, dividends and capital gain distributions	\$ 164,087	\$ 68,953
Unrealized gain/(loss)	160,075	109,093
LT capital gain/(loss)	--	--
ST capital gain/ (loss)	--	--
Net investment income/(loss)	<u>\$ 324,162</u>	<u>\$ 178,046</u>

Greater Hall Chamber of Commerce, Inc.
Notes to the Consolidated Financial Statements
June 30, 2024 and 2023

NOTE 4 – INVESTMENTS (continued)

We purchased a 10-month certificate of deposit on February 8, 2023 with a maturity date of December 8, 2023 and an interest rate of 4.185%. It was renewed at maturity. The new certificate of deposit carries an interest rate of 4.75% and matures on December 8, 2024.

NOTE 5 – PROMISES TO GIVE

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

	2024	2023
Gross outstanding promises to give	\$ 185,448	\$ 527,942
Less allowance for estimated uncollectible promises	(13,909)	(39,596)
Total unconditional promises to give, less allowance	171,539	488,346
Less unamortized discount on unconditional promises to give due in more than one year (2.75%)	(1,678)	(5,141)
Net unconditional promises to give	<u>\$ 169,861</u>	<u>\$ 483,205</u>
Amounts due in:		
Less than one year	\$ 108,848	\$ 320,572
One to five years	61,013	162,633
	<u>\$ 169,861</u>	<u>\$ 483,205</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:

	2024	2023
Prepaid insurance	\$ 18,832	\$ 18,388
Prepaid postage	2,923	2,109
Prepaid event/program expenses	8,850	9,135
Prepaid technology	7,206	5,500
	<u>\$ 37,811</u>	<u>\$ 35,132</u>

Greater Hall Chamber of Commerce, Inc.
Notes to the Consolidated Financial Statements
June 30, 2024 and 2023

NOTE 8 – PROPERTY AND EQUIPMENT

Plant, property, and equipment is summarized as follows:

	Balance 6/30/2023	Acquisitions	Disposals	Balance 6/30/2024
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>

	Balance 6/30/2022	Acquisitions	Disposals	Balance 6/30/2023
Land and improvements	\$ 448,158	\$ --	\$ --	\$ 448,158
Buildings and improvements	1,789,363	10,129	--	1,799,492
Real estate held for lease	221,409	--	--	221,409
Furniture and equipment	200,589	9,526	--	210,115
Website	23,700	--	--	23,700
	<u>2,683,219</u>	<u>19,655</u>	<u>--</u>	<u>2,702,874</u>
Less: accumulated depreciation	<u>(1,085,323)</u>	<u>(57,511)</u>	<u>--</u>	<u>(1,142,834)</u>
Property and equipment, net	<u>\$ 1,597,896</u>	<u>\$ (37,856)</u>	<u>\$ --</u>	<u>\$ 1,560,040</u>

NOTE 9 – ACCRUED EXPENSES

Accrued expenses consist of the following at June 30:

	2024	2023
Accrued salaries and employee incentives	\$ --	\$ 27,296
Accrued payroll withholdings	168	--
Accrued vacation	25,704	22,316
Accrued taxes	16,956	14,588
	<u>\$ 42,828</u>	<u>\$ 64,200</u>

NOTE 10 – DEFERRED REVENUE

Deferred revenue consists of the following items at June 30:

	2024	2023
Membership benefits extended beyond year-end	\$ 257,046	\$ 243,701
Leadership Hall County	36,000	38,650
Youth Leadership Hall County	6,225	7,000
Healthsmart	9,500	3,215
Job Fair	5,250	13,250
EDC Programs	25,380	16,000
Small Business Success/Other programs	15,548	12,213
Total	<u>\$ 352,949</u>	<u>\$ 334,029</u>

Greater Hall Chamber of Commerce, Inc.
Notes to the Consolidated Financial Statements
June 30, 2024 and 2023

NOTE 11 – FUNDS HELD FOR OTHERS

At June 30, 2024, we were holding \$121,000 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 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.

NOTE 12 – DONATED PROFESSIONAL SERVICES AND MATERIALS

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

	2024	2023
Printing and publications	\$ 213,950	\$ 158,602
Landscaping, cleaning, and IT services	25,504	25,924
Event expenses	54,782	6,352
Total donated goods and services	<u>\$ 294,236</u>	<u>\$ 190,878</u>

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, 2024 and 2023 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, 2024 and 2023, we matched employee elective deferrals up to 4% of gross salaries, resulting in contributions to the plan of \$36,354 and \$30,311, respectively.

Greater Hall Chamber of Commerce, Inc.
Notes to the Consolidated Financial Statements
June 30, 2024 and 2023

NOTE 14 – 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, 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 following table outlines the uninsured balances at June 30, 2023:

	<u>Book Balance</u>	<u>Bank Balance</u>	<u>Uninsured Balances</u>
Cash and cash equivalents			
Bank accounts	\$ 1,240,239	\$ 1,245,900	\$ 546,550
Money market	941,036	941,036	941,036
Total cash and cash equivalents	<u>2,181,275</u>	<u>2,186,936</u>	<u>1,487,856</u>
Investments			
Certificate of deposit	<u>253,534</u>	<u>253,534</u>	<u>3,534</u>
Grand totals	<u>\$ 2,434,809</u>	<u>\$ 2,440,470</u>	<u>\$ 1,491,120</u>

The money market accounts held by us as of June 30, 2024 and 2023 are uninsured as they are used to solely invest in U.S. Treasuries.

Greater Hall Chamber of Commerce, Inc.
Notes to the Consolidated Financial Statements
June 30, 2024 and 2023

NOTE 14 – RISKS AND UNCERTAINTIES (continued)

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 \$385,000 during the years ended June 30, 2024 and 2023, 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 15 – 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, 2024 and 2023 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).

NOTE 16 – 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:

	2024	2023
Operating reserve - General Fund	\$ 520,000	\$ 377,000
Operating reserve - EDC	230,000	200,000
Total	<u>\$ 750,000</u>	<u>\$ 577,000</u>

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

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, 2024, 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 2022.

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, 2024 and 2023

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, 2024:

<u>Year ending June 30:</u>	
2025	\$ 10,154
2026	8,561
2027	5,889
2028 and thereafter	--
Total lease payments due under operating lease liabilities	<u>\$ 24,604</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, 2024, the right-to-use asset balance was \$24,604.

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>2024</u>	<u>2023</u>
Cash and cash equivalents	\$ 12,372	\$ 11,953
Land	140,000	140,000
Total Assets	<u>152,372</u>	<u>151,953</u>
Due to the Chamber	--	--
Total Liabilities	<u>--</u>	<u>--</u>
Net Assets	<u>\$ 152,372</u>	<u>\$ 151,953</u>
Donations/Grants	\$ --	\$ --
Interest Income	419	127
Expenses	--	--
Total Change in Net Assets	<u>\$ 419</u>	<u>\$ 127</u>

Greater Hall Chamber of Commerce, Inc.
Notes to the Consolidated Financial Statements
June 30, 2024 and 2023

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, 2024 with the option of extended terms if the tenant meets specified criteria per the lease agreement. As of June 30, 2024, 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:

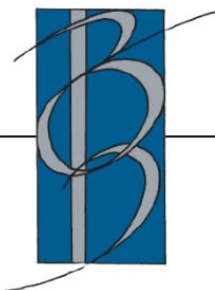
<u>Year ending June 30:</u>	
2025	\$ 32,695
2026	2,731
2027	--
2028 and thereafter	--
Total Expected Rental Income	<u>\$ 35,426</u>

NOTE 21 – RESTATEMENT

An error resulting in the misstatement of certain prior period balances was discovered after our report release date of September 25, 2023. An adjustment was made to account for the right-of-use asset and operating lease liability balances that were not recorded on the trial balance. The adjustment impacted current and noncurrent right-of-use assets, as well as current and noncurrent operating lease liabilities. There was no change to net assets as a result of the adjustment. The consolidated statement of financial position for the year ended June 30, 2023 has been restated to correct the error.

The following summarizes the adjustment referred to above:

	<u>As Originally Reported</u>	<u>Adjustment</u>	<u>Restated Amount</u>
Statement of financial position:			
Current right-of-use asset – operating, net	\$ --	\$ 9,809	\$ 9,809
Noncurrent right-of-use asset – operating, net	--	24,605	24,605
Current operating lease liability, net	--	(9,809)	(9,809)
Noncurrent operating lease liability, net	--	(24,605)	(24,605)
	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>



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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, 2024 and 2023. The Departmental Statements of Assets, Liabilities, and Net Assets and the Departmental Statements of Revenue and Expenses on pages 25 through 28 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

October 2, 2024

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>
ASSETS					
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
Inventory	-	-	-	-	-
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
Total Current Assets	<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
Total Noncurrent Assets	<u>19,155</u>	<u>8,717</u>	<u>1,435,526</u>	<u>140,000</u>	<u>1,603,398</u>
TOTAL ASSETS	<u><u>\$ 1,247,042</u></u>	<u><u>\$ 401,011</u></u>	<u><u>\$ 4,567,786</u></u>	<u><u>\$ 152,372</u></u>	<u><u>\$ 6,368,211</u></u>
LIABILITIES AND NET ASSETS					
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
Total Current Liabilities	<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
Total Noncurrent Liabilities	<u>14,450</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,450</u>
Total Liabilities	<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
Total without donor restrictions	<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
Total Net Assets	<u>717,815</u>	<u>362,866</u>	<u>4,522,536</u>	<u>152,372</u>	<u>5,755,589</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 1,247,042</u></u>	<u><u>\$ 401,011</u></u>	<u><u>\$ 4,567,786</u></u>	<u><u>\$ 152,372</u></u>	<u><u>\$ 6,368,211</u></u>

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

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

	General Chamber	Economic Development Council	HALLmark Initiative and Foundation	Education/ Community Development	Government Affairs	Total
REVENUES, GAINS, AND SUPPORT						
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
TOTAL REVENUES, GAINS, AND SUPPORT	1,319,312	512,937	375,989	19,167	31,614	2,259,019
EXPENSES						
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 director 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	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 expenses	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
TOTAL EXPENSES	1,372,016	586,445	202,829	86,518	7,578	2,255,386
EXCESS REVENUES OVER (UNDER) EXPENSES	(52,704)	(73,508)	173,160	(67,351)	24,036	3,633
Allocation to other programs	69,260	(64,260)	(5,000)	-	-	-
Transfers between programs	-	185,000	(228,315)	67,351	(24,036)	-
CHANGE IN NET ASSETS	\$ 16,556	\$ 47,232	\$ (60,155)	\$ -	\$ -	\$ 3,633

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

Greater Hall Chamber of Commerce, Inc.
Departmental Statement of Assets, Liabilities, and Net
Assets As of June 30, 2023 (Restated)

	<u>General</u>	<u>EDC</u>	<u>HMI</u>	<u>Foundation</u>	<u>Total</u>
ASSETS					
Current Assets					
Cash and cash equivalents	\$ 500,861	\$ 510,536	\$ 1,157,924	\$ 11,953	\$ 2,181,274
Investments	253,534	-	1,630,804	-	1,884,338
Due from other funds	254,605	(178,854)	(75,751)	-	-
Promises to give, net	-	-	320,572	-	320,572
Other receivables	17,351	8,530	1,500	-	27,381
Prepaid expenses	25,045	8,174	1,913	-	35,132
Right-of-use assets - operating, net	9,809	-	-	-	9,809
Total Current Assets	<u>1,061,205</u>	<u>348,386</u>	<u>3,036,962</u>	<u>11,953</u>	<u>4,458,506</u>
Noncurrent Assets					
Property and equipment, net	3,513	9,526	1,407,001	140,000	1,560,040
Promises to give, net	-	-	162,633	-	162,633
Right of use assets - operating, net	24,605	-	-	-	24,605
Total Noncurrent Assets	<u>28,118</u>	<u>9,526</u>	<u>1,569,634</u>	<u>140,000</u>	<u>1,747,278</u>
TOTAL ASSETS	<u><u>\$ 1,089,323</u></u>	<u><u>\$ 357,912</u></u>	<u><u>\$ 4,606,596</u></u>	<u><u>\$ 151,953</u></u>	<u><u>\$ 6,205,784</u></u>
LIABILITIES AND NET ASSETS					
Current Liabilities					
Accounts payable	\$ 6,954	\$ 10,387	\$ 1,344	\$ -	\$ 18,685
Security deposit held	-	-	2,500	-	2,500
Accrued expenses	35,665	15,891	12,644	-	64,200
Deferred revenue	311,029	16,000	7,000	-	334,029
Operating lease liability, net	9,809	-	-	-	9,809
Total Current Liabilities	<u>363,457</u>	<u>42,278</u>	<u>23,488</u>	<u>-</u>	<u>429,223</u>
Noncurrent Liabilities					
Operating lease liability, net	24,605	-	-	-	24,605
Total Noncurrent Liabilities	<u>24,605</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,605</u>
Total Liabilities	<u>388,062</u>	<u>42,278</u>	<u>23,488</u>	<u>-</u>	<u>453,828</u>
Net Assets					
Without donor restrictions					
Undesignated	324,261	115,634	4,420,475	151,953	5,012,323
Board designated	377,000	200,000	-	-	577,000
Total without donor restrictions	<u>701,261</u>	<u>315,634</u>	<u>4,420,475</u>	<u>151,953</u>	<u>5,589,323</u>
With donor restrictions	-	-	162,633	-	162,633
Total Net Assets	<u>701,261</u>	<u>315,634</u>	<u>4,583,108</u>	<u>151,953</u>	<u>5,751,956</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 1,089,323</u></u>	<u><u>\$ 357,912</u></u>	<u><u>\$ 4,606,596</u></u>	<u><u>\$ 151,953</u></u>	<u><u>\$ 6,205,784</u></u>

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

Greater Hall Chamber of Commerce, Inc.
Departmental Statement of Revenues and Expenses
For the Year Ended June 30, 2023

	General Chamber	Economic Development Council	HALLmark Initiative and Foundation	Education/ Community Development	Government Affairs	Total
REVENUES, GAINS, AND SUPPORT						
Contributions	\$ 13,845	\$ -	\$ 57,979	\$ -	\$ -	\$ 71,824
Noncash donations	175,470	4,500	10,908	-	-	190,878
Membership dues	532,499	-	-	-	-	532,499
Government contracts and grants	-	385,000	-	-	-	385,000
Program revenue	249,706	39,380	3,169	19,444	26,790	338,489
Rental income	-	-	30,825	-	-	30,825
Special events	195,044	-	-	-	-	195,044
Management/accounting services revenue	17,400	-	-	-	-	17,400
Sales and commissions, net	6,776	425	-	-	-	7,201
Miscellaneous income	54,664	-	-	-	-	54,664
Investment income	3,739	5,896	168,411	-	-	178,046
TOTAL REVENUES, GAINS, AND SUPPORT	1,249,143	435,201	271,292	19,444	26,790	2,001,870
EXPENSES						
Compensation and benefits						
Salaries and wages	537,884	304,037	31,050	46,500	-	919,471
Group insurance	34,434	46,330	-	612	-	81,376
Payroll taxes	37,109	23,995	-	5,946	-	67,050
Retirement plan contributions	19,273	9,879	-	1,159	-	30,311
Total compensation and benefits	628,700	384,241	31,050	54,217	-	1,098,208
Accounting and professional fees	6,000	5,362	5,327	-	-	16,689
Advertising, marketing, and promotion	10,444	5,687	-	-	-	16,131
Bank charges	14,531	202	382	-	-	15,115
Board of directors expenses	13,360	-	-	-	-	13,360
Business development	-	8,174	-	-	-	8,174
Contract services	22,582	21,779	14,727	-	-	59,088
Depreciation	947	-	56,564	-	-	57,511
Dues, subscriptions, and affiliations	7,096	5,209	-	-	-	12,305
Insurance	11,181	-	-	-	-	11,181
Lease expense	12,583	-	-	-	-	12,583
Miscellaneous	1,082	70	-	-	-	1,152
Office expenses	5,110	1,311	1,106	-	-	7,527
Postage and mailing	11,381	4,743	-	-	-	16,124
Printing	158,602	782	-	-	-	159,384
Professional development	-	1,928	-	-	-	1,928
Program expenses	113,912	19,073	4,907	18,383	9,889	166,164
Repairs and maintenance	34,774	10,516	28,133	-	-	73,423
Special events	95,277	-	-	-	-	95,277
Storage	3,569	-	-	-	-	3,569
Taxes and licenses	3,625	-	19,065	-	-	22,690
Telephone	20,301	1,246	450	-	-	21,997
Travel	15,919	6,526	-	-	-	22,445
Utilities	17,708	-	-	-	-	17,708
Website and internet	13,068	11,640	-	-	-	24,708
TOTAL EXPENSES	1,221,752	488,489	161,711	72,600	9,889	1,954,441
EXCESS REVENUES OVER (UNDER) EXPENSES	27,391	(53,288)	109,581	(53,156)	16,901	47,429
Allocation to other programs	64,820	(59,820)	(5,000)	-	-	-
Transfers between programs	-	165,000	(201,255)	53,156	(16,901)	-
CHANGE IN NET ASSETS	\$ 92,211	\$ 51,892	\$ (96,674)	\$ -	\$ -	\$ 47,429

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



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: March 14, 2025
Date Submitted: March 20, 2025
Final Approval Date: March 28, 2025
Presenter: Kate Mattison, Director of Parks & Recreation
Item of Business: FY2026 Parks & Recreation Budget
Meeting Date: March 29, 2025

Purpose of Request:

To present the FY26 Parks & Recreation balanced budget for approval.

Facts & Issues / History & Background:

This budget was approved by the Parks & Recreation Board on Monday, March 10, 2025, and is being forwarded for your 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:

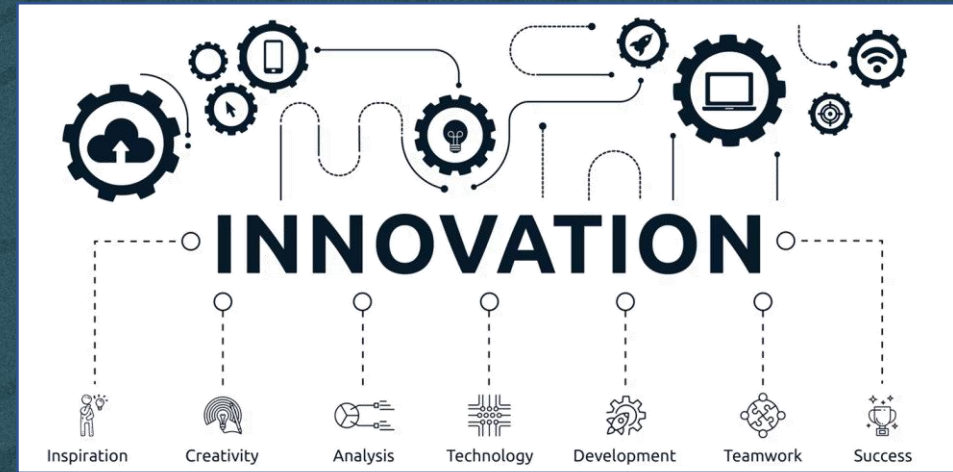
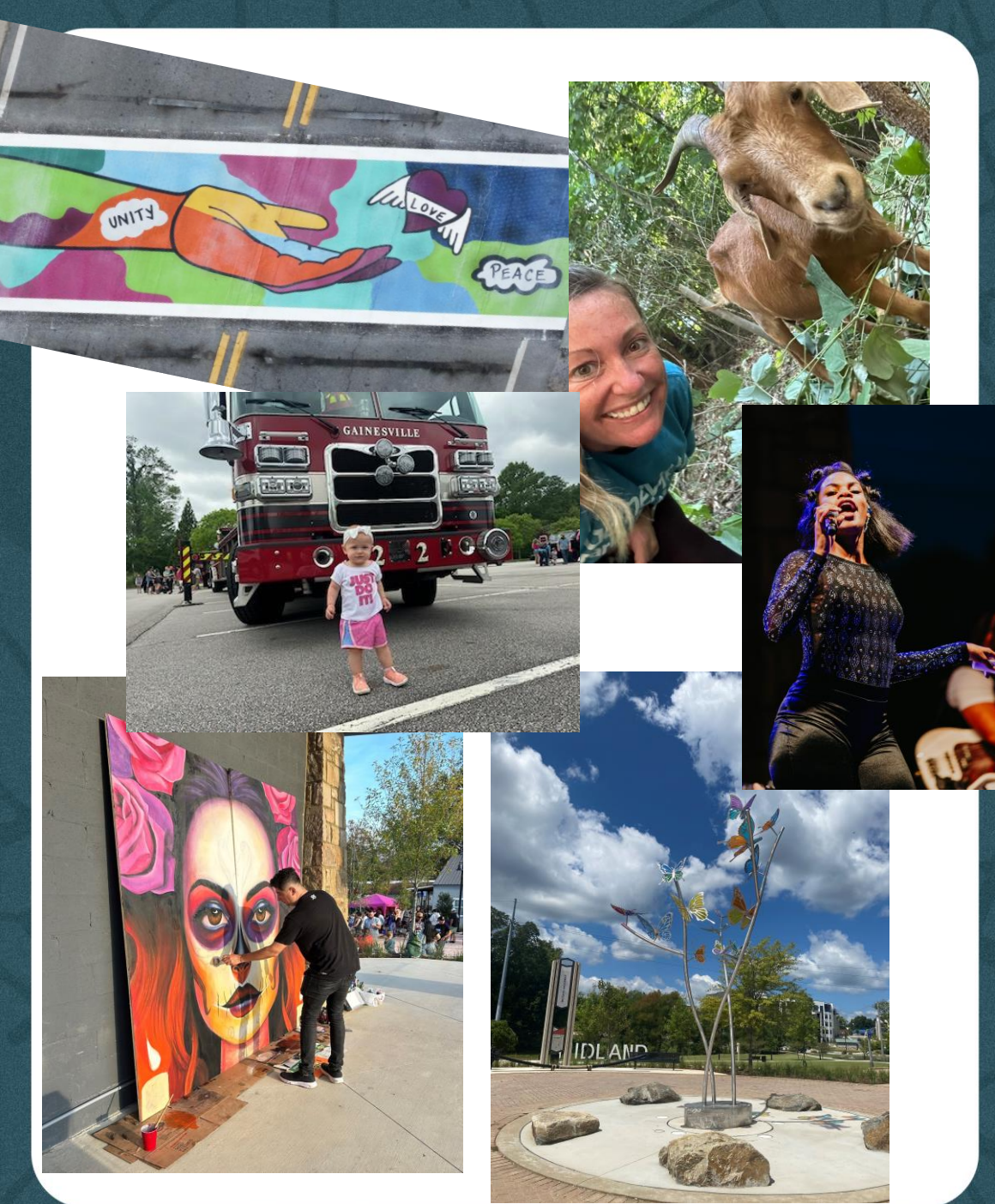
1. FY2026 P&R Budget Presentation



Gainesville Parks & Recreation

FISCAL YEAR 2026 BUDGET PRIORITIES

ACCOMPLISHMENTS



- Goats on the Greenway
- Dia de Los Muertos
- Adaptive Programming
- Public Art
- 100 Years of Parks & Rec

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE



The Coop!



BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

Midland Greenway



BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

GAINESVILLE



Wessell Park

- From 6 to 36 parking spaces
- New restroom building
- Added court lighting
- Renovated grassy areas and new sidewalks

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

GAINESVILLE



Martha Hope Cabin

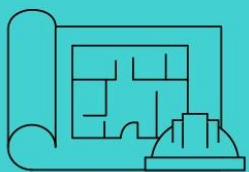
- Doubled the number of parking spaces
- Added firepits!
- New roof, replaced chinking on cabin, fresh paint, new lighting



BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE



CHALLENGES + OPPORTUNITIES



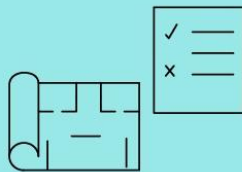
Structural
engineer fees

1% - 20%



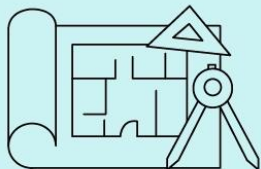
Finishing

5% - 15%



Soft costs

5% - 15%



Architect fees

6% - 20%



Equipment

10% - 15%



General
contractor fees

15% - 30%



Labor

30% - 40%



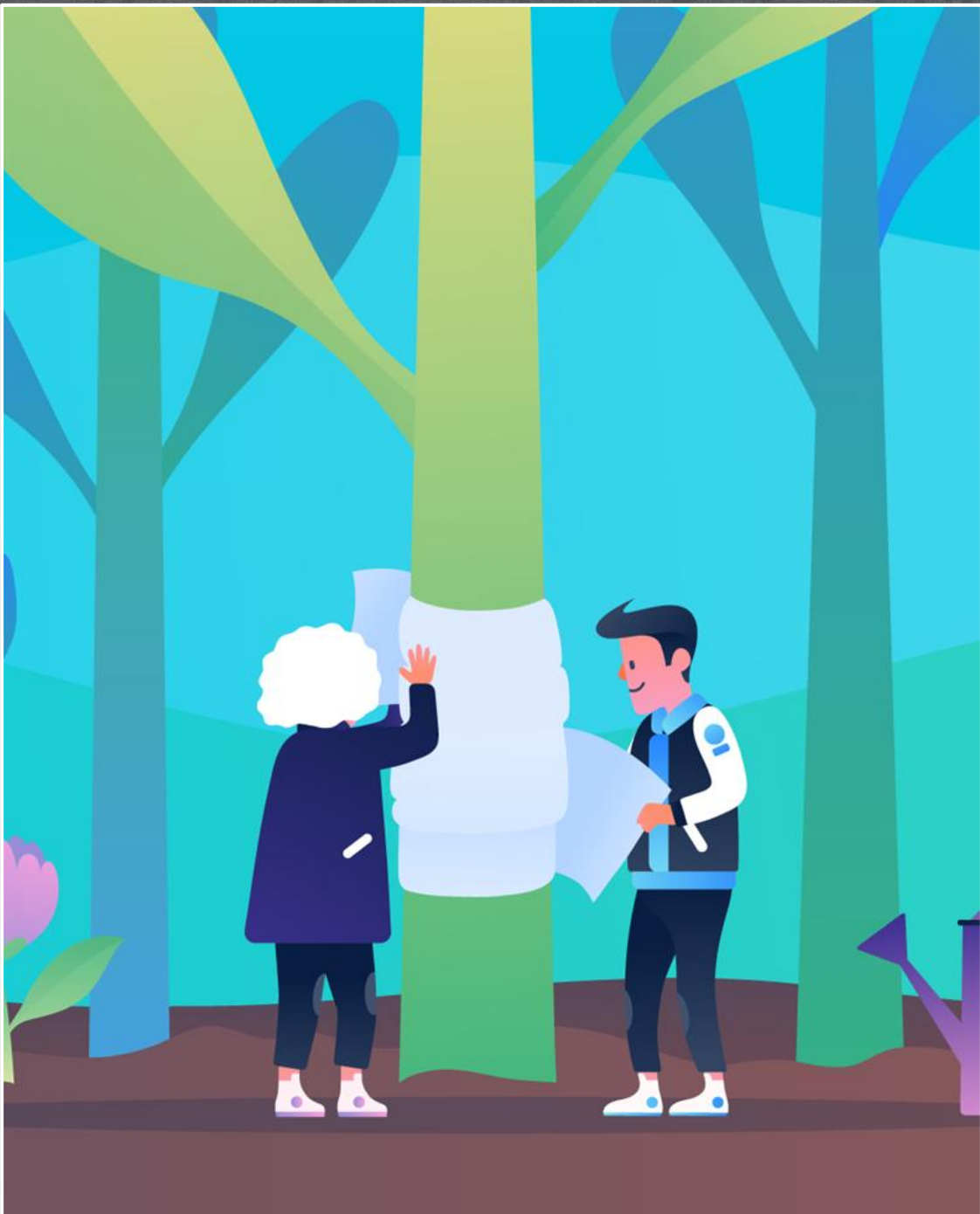
Material

35% - 50%

Prioritizing Capital Projects

- Recreation Center
- Current assets in need of repair
- Small fixes, instead of overhauls

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE



Growing Pains

- More programs and facilities = need for more manpower OR rethinking how we've always done it!
- Recreation needs to adapt
- Succession Planning

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

INITIATIVES FOR FY26

Operations

- Expanded programming with the addition of The Coop
- More Special Events
- Increased staffing to support better customer service
- Free lunch at Summer Camp

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE



Roper Park Improvements

- 34 Parking Spaces
- New Restrooms
- Pavilion
- 1 additional sand volleyball court

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE



Longwood Improvements

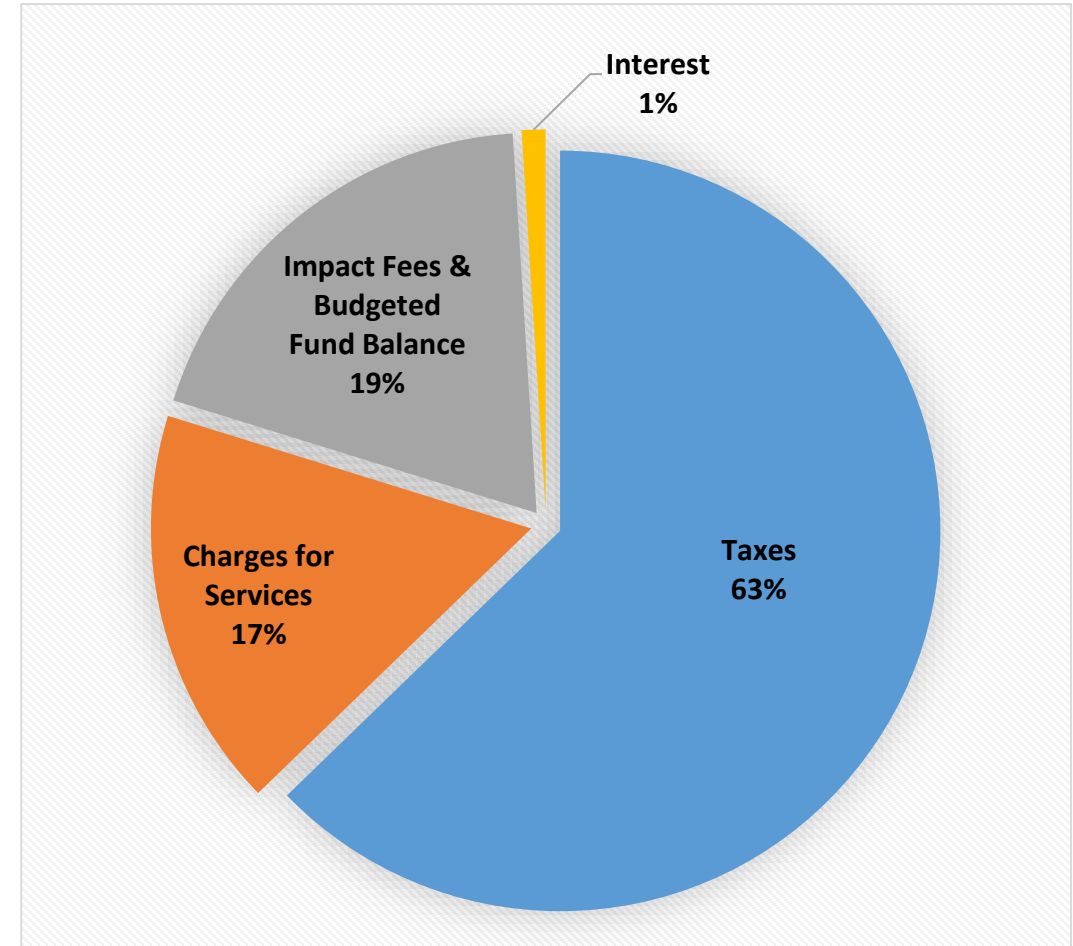
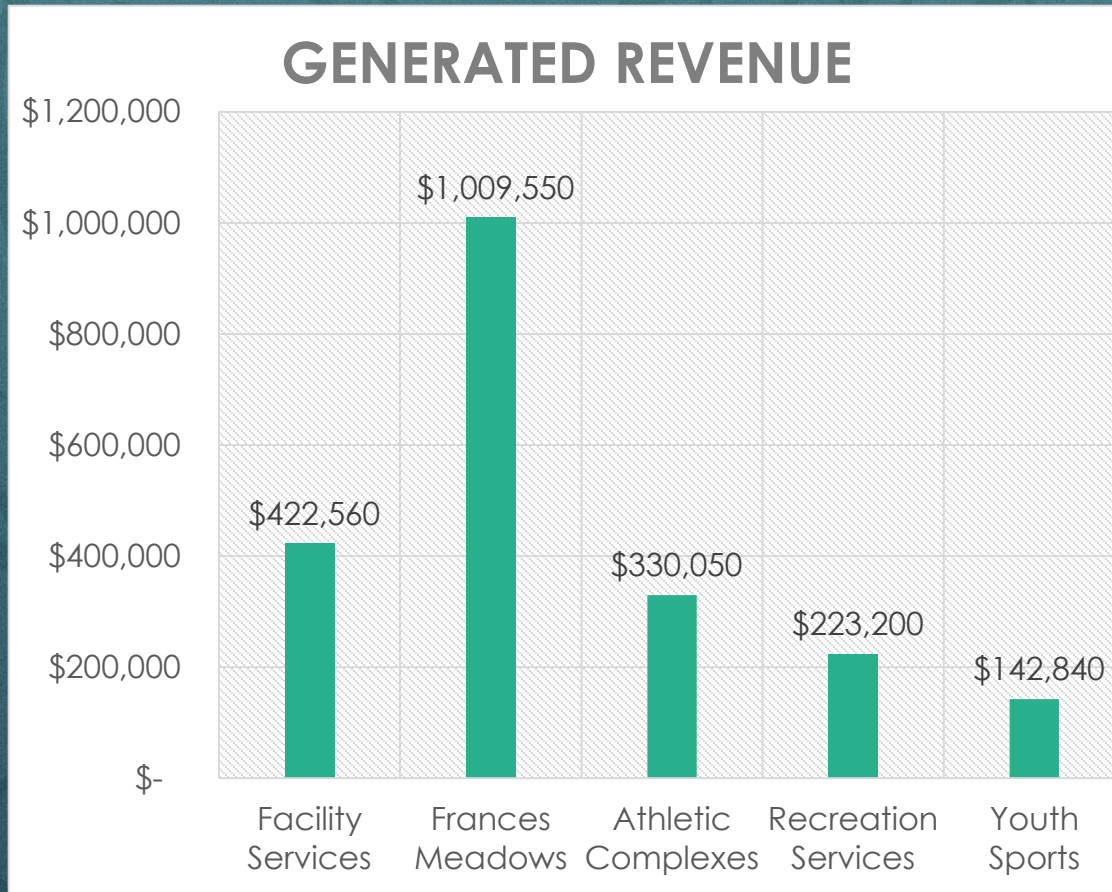
- 4,000 sq. ft. pavilion with restroom and kitchen
- Bridge replacement
- Playground replacement



BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

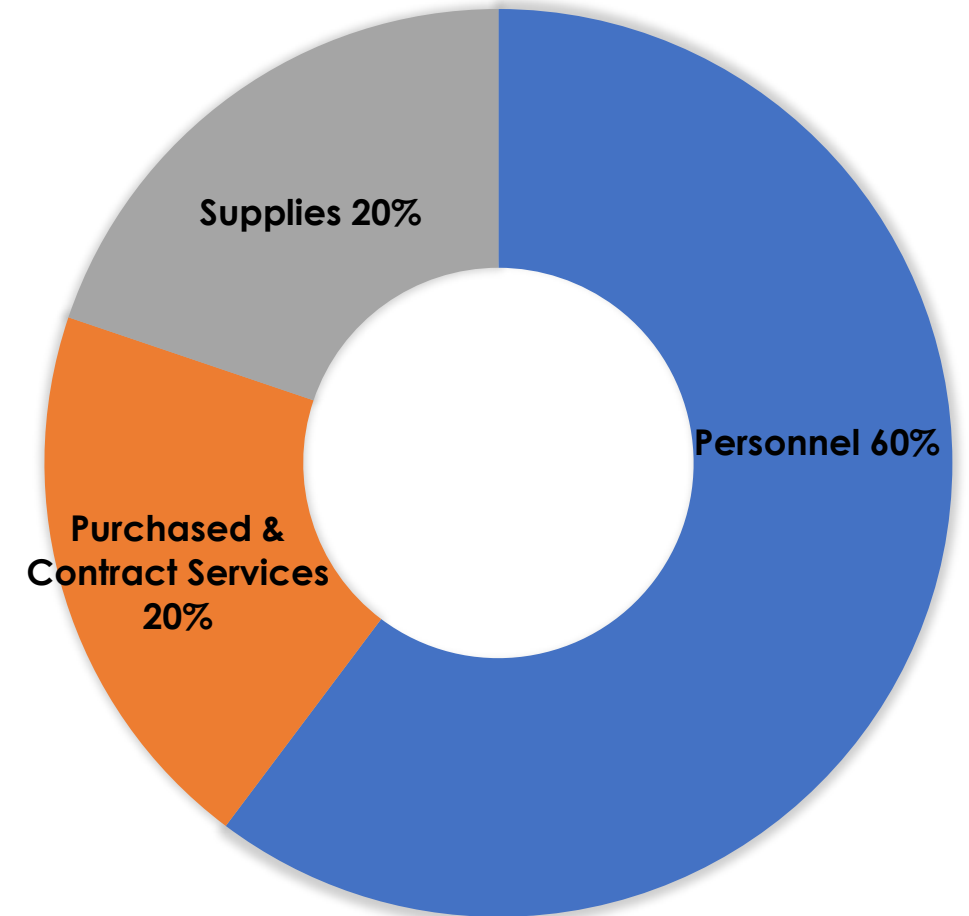
BUDGET

Revenue



Expenses

EXPENDITURES BY COST CENTER



FY2026

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

Budget at a Glance

	FY24 Actual	FY25 Budget	FY26 Proposed
Revenues	\$10,045,541	\$10,555,597	\$12,517,796
Taxes	\$7,345,280	\$7,467,839	\$7,841,230
Generated Revenue	\$2,300,281	\$1,922,914	\$2,276,565
Other	\$400,058	\$1,164,844	\$2,400,000
Expenses	\$10,904,639	\$10,555,597	\$12,517,796
Operating	\$6,554,639	\$7,748,847	\$8,169,996
Capital	\$4,349,999	\$2,806,750	\$4,347,800



Gainesville 
Parks & Recreation

THANK
YOU!



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: March 14, 2025

Date Submitted: March 17, 2025

Final Approval Date: March 28, 2025

Presenter: Abb Hayes, City Attorney

Item of Business: **Public Hearing Item: April 1, 2025 Council Meeting**
Request from **Aneesh Patel** for a special use on a 1.92± acres tract located northwest of the intersection of Dawsonville Highway and Beechwood Boulevard, at the terminus of a private cul-de-sac (a/k/a **1181 Dawsonville Highway, NW**), having a zoning of General Business (G-B). **Ward Number: One.** Tax Parcel Number(s): 00-115-002-085. **Request: Extended stay hotel.**

Meeting Date: March 29, 2025

Purpose of Request:

To provide an overview of the following zoning request as presented at the March 11, 2025, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The request is for a special use within General Business (G-B) zoning to allow an extended-stay hotel. The applicant is proposing to develop an 80-room, Home2 Suites by Hilton extended-stay hotel. The proposed building is 4-stories, 62,310 square feet in size with a parking garage that is below street grade. Access is proposed from the existing private cul-de-sac. Parking includes 41 garage spaces and 46 surface-level spaces. Amenities include an outdoor saline pool, outdoor grills, fitness center, restaurant open for breakfast, coffee bar and beer and wine with small bites during evening social hours. The adjacent uses include Buffalo Wild Wings restaurant, Olive Garden restaurant, duplex and single-family homes within the Beechwood Estates subdivision and the Lake Forest Apartment complex.

Department Recommendation:

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

SAMPLE MOTIONS

Approval of Resolution ZR-2025- :

I move to approve the resolution to allow an extended stay hotel within General Business (G-B) zoning district with nine conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Legal Ad
2. PAB Recommendation Report
3. Proposed Zoning Resolution
4. Location maps
5. Narrative
6. Exterior elevations
7. Site plans
8. Grading plan
9. Floor plans
10. Hotel Information

Name: Liliana Sanchez
Address: 4738 Coker
Dr Flowery Branch, GA
30542
Phone: 770-547-7138
E m a i l :
lilianasanchez5524@gmail.com
145185 3/12, 19, 26, 4/2

SUPERIOR COURT OF
HALL COUNTY
STATE OF GEORGIA
In re the Name Change
of Child(ren):
Giovanni Hernandez
Olivia Madrigal
Petitioner,
v.
Brandson Hernandez
Respondent.
Civil Action File No:
2025CV000323JJD
**NOTICE OF FILING
PETITION TO CHANGE
NAME(S) OF MINOR
CHILD(REN)**
A petition was filed
in the Superior Court
of Hall County on
February 27th, 2025,
and to change the name
of the following minor
child(ren):
From:
Giovanni Hernandez
Proposed New Name:
Giovanni Madrigal
Any interested party
has the right to appear
in this case and file
objections within the
time prescribed in
OCGA sec. 19-12-1(f)(2)
and (3).
Dated: 02/27/2025
Olivia Madrigal
Petitioner Pro se
Name: Olivia Madrigal
Address: 2288 Lee Land
Rd Gainesville, GA
30507
Phone: 470-332-3231
E m a i l :
oliviamadrigal119@yahoo.com
145045 3/12, 19, 26, 4/2

SUPERIOR COURT OF
HALL COUNTY
STATE OF GEORGIA
In re the Name Change
of Child(ren):
Jeniffer Jolene Grace
Oglesby
Rosanna Irene Bolton
Petitioner,
v.
Joseph Frederick
Oglesby
Respondent.
Civil Action File No:
2025CV000279
**NOTICE OF FILING
PETITION TO CHANGE
NAME(S) OF MINOR
CHILD(REN)**
Rosanna Bolton filed a
petition in the Superior
Court of Hall County
on February 20, 2025,
to change the name
of the following minor
child(ren)
From Jeniffer Jolene
Grace Oglesby to
Jeniffer Jolene-Grace
Bolton
Any interested party
has the right to appear
in this case and file
objections within the
time prescribed in
OCGA sec. 19-12-1(f)(2)
and (3).
Dated: February 20,
2025
Rosanna Bolton
Petitioner Pro se
Name: Rosanna Bolton
Address: 2419 Old
Thompson Bridge Rd,
Apt. J6 Gainesville, GA
30501
Phone: 706-726-8360
144728 2/26,3/5,12, 19

Public Hearings

**NOTICE OF PUBLIC
HEARING ON
PROPOSED
AMENDMENTS TO THE
GAINESVILLE ZONING
MAP**
Notice is hereby given
that the **Gainesville
City Council** will
conduct a public
hearing on **Tuesday,
April 1, 2025 at
5:30 p.m.** in the
**Gainesville Justice
Center** (Municipal
Courtroom at the Public
Safety Complex), 701
Queen City Parkway
in Gainesville on the
following requests:
1) Request from **Aneesh
Patel** for a special use
on a 1.92± acres tract
located northwest of
the intersection of
Dawsonville Highway
and Beechwood
Boulevard, at the
terminus of a private
cul-de-sac (a/k/a **1181
Dawsonville Highway,
NW**), having a zoning of
General Business (G-B).
Ward Number: One
Tax Parcel Number(s):
00-115-002-085
Request: Extended stay
hotel
Additional information
is available from the
Community and
Economic Development
Department, Planning
Division, by calling 770-
531-6570.
NOTE: In accordance
with Georgia law,

CLASSIFIED ADVERTISING

anyone who wishes
to express opposition
to the proposed
zoning action, and
hasmade, within two
years immediately
preceding the filing of
the proposed zoning
action, campaign
contributions
aggregating \$250
or more to a local
government official
who will consider
the application, shall
file a disclosure of
contribution(s) with
thePlanning Division at
least five (5) days prior
to the first reading of
the proposed zoning
action by the City
Council. (OCGA §36-
67A-3 3 (c))
145261 3/12

**NOTICE OF PUBLIC
HEARING
UPON APPLICATION
FOR ANNEXATION
AND REZONING**
Pursuant to O.C.G.A.
§ 36-36-1 et seq, and
O.C.G.A. § 36-36-20 et
seq., notice is hereby
given that the City
of Buford, a Georgia
Municipal Corporation,
will hold a public
hearing to evaluate
the applications of
certain landowners,
more fully set forth on
Exhibit "A", to annex
and zone property to
the corporate limits of
the City of Buford as
provided in O.C.G.A.
§ 36-36-20 which is
contiguous to the
existing limits. The
property proposed
for annexation and
rezoning is contiguous
to the present corporate
limits of the City of
Buford and is more
particularly described
in Exhibit "A" attached
hereto.

The City of Buford
Planning Commission
will hold a public
hearing and make
recommendation
on such application
for annexation and
rezoning on Tuesday,
March 11, 2025, at 7:00
pm, Buford City Hall,
2300 Buford Highway,
Buford, Gwinnett
County, Georgia 30518.
The Buford City
Commission will
hold a public hearing
to discuss and pass
upon the proposed
applications for
annexation and
rezoning on Monday,
April 7, 2025 at 7:00pm,
Buford City Hall, 2300
Buford Highway,
Buford, Gwinnett
County, Georgia 30518.
This 11th day of
February, 2025.
CHANDLER, BRITT & JAY,
LLC
City Attorneys
EXHIBIT "A"

**OWNER: LARRY
GILLELAND
CURRENTLY ZONED:
AR-1
PROPOSED ZONING:
M-1
LOCATION: 6686
MCEVER RD**
A parcel of land
situated, lying and
being in Land Lots 149,
150, 151, 158, 160, 161,
167, & 168, 8th District
of Hall County, Georgia,
and being known as
Tract 32 of the Lanier
Greenwood property as
shown on an amended
plat by EM Smith, GRLS
#923, dated October
17, 1984, a copy of
which is recorded in
Plat Book 99, Pages 54-
55 in the Office of the
Clerk of Superior Court
of Hall County, Georgia,
and reference is made
thereto for a more
specific description of
the property herein
conveyed.
**144214 2/19, 26, 3/5,
12, 19, 26**

**PUBLIC NOTICE
CITY OF OAKWOOD,
GEORGIA**
Be advised pursuant to
the City of Oakwood
Code, Chapter 54
"Zoning", a public
hearing has been
scheduled before the
Oakwood City Council
on the 14th day of April
2025 at 7:00 p.m., at
the Oakwood City Hall,
4035 Walnut Circle,
Oakwood, Georgia for
the application of:
• Rochester/DCCM
has made application
to annex and rezone
properties totaling +/-
1.72 acres with the
zoning from Hall
County R-1 "Residential"
to Oakwood C-2
"Highway Business"
on Tax Parcels #08028
000006 +/- 0.69 acres
& # 08028 000007 +/-
1.03 acres and further
identified as 3017
Atkins Drive & 3031
Atkins
Drive according to

the current street
numbering system of
Hall County, Georgia.
• Development TC, Inc.
has mad application
to rezone property
totaling +/- 2.07 acres
from Oakwood M-1
"Light Industrial" to
Oakwood M-2 "Heavy
Industrial" on Tax Parcel
#08073 000014A and further
identified as 4189
Tanners Creek Drive
according to the
numbering system of
Hall County, Georgia.
At said public hearing
all persons or residents
owning property in the
City of Oakwood or in
the area proposed for
rezoning may be heard
on the question of
zoning of such area by
the City of Oakwood.
City of Oakwood,
4035 Walnut Circle,
Oakwood, Georgia.
Peggy Funderburk
Permit Clerk
145075 3/12

PUBLIC NOTICE
The Braselton Zoning
Board of Appeals will
hold a Public Hearing
on Tuesday, April 15,
2025, at 6:30 pm on the
following items:
25-01-VAR
Application for a
variance from Mark
Farley, Seibert & Son, Inc.
on property owned by
Rekha Kesavan, Skanda
Enterprises LLC. The
property is identified
as 2316 Hunting Creek
Court (Hall County Tax
Parcel 15041J000014).
The property is
approximately 1.1 acres.
The property is zoned
General Commercial.
The applicable
Development Code
section for which the
applicant and owner is
seeking relief is Section
11.2 (Stream Buffer
Protection).
COPIES OF THE
APPLICATION MAY
BE VIEWED OR
DOWNLOADED AT:
https://www.braselton.
net/government/town_
officials/zoning_board_
of_appeals.php
FOR MORE
INFORMATION
CONTACT KEVIN KELLER
AT: kdkeller@
braselton.net
**ALL BRASELTON
ZONING BOARD OF
APPEALS PUBLIC
HEARINGS ARE HELD
AT THE FOLLOWING
LOCATION:
BRASELTON POLICE
AND MUNICIPAL
COURT BUILDING
5040 S.R. 53
BRASELTON, GA
30517
145199 3/12**

Public Sales/Auctions

Extra Space Storage,
on behalf of itself or its
affiliates, Life Storage
or Storage Express,
will hold a public
auction to sell personal
property described
below belonging to
those individuals listed
below at the location
indicated:
1010 Dawsonville Hwy
Gainesville GA 30501
03/20/2025 12:00pm
1034 washer dryer king size
bed and 30-40 boxes
Ashley Lamon
1117 household small
furniture
Rodney Atterholt
1237 bedroom set, sofa,
coffee table, boxes,
night stand
Keenan Hutson
1240 household furniture
and misc
Joshua Gore
1307 household goods
Lauren Johnson
1498 Furniture,boxes
Eric Yum
1729 tools, household items,
clothing
Kimberly Jones
1806 boxes furniture
Maria Andrade
1904 Household items
Mia Bailey
2233 furniture
144624 3/5, 3/12

Extra Space Storage,
on behalf of itself or its
affiliates, Life Storage
or Storage Express,
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, 03/20/2025 at
2:00pm
3002

Kayshell Shields
Household Goods
3104
Sandra Stringer
Household Goods
5027
Vickie Barrett
Household Goods
5033
Sally Capitos
Household Goods
6039
Sally Capitos
Household Goods
6103
Tyshawn Bryant
Household Goods
7007
Matt Hudson
Household Goods
The auction will be
listed and advertised on
www.storage treasures.
com. Purchases must
be made with cash only
and paid at the above
referenced facility in
order to complete the
transaction. Extra Space
Storage may refuse any
bid and may rescind
any purchase up until
the winning bidder
takes possession of the
personal property.
144854 3/5, 3/12

Extra Space Storage,
on behalf of itself or its
affiliates, Life Storage or
Storage Express, will
hold a public auction to
sell personal property
described below
belonging to those
individuals listed
below at the location
indicated:
Extra Space Storage
891 W Ridge Rd
Gainesville, GA 30501
March 28, 2025
1:00 PM
Unit 2068
Catherine McClellan
Furniture, tables, chairs,
clothes, dresser, boxes
The auction will be
listed and advertised on
www.storage treasures.
com. Purchases must
be made with cash only
and paid at the above
referenced facility in
order to complete the
transaction. Extra Space
Storage may refuse any
bid and may rescind
any purchase up
until the winning bidder
takes possession of the
personal property.
145132 3/12, 3/19

**LEGAL NOTICE OF
PUBLIC SALE:** Pursuant
to GA **Self-Storage
Facility Act & to satisfy
Owner's lien Storage
Depot of Gainesville
GA (770)536-0019**
will conduct a public
auction of the contents
of storage units
described below to
be purchased AS-IS.
TERMS listed on auction
website. See and bid on
all units 24/7 ending
at/after **1:00 PM on
MARCH 20, 2025 @
www.LockerFox.com.**
SALE IS SUBJECT TO
ADJOURNMENT until
the winning bidder takes
possession of the
property.
**STORAGE DEPOT
879 SW AIRPORT DR,
GAINESVILLE, GA
30501:** FELICIA
GARDNER 300D:
fan, baskets, boxes,
clothing; ALMECA
THOMAS 422: dresser,
boxes, household
goods; MICHAEL
TURNER 435: dressers,
mattresses, boxes,
totes, chest freezer,
toys, microwave,
clothing; ADRAIN
MCCOYBROWN 491:
furniture, boxes,
household goods.
**STORAGE DEPOT
1150 SW DORSEY
ST, GAINESVILLE, GA
30501:** TONY GRANT
509ADA: mattresses,
fan, boxes, bags,
household goods.
**STORAGE DEPOT 635
INDUSTRIAL BLVD,
GAINESVILLE, GA
30501:** GREG CARSON
123: dollies, 'CLEANERS'
sign, racks, boxes, fan;
MELISSA WITHERS 176:
mattress, boxes, bags,
toys; LUCAS SIPPY 228:
totes, boxes, shopvac,
fishing poles, dryer
144951 3/5, 3/12

**NOTICE OF PUBLIC
SALE**
**Smart Move Storage
Gainesville** located at
3658 Thompson Bridge
Road , Gainesville, GA,
30506 will hold an
online public sale to
enforce a lien imposed
on said property, as
described below,
pursuant to the Georgia
Self Storage Facility Act,
Georgia Code 10-4-210
to 10-4-215. The auction
will be held on website
www.storageauctions.
com (http://www.
storageauctions.com)
and will end at Thursday
March 20, 2025 at
12:00 pm. Unless
stated otherwise,

the personal goods
stored therein by the
following may include,
but are not limited to
general household
items, furniture, boxes,
clothes, appliances and
vehicles. Registered or
motor vehicles are sold
"As Is/Parts Only", no
titles or registration.
**1021 - Valerie Brooks
144922 3/5, 3/12**

the personal goods
stored therein by the
following may include,
but are not limited to
general household
items, furniture, boxes,
clothes, appliances and
vehicles. Registered or
motor vehicles are sold
"As Is/Parts Only", no
titles or registration.
**1021 - Valerie Brooks
144922 3/5, 3/12**

**Notice of Self Storage
Sale**
Please take notice
**McEver Road Self
Storage** 5140 McEver
Road Oakwood GA
30566 intends to hold
a public sale to sell the
property stored in the
following units stored at
this facility. The public
sale to the highest
bidder will occur at an
online auction via www.
storageauctions.com
on 3/19/2025 at 2:00pm.
Unless stated otherwise
the description of the
contents are household
goods, furnishings, and
garage essentials.
Even Harris
Unit #063
Household Goods, Misc.
Leslie Turner
Unit #158
Household Goods, Misc.
Trenton Arthur
Unit #160
Household Goods, Misc.
Thomas Long
Unit #205
Household Goods, Misc.
Jerry Mintz
Unit #215
Household Goods, Misc.
Curtis Rosebud
Unit #290
Household Goods, Misc.
Randy Martin
Unit #409
Household Goods, Misc.
Shanegwa Gibson
Unit #414
Household Goods, Misc.
Amanda Francisco
Unit #422
Household Goods, Misc.
Julius Hutchinson
Unit #423
Household Goods, Misc.
Felipe Rios
Unit #604
Household Goods, Misc.
Chrispin Tshimungu
Unit #606
Household Goods, Misc.
Jason Adams
Unit #738
Household Goods, Misc.
Chrystal Saxon
Unit #845
Household Goods, Misc.
DeShaun Young
Unit #849
Household Goods, Misc.
Tiffany Tatum
Unit #877
Household Goods, Misc.
Marisa Mapes
Unit #906
Household Goods, Misc.
Amy Conger
Unit #922
Household Goods, Misc.
All property is being
stored at the above
self-storage facility. This
sale may be withdrawn
at any time without
notice. Certain terms
and conditions apply.
See store manager for
more details. All sales
are cash only and all
items must be removed
from the unit within
48 hours. The winning
bidder must place a
\$100.00 cash deposit.
Once unit is cleaned
out the \$100.00 will be
returned.
144747 3/5, 3/15

**Notice of Self Storage
Sale**
Please take notice
Midgard Self Storage
- Oakwood 3825 Old
Flowery Branch Rd
Oakwood GA 30566
intends to hold a public
sale to sell the property
stored in the following
units stored at the
Facility. The public sale
to the highest bidder
will occur at an online
auction via www.
storageauctions.com
on 3/21/2025 at 1:00 PM.
Unless stated otherwise
the description of the
contents are household
goods, furnishings and
garage essentials.
David Swint unit #A025; Julie
Hammock unit #CCB68.
All property is being
stored at the above
self-storage facility. This
sale may be withdrawn
at any time without
notice. Certain terms
and conditions apply.
See manager for details.
144647 3/5, 3/12

**Notice of Self Storage
Sale**
Please take notice
Midgard Self Storage
- Dawsonville
127 Storage Way
Dawsonville GA 30534
intends to hold a public
sale to sell the property
stored in the following
units stored at the
Facility. The public sale
will occur at an online
auction via www.
storageauctions.com
on 3/21/2025 at 1:00 PM.
Unless stated otherwise
the description of the
contents are household
goods, furnishings and
garage essentials. David
Hammock unit #CCB68.
All property is being
stored at the above
self-storage facility. This
sale may be withdrawn
at any time without
notice. Certain terms
and conditions apply.
See manager for details.
144647 3/5, 3/12

**Notice of Self Storage
Sale**
Please take notice
Midgard Self Storage -
Gainesville GA 1405 NW
McEver Rd Gainesville
GA 30504 intends to
hold a public sale to
sell the property stored
in the following units
stored at the Facility.
The public sale to the
highest bidder will
occur at an online
auction via www.
storageauctions.com
as household goods.

on 3/21/2025 at 1:00 PM.
Unless stated otherwise
the description of the
contents are household
goods, furnishings and
garage essentials.
Thomas W Lachner
unit #1014; Sandra
Randolph unit #2033;
Naomi Garcia unit
#B108; Willie Treadwell
Jr unit #B124; Quinshe
Washington unit #C122;
Quavis Carruth unit
#C134; Abdussaboor
Shamsuddeen unit
#C144; Jose M Garcia
unit #D103; Alyssa
Cormick unit #D136;
Teresa L Waldrop unit
#E122; Geramy Sablock
unit #E140. All property
is being stored at the
above self-storage
facility. This sale may be
withdrawn at any time
without notice. Certain
terms and conditions
apply. See manager for
details.
144653 3/5, 3/12

**Notice of Self Storage
Sale**
Please take notice
Midgard Self Storage
- Gainesville2 2779
Dawsonville Hwy
Gainesville GA 30506
intends to hold a public
sale to sell the property
stored in the following
units stored at the
Facility. The public sale
to the highest bidder
will occur at an online
auction via www.
storageauctions.com
on 3/21/2025 at 1:00 PM.
Unless stated otherwise
the description of the
contents are household
goods, furnishings and
garage essentials.
Joshua Vick unit #600;
Eric Anthony unit #620;
Sara Arlint unit #837.
All property is being
stored at the above
self-storage facility. This
sale may be withdrawn
at any time without
notice. Certain terms
and conditions apply.
See manager for details.
144646 3/5, 3/12

**Notice of Self Storage
Sale**
Please take notice
Midgard Self Storage
- Lanier 5335 Browns
Bridge Rd Gainesville
GA 30504 intends to
hold a public sale to
sell the property stored
in the following units
stored at the Facility.
The public sale to the
highest bidder will
occur at an online
auction via www.
storageauctions.com
on 3/21/2025 at 1:00 PM.
Unless stated otherwise
the description of the
contents are household
goods, furnishings and
garage essentials.
Surina Cannon unit #37;
Chelsea Pettis unit #56;
Gigi Andrews unit #96;
Dawn Robertson unit
#B04; Sheila Witt unit
#B129; Mike Fleming
unit #B37; Austin Larsen
unit #B40. All property
is being stored at the
above self-storage
facility. This sale may be
withdrawn at any time
without notice. Certain
terms and conditions
apply. See manager for
details.
144650 3/5, 3/12

**Notice of Self Storage
Sale**
Please take notice
Midgard Self Storage
- Oakwood 3825 Old
Flowery Branch Rd
Oakwood GA 30566
intends to hold a public
sale to sell the property
stored in the following
units stored at the
Facility. The public sale
to the highest bidder
will occur at an online
auction via www.
storageauctions.com
on 3/21/2025 at 1:00 PM.
Unless stated otherwise
the description of the
contents are household
goods, furnishings and
garage essentials.
Timothy L Jones unit
#A21; Lori Burns unit
#C16; Aldon Hulllett
unit #D10; Bristyn
Stevens unit #F08;
Cinnamon Bacca unit
#G03; Jay Harris unit
#L32. All property is
being stored at the
above self-storage
facility. This sale may be
withdrawn at any time
without notice. Certain
terms and conditions
apply. See manager for
details.
144649 3/5, 3/12

WILL BE Sold Online at
Lockerfox.com
Notice is hereby given
that on Auction Date:
March 17, 2025 U-Haul
Company of Northeast
Georgia will Sell
under the contractual
landlords lien process
by Online auction the
following storage units.
The goods to be sold
are generally described
as household goods.

Gainesville:
U-Haul Of Oakwood:
1052 Karen Taylor
132 Dwayne Thomas
144773 3/5, 3/12

Probate Notices

**IN THE PROBATE
COURT OF HALL
COUNTY STATE OF
GEORGIA
IN RE : ESTATE OF
Kathleen Davidson,
DECEASED
ESTATE NO. E-24-72 3
PETITION FOR
LETTERS OF
ADMINISTRATION
NOTICE**
TO: whom it may
concern:
William A. Davidson
has petitioned for
(Letters of
Administration)
to be appointed
administrator of the
estate of **Kathleen
Davidson** 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 a.m.
April 7th, 2025.

**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 Loggins
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
144691 2/26,3/5,12,19

**IN THE PROBATE
COURT OF HALL
COUNTY STATE OF
GEORGIA
IN RE : ESTATE OF
Conway Benjamin
Elliott,
DECEASED
ESTATE NO. E-24-059
PETITION FOR
LETTERS OF
ADMINISTRATION
NOTICE**
TO: whom it may
concern:
Lindsey Erin Elliott
has petitioned for (Letters
of Administration)
to be appointed
administrator of the
estate of **Conway
Benjamin Elliott**
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 a.m.
April 7th, 2025.

BENOTIFIED 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

GAINESVILLE PLANNING and APPEALS BOARD RECOMMENDATION

Applicant Aneesh Patel
Property Owner AARAH2 Hospitality, LLC
Location 1181 Dawsonville Highway, NW
Request Special Use within General Business (G-B)
Total Acres 1.92± acres
Ward One
Proposed Use Home2 Suites by Hilton extended stay hotel
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation **Approval, with conditions**
Date March 11, 2025

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

The applicant is proposing to develop an 80-room, Home2 Suites by Hilton extended stay hotel. The proposed extended stay is 4-story, 62,310± square feet over a parking garage that is below street grade. Access is proposed from the existing private cul-de-sac. Parking is to include 41 garage spaces and 46 surface level spaces. Amenities include an outdoor saline pool, outdoor grills, fitness center restaurant open for breakfast, coffee bar and beer and wine with small bites during evening social hours. Hotel suites range from 400 to 600 square feet in size. Each suite includes a kitchen with a fridge, dishwasher, sink, microwave, toaster, utensils, and real china place settings. Induction burner cooktops are available as well. According to the applicant, the room rates are between \$150-190 per night, with a national average of \$144.00 and an occupancy of 78%. Average length of stay is 2.7 nights. Guests staying longer have an average length of stay of 11-nights.

The subject property has been graded and padded out and is the last undeveloped lot of a five lot commercial subdivision created in 2010. The property contains a storm water pond and over half of the property steeply slopes down toward the southerly and westerly property lines, which is heavily wooded.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Buffalo Wild Wings restaurant	General Business (G-B)
South	Beechwood Estates Subdivision Single-family homes; Duplex homes	Residential-I (R-I) Residential-II (R-II)
East	Olive Garden restaurant	General Business (G-B)
West	Lake Forest Apartments	Residential-II (R-II)

Other nearby uses include the Lanier Point Park, Gainesville Marina, North Lake Square shopping center (Academy Sports & Outdoors), McEver Corners shopping Center (Kohl's), and Home Depot.

▪ **Other Departmental Comments**

Coordination is required with the Georgia Department of Transportation (GDOT) for the proposed development.

There were no other departmental comments for this request.

▪ **Zoning History**

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

2022 – A request by Interface Properties, LLC to rezone a 6.6± acres tract located at 989 Dawsonville Highway from Residential-I (R-I) and Residential-II (R-II) to General Business (G-B) zoning for retail, drive-through restaurant and auto service was approved with conditions.

2021 – A request by Parth S. Patel for a special use on a 1.41± acres tract zoned General Business (G-B) located at 1310 Dawsonville Highway for retail sales of alternative nicotine products was approved with conditions.

2020 – A request by OHC Lanier North, LLC to amend a 26.16± acres tract zoned Planned Unit Development (P-U-D) located at 0 & 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive for an active adult community and four residential lots was approved with conditions.

2018 – A request by LLJ Development, LLC to rezone a 6.854± acres tract located at 0 and 1010 Dawsonville Highway from Office and Institutional (O-I) to General Business (G-B) zoning for a fitness center, retail center and restaurant was approved with conditions.

2018 – A request by REB Land Development, LLC to rezone a 2.744± acres tract located at 621 Lakeshore Drive NW from Residential-I (R-I) to General Business (G-B) zoning for a multi-tenant retail, office and restaurant was withdrawn at the City Council meeting.

2018 – A request by John Harris to rezone a 5.73± acres tract located at 1331 Lanier Valley Drive from Residential-II (R-II) and General Business (G-B) to General Business (G-B) zoning for a non-profit residential facility was approved with conditions.

2018 – A request by Lake 53, LLC to rezone a 6.227± acres tract located at 1995 Dawsonville Highway from General Business (G-B) to Planned Unit Development (P-U-D) zoning for 79 residential condominiums and office space was conditionally approved.

2017 – A request by Lidl US Operations to rezone a 6.854± acres tract (subject property) located at 0 and 1010 Dawsonville Highway from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B) zoning for a grocery store was withdrawn at City Council.

2017 – A request by Oak Hall Companies, LLC to rezone a 157.98± acres tract located at 0, 1264 and 1817 Ahaluna Drive; 1876 Dawsonville Highway; 2208 Karen Lane; 0 and 2029 Strickland Drive; 0 and 1489 West Lake Drive from Residential-I-A (R-I-A), Residential-I (R-I), Planned Unit Development (P-U-D) and Regional Business (R-B) to Planned Unit Development (P-U-D) and General Business (G-B) zoning for a mixed-use, age restricted community was approved with conditions.

2017 – A request by Oak Hall Companies, LLC to annex a 50.81± acres tract with a zoning of Planned Unit Development (P-U-D) and General Business (G-B) located at 0 and 1758 Ahaluna Drive; 1508, 1550, 1740, 1746, 1758, 1760, 1934 and 1982 Dawsonville Highway; 300 and 301 Skyview Drive; 0, 2008 and 2016 Strickland Drive was conditionally approved for a mixed-use, age restricted community.

2017 – A request by Oak Hall Companies, LLC to annex a 26.16 ± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; 2049 Strickland Drive was conditionally approved for an age restricted, active adult community.

▪ **Staff Analysis**

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

The adjacent and nearby property consists of single-family, two-family and commercial uses. A zoning of General Business (G-B) inherently permits a variety of commercial uses some of which include an office, bank, retail, restaurant, auto sales and repair, carwash, gas station, motel or hotel. The proposed extended-stay hotel will function similarly to a standard hotel but provides for better accommodations that cater to guests. On a broader scale, the proposed extended-stay hotel supports the Convention and Visitors Bureau (CVB), the Greater Gainesville Sports Alliance (GGSA), as well as, local businesses and industry by providing temporary lodging for tourists and business travelers.

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

Overall, the proposal should not adversely affect the existing use or usability of adjacent or nearby property. However, the proposed extended-stay hotel will initially be in view of the adjacent residential properties within the Beechwood Estates neighborhood. As measured from the proposed building, the closest residential structure is 115± feet from the neighboring residential duplex off of Beechwood Boulevard and 135± feet from the neighboring Lake Forest apartment building. The combination of existing pine trees and newly planted evergreen trees will provide a dense buffer overtime (5+ years).

A stormwater management plan including sedimentation control, stormwater detention, run-off reduction and water quality measures will be required. Vehicular traffic will access the existing signalized intersection on Dawsonville Highway located between the Cheddar's and Olive Garden restaurants.

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

It is staff's opinion that the proposed retail building is supported by the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Commercial* land use category which includes areas focused on retail, office, or other commercial service areas such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses which may be located as a single use in one building or grouped together in a shopping center.

The subject property is located within the *Suburban Commercial* Character Area. This character area will continue to grow as a regional retail center, but it should diversify over time to include higher-density mix of retail, office, services, and employment, with limited multi-family residential. In addition, expanding premium retail could offer a variety of shopping options that are currently

not available elsewhere in the city. As it grows, the area may become one of the most prominent commercial corridors in the city and a thriving economic anchor for the northwest side. Land uses supported in the character area are multi-family residential, general mixed-use, commercial and public and institutional. It appears the proposal is consistent with the Comprehensive Plan.

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

The subject property has remained undeveloped for 15 years since the time it was originally graded as part of the commercial subdivision. The property is currently zoned General Business (G-B) which allows for a hotel and numerous commercial uses. The applicant is proposing an extended stay hotel which requires special use approval. The proposed use appears reasonable given the property's proximity to Dawsonville Highway, Lake Lanier, Lanier Point Park and numerous restaurants and retail shopping centers.

If this request were to be denied, the property owner would retain their right to develop the property for a lodging service hotel.

(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?

Existing infrastructure such as water, sewer and access are in place and have capacity to serve the proposed use. Gainesville Fire Station #1 off of Queen City Parkway is located approximately 2.65 miles away. As well, Gainesville Fire Station #5 is planned 1.0 from the subject property at the entrance to the new Lake Society age restricted community off of Dawsonville Highway.

The proposed extended stay hotel is designed for no more than 30 days lodging within one or more rooms within the same facility and is catered to traveling professionals and tourism. The applicant does not anticipate there will be impacts to the Gainesville City School System given the design and amenities of the extended stay hotel and the limited length of stay permitted by the Unified Land Development Code.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed extended stay hotel could generate 499± new trips per weekday (50% entering and 50% exiting), 42± A.M. peak hour trips (67% entering and 33% exiting) and 44± P.M. peak hour trips (42% entering and 58% exiting). The existing shared access with the neighboring Buffalo Wild Wings restaurant is sufficient to serve the development.

(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?

The growth within the surrounding area was anticipated by the Comprehensive Plan and the proposed extended stay hotel appears to be supported by the changing conditions.

Over the past 20 years, the surrounding area has experienced significant residential and commercial growth along Dawsonville Highway (SR 53). As a result, the traffic volume has increased significantly along this corridor. According to the Georgia Department of Transportation (GDOT), improvements to the corridor are designed to improve congestion for through traffic by connecting existing right turn auxiliary lanes between Ahaluna Drive and Shallowford Road (0.81 mile) and installing R-CUT medians. GDOT anticipates the improvements will be completed during 2025.

(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?

Due to the Comprehensive Plan, adjacent commercial uses and inherent development rights of the property under G-B zoning, the proposed special use request with the recommended conditions appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Additional Special Use Criteria**

- (1) **The type of street providing access to the subject property is adequate to serve the proposed Special Use.**

Access is proposed from an existing private cul-de-sac road that was designed to serve the subject property and adjacent commercial uses.

- (2) **Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.**

The subject property has a curb cut that provides access to the existing private road. The private road meets City standards including 5 foot wide sidewalks, curb and gutter. Access is adequate for emergency vehicles.

- (3) **Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.**

The existing public facilities are adequate to serve the proposed use. The Gainesville City School system should not be impacted by the proposal.

- (4) **Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.**

Any dumpsters, service/loading areas will be required to be screened from the adjacent residential uses. Lighting will be required to be designed as non-spill and placed in a manner so as to minimize direct visibility by the adjacent properties.

- (5) **The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.**

The proposal is for an extended-stay hotel which is open for business 24 hours a day / 7 days a week. The property is zoned G-B which does not restrict business hours. A standard hotel could be built on the property without special use approval or the need for variances.

- (6) **The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.**

The proposed extended-stay hotel includes 4 stories over basement level parking. The height is 48± feet above street grade and a total of 59± feet including the sub-level parking. Of comparison, the nearby Holiday Inn Express & Suites is 4 stories (58 feet in height), 55,635± square feet in size and contains 94 rooms. As measured from the proposed building, the closest residential structure is 115± feet from the neighboring residential duplex off of Beechwood Boulevard and 135± feet from the neighboring Lake Forest apartment building.

The combination of existing pine trees and newly planted evergreen trees will provide a dense buffer overtime (5+ years).

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of the proposed special use request within **General Business (G-B) zoning**, based on the Comprehensive Plan and the adjacent nonresidential land uses.

Conditions

1. The special use approval shall be limited to the operation of a Home2 Suites by Hilton extended stay hotel or any other hotel brand that is considered upper midscale or upper scale extended stay hotel.
2. The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application per the approval of the Community & Economic Development Director.
3. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, 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.
4. The existing trees located within the proposed 35 foot wide buffer shall remain except for those areas that may interfere with stormwater facilities. In addition, a mixture of evergreen trees shall be planted at the top of the retaining wall, as well as, between the 35 foot wide buffer area and the proposed building. The minimum install height of the trees shall be 10 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
5. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent properties and roads.
6. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
7. The subject property shall be limited to one monument sign not to exceed 10-feet in height and 100 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code and shall be limited to the north and east sides of the building. Electronic message board signs or electronic changeable copy signs are not permitted.
8. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.

9. The proposed variance request shall be contingent upon City Council approving the special use for the proposed Home2 Suites by Hilton extended stay hotel.
-

Excerpts from the March 11, 2025 PAB Meeting Minutes

Applicant Presentation: Aneesh Patel, 809 Jesse Jewell Parkway, stated the reason for purchasing the property was it was zoned for a hotel but was unaware at that time changes to the code created obstacles regarding parking and site requirement. Mr. Patel stated the hotel won the JD Associates number one mid segment to upper scale segment award two years ago and will compete with higher end rates starting at \$150 and above. Most guests stay three to six days at a time but enjoy the flex space which is a healthier option being able to cook rather than eating out. His opinion was the project will benefit the city and county by helping facilitate the growth. The room images and details were explained by Mr. Patel stating only twenty percent will have a range/oven / dishwasher and no paper products being used only china-ware will be used in order to help with conservation and recycling.

FAVOR: None

OPPOSE: Christine Osasu, 1738 Lanier Springs Drive, stated she lives in the Beechwood Estates and appreciates all work by the staff and understands it would be a nice hotel. The main concern was the existing traffic issue, only one exit for the neighborhood and seems no concern regarding traffic issues for the people in the neighborhood. She then spoke about extended stays having a bad reputation in Gainesville and concerned with it being a high end extended stay in years to come. Ms. Osasu would prefer for the extended stay not be near her home and it affecting the property value of the homeowners.

Chairman Carter advised the property was zoned in 2010 for a hotel and the only reason for the public hearing was for an extended stay hotel but with no changes a hotel could be built. Ms. Osasu again expressed an extended stay has a different spirit and concerned about living next to an extended stay.

Rebuttal: Mr. Patel stated the customer base would be around eighty at maximum and not every parking space will be occupied. He mentioned traffic from the hotel would not be much of a concern with the restaurants having around 300 vehicles per day. His commented since it is Hilton property, a leader in the market along with Marriott, trending in the \$200's and always positive reviews. Mr. Patel advised there seems to be a misconception in Gainesville regarding extended stay hotels due to some hotels deciding to become an extended stay but with the rates being in the range of \$150 to \$200 and the type of property would not be an issue for the future and remaining a high-end hotel. Also mentioned, people traveling in town for ballgames and events usually stay at Holiday Inn Express, Hampton Inn or Super 8, not at an extended stay hotel.

Chairman Carter asked Mr. Ligon to remind everyone how long ago the standards were raised for an extended stay hotel and was advised approximately 4 years ago. Chairman Carter replied it was addressed due to some problems with some existing extended stay hotels in the community.

Board Member Young asked if it were older hotels which were single occupancy being turned into extended which was confirmed. There was discussion of the proposed project being different and designed for an extended stay.

There was a motion to recommend conditional approval of the special use request for an extended stay hotel having a zoning of General Business (G-B) with the following conditions:

Conditions

1. The special use approval shall be limited to the operation of a Home2 Suites by Hilton extended stay hotel or any other hotel brand that is considered upper midscale or upper scale extended stay hotel.
2. The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application per the approval of the Community & Economic Development Director.
3. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, 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.
4. The existing trees located within the proposed 35 foot wide buffer shall remain except for those areas that may interfere with stormwater facilities. In addition, a mixture of evergreen trees shall be planted at the top of the retaining wall, as well as, between the 35 foot wide buffer area and the proposed building. The minimum install height of the trees shall be 10 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
5. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent properties and roads.
6. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
7. The subject property shall be limited to one monument sign not to exceed 10-feet in height and 100 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code and shall be limited to the north and east sides of the building. Electronic message board signs or electronic changeable copy signs are not permitted.
8. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.
9. The proposed variance request shall be contingent upon City Council approving the special use for the proposed Home2 Suites by Hilton extended stay hotel.

Motion made by Board Member Simmons

Motion seconded by Board Member Young

Vote – 5 favor, 2 absent (Thompson, Martin)

RESOLUTION ZR-2025-____

APPROVAL OF A REQUEST FOR A SPECIAL USE
SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, under **Chapter 9-6-5 G-B General Business District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-5-2 Permitted and Special Uses** allows an *extended stay lodging services* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Aneesh Patel** allow *an extended stay hotel* within a General Business (G-B) zoning district identified as follows:

00-115-002-085
1181 Dawsonville Highway, NW
Ward One

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the **Gainesville Planning and Appeals Board** held a public hearing regarding this matter on **March 11, 2025**.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code with the following conditions:

Conditions

1. The special use approval shall be limited to the operation of a Home2 Suites by Hilton extended stay hotel or any other hotel brand that is considered upper midscale or upper scale extended stay hotel.
2. The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application per the approval of the Community & Economic Development Director.
3. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, 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.
4. The existing trees located within the proposed 35 foot wide buffer shall remain except for those areas that may interfere with stormwater facilities. In addition, a mixture of evergreen trees shall be planted at the top of the retaining wall, as well as, between the 35 foot wide buffer area and the proposed building. The minimum install height of the trees shall be 10 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.

RESOLUTION ZR-2025-__

5. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent properties and roads.
6. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
7. The subject property shall be limited to one monument sign not to exceed 10-feet in height and 100 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code and shall be limited to the north and east sides of the building. Electronic message board signs or electronic changeable copy signs are not permitted.
8. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.
9. The proposed variance request shall be contingent upon City Council approving the special use for the proposed Home2 Suites by Hilton extended stay hotel.

Adopted this _____ day of _____, 2025.

W. Samuel Couvillon, Mayor

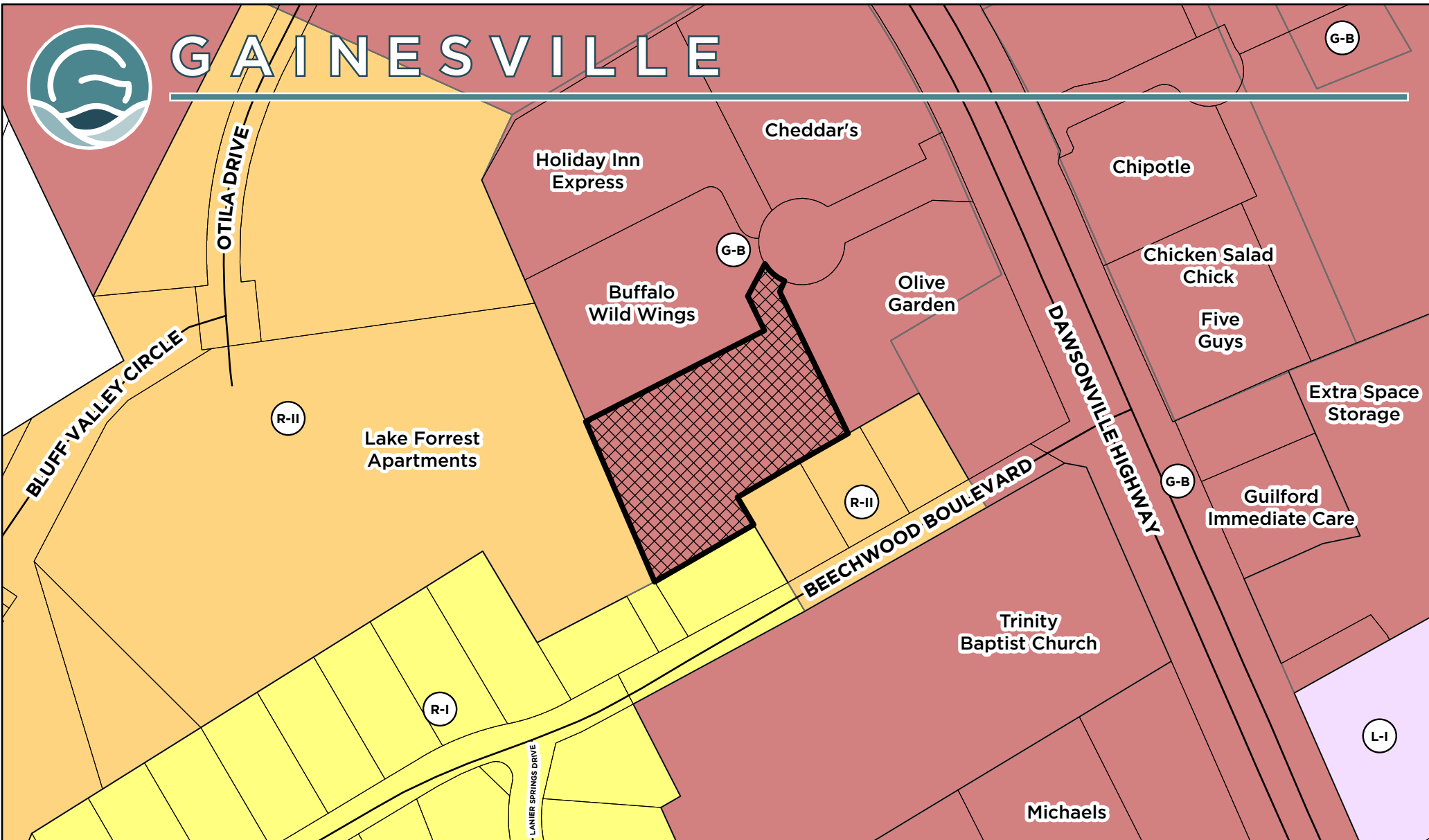
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE



Applicant: ANEESH PATEL		Request: Special use request on +/- 1.92 AC within General Business (G-B) to allow an extended stay hotel.	
SPECIAL USE REQUEST			
Subject Property Address: 1181 Dawsonville Highway, NW	Tax Parcel: 00-115-002-085	 Subject Property	
Meeting Date: 04/01/2025	Map Prepared: 02/19/2025		



GAINESVILLE

OTILA DRIVE

BLUFF VALLEY CIRCLE

Holiday Inn Express

Cheddar's

Chipotle

Chicken Salad Chick

Five Guys

Extra Space Storage

Guilford Immediate Care

Trinity Baptist Church

Michaels

Lake Forrest Apartments

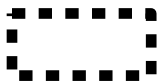
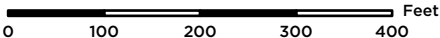
Buffalo Wild Wings

Olive Garden

BEECHWOOD BOULEVARD

DAWSONVILLE HIGHWAY

LANIER SPRINGS DRIVE

Applicant: ANEESH PATEL		Request: Special use request on +/- 1.92 AC within General Business (G-B) to allow an extended stay hotel.	
SPECIAL USE REQUEST			
Subject Property Address: 1181 Dawsonville Highway, NW	Tax Parcel: 00-115-002-085	 Subject Property	Aerial from 2023
Meeting Date: 04/01/2025	Map Prepared: 02/19/2025	 0 100 200 300 400 Feet	Scale: 1" = 200'



Narrative

Aneesh Patel
1181 Dawsonville Highway, NW
Parcel ID: 00115002085

I am proposing special use approval within General Business (G-B) zoning for an Upper Midscale / Midscale extended-stay hotel project on the above referenced property. The hotel will be Hilton's premium flag "Home 2 Suites by Hilton". The Hotel brand offers extended stays in all-suite accommodations. Home2 Suites by Hilton achieved the number 1 ranking in both the Upper Midscale and Upper Midscale ES segment from J.D. Power two years in a row for North America Guest Satisfaction Guest Index.

The proposed Home2 Suites is a 4 story 62,310 square foot building over a parking garage that is below street grade. A total of 80 guest rooms are proposed and 87 parking spaces (46 ground spaces / 41 garage spaces). It is located on the 1.92 steeply sloped acres at the rear of the existing development that is accessed off of Dawsonville Hwy in an existing cul-de-sac located between Olive Garden and Buffalo Wild Wings. An existing 35' wide evergreen buffer will remain between the proposed hotel and the adjacent Beechwood Estates subdivision and Lake Forest Apartment complex. In addition, a row of evergreen trees will be planted at the top of the proposed retaining wall to further enhance the buffer.

This particular Hilton product caters to higher end clientele and will allow us to accommodate international business clients that work with our local manufacturing, production plants along with our medical industry which require them to stay for an extended period of time in the area. The Home2 Suites will also allow the CVB, GGSA (Gainesville Sports Alliance), Film Ready Gainesville Program to host more events, for sports teams that travel for weekend tournaments, like youth swim meets, soccer, baseball, basketball, football and our help our growing local film industry. The brands room rates are between \$150-190 per night, with a national average of \$144.00 and Occupancy of 78%. Average length of stay is 2.7 nights. Guests staying longer have an average of 11-night stays not 30,60,90 days of budget properties. That attributes to less than 33% of the occupancy over the year.

Some of the highlights of the hotel are as follows:

- Upscale suite ranging from 400-600 sf.
- Each guest room is provided Real China, glass, flatware and Hydration stations around the hotel (less plastic wear)
- Appliances with energy star ratings, water saving toilets, sinks, and shower heads
- Recycling stations in the lobby, outside elevators & guestrooms
- Outdoor Saline Pool – Chlorine and Chemical free which means great for the environment
- Your 2 Hands program – a philanthropic vision partnering with a local organization to strengthen our community locally
- Full hot breakfast – Breakfast Sandwiches, cereal, waffles, yogurt and more

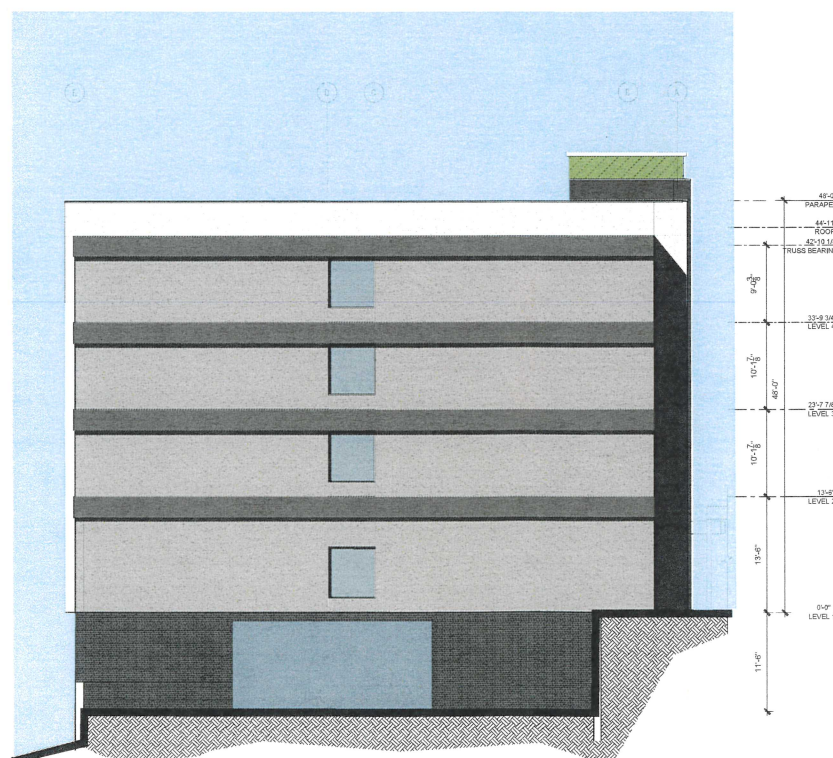
- Beer & Wine along with small bites during evening social hours
- Cozy Outdoor patio space with grills, fireplace, café lights, couches, and TVs.
- Contemporary lobby with fireplace, high end furniture, TVs, coffee bar and 24hrs reception & housekeeping
- Spin to Cycle gym. Spin bikes, treadmill, elliptical, functional trainer, free weights, yoga mats

The concept is built around all the needs for customers that both stay 2 to 3 nights or would like to stay for an extended period and provide them the accommodation that are necessary for it. That is why the brand won both number one ranking in Upper Midscale Hotel and Midscale ES Hotel.

We have already completed 90% of all drawings, and submittals to Hilton. We have already selected our General Contractor and are in the process of first reviews with City Planning. During our meeting with the City Planning Staff I was made aware of the need for a special use approval and the variances. We did not realize there were different standards for an extended stay hotel vs a hotel. We are looking forward to bringing this exciting award-winning product to Gainesville and plan on breaking ground 4th quarter 2025 and anticipate an opening date around the 2nd quarter of 2027.



1 FRONT ELEVATION
SCALE 1/8"=1'-0"



2 SIDE ELEVATION
SCALE 1/8"=1'-0"

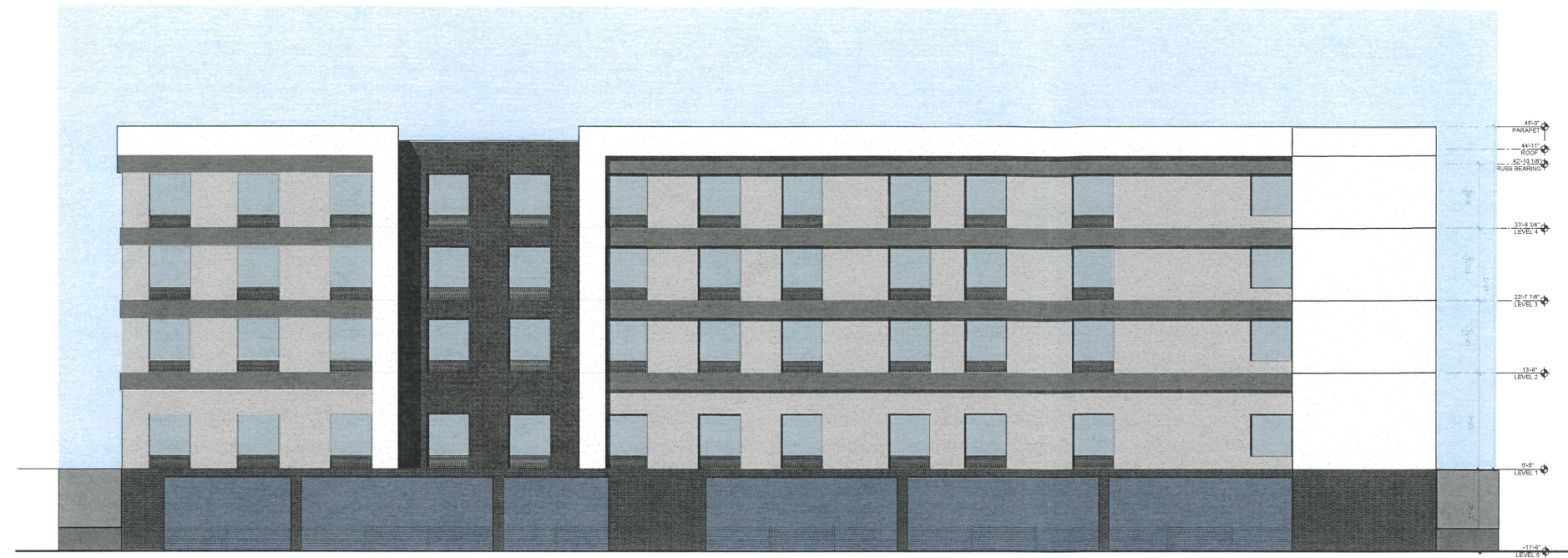
DRAWING RECORD

THOMPSON GREENE
ARCHITECTS

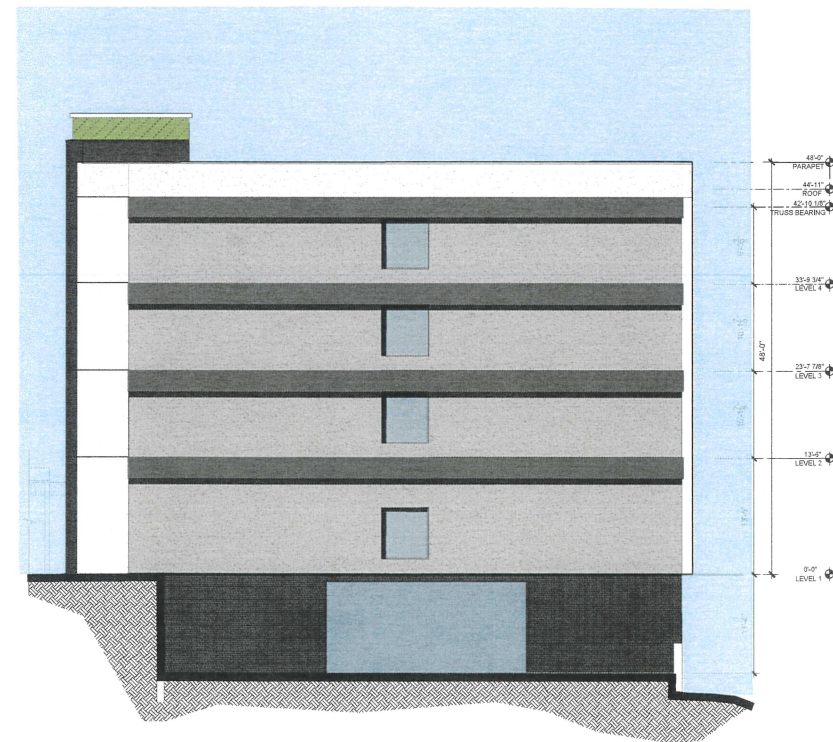
ALL DRAWINGS AND WRITTEN MATERIAL HEREIN IS THE
PROPERTY OF THOMPSON GREENE ARCHITECTS, LLC,
AND IS TO BE USED SOLELY FOR THE PROJECT LISTED
ABOVE. THIS DOCUMENT MAY NOT BE USED OR
DISCLOSED WITHOUT PRIOR CONSENT OF THE ARCHITECT.

EXTERIOR
ELEVATIONS

A-4.1



1 REAR ELEVATION
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"

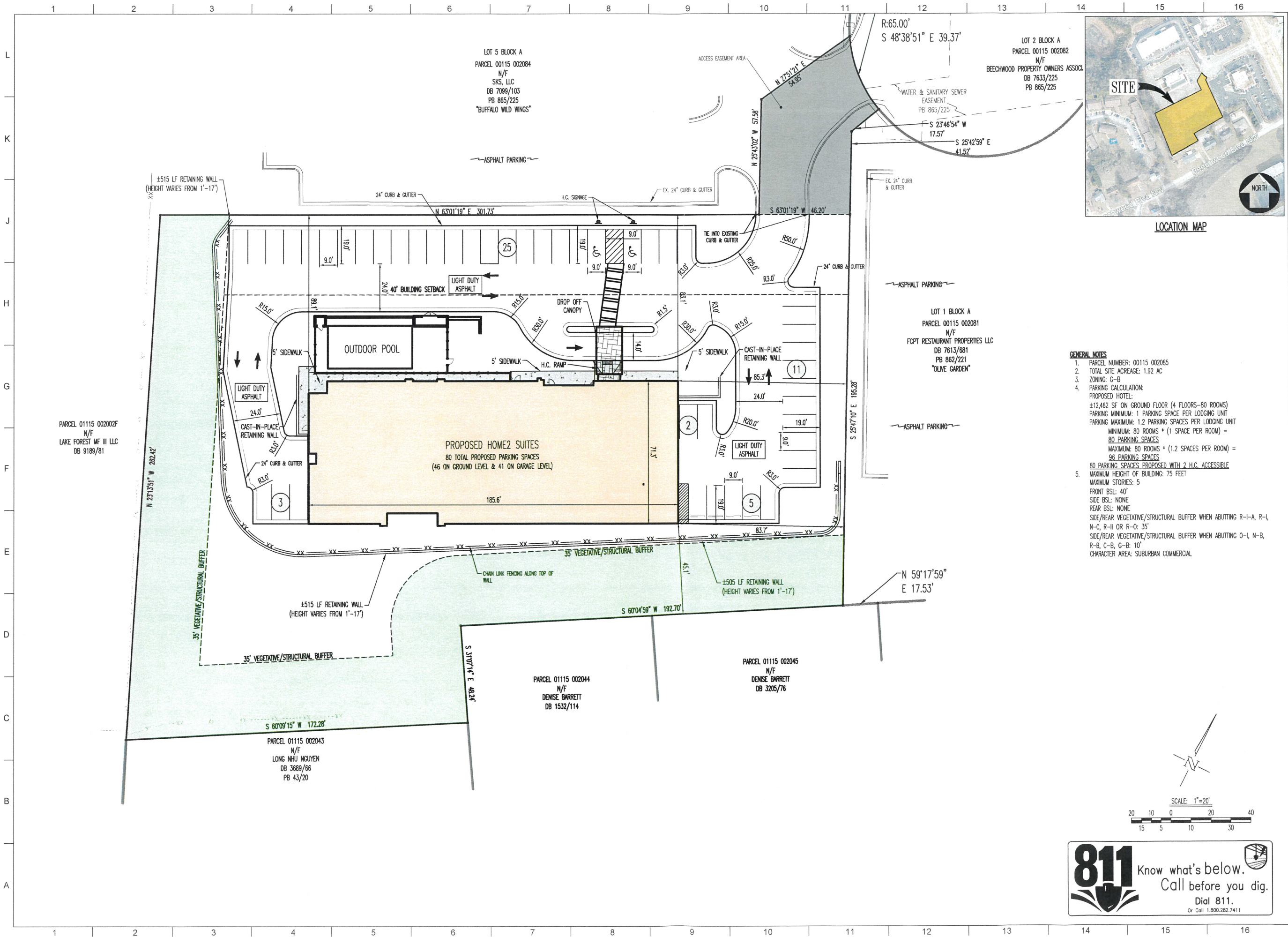
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EXTERIOR
ELEVATIONS

A-4.2



CSC

DESIGN,

INC.

ARCHITECTS & ENGINEERS

135 P. Rickman Industrial Dr.
Suite 100, Canton, GA 30115
(770) 345-2579

REGISTERED
PROFESSIONAL
ENGINEER
01/30/2025
MATTHEW C. LEO

CSWCC LEVEL II
CERTIFICATION #000039613
EXPIRES 11-1-27

JOB: 24-042
DRW: BET
CHK: MCZ

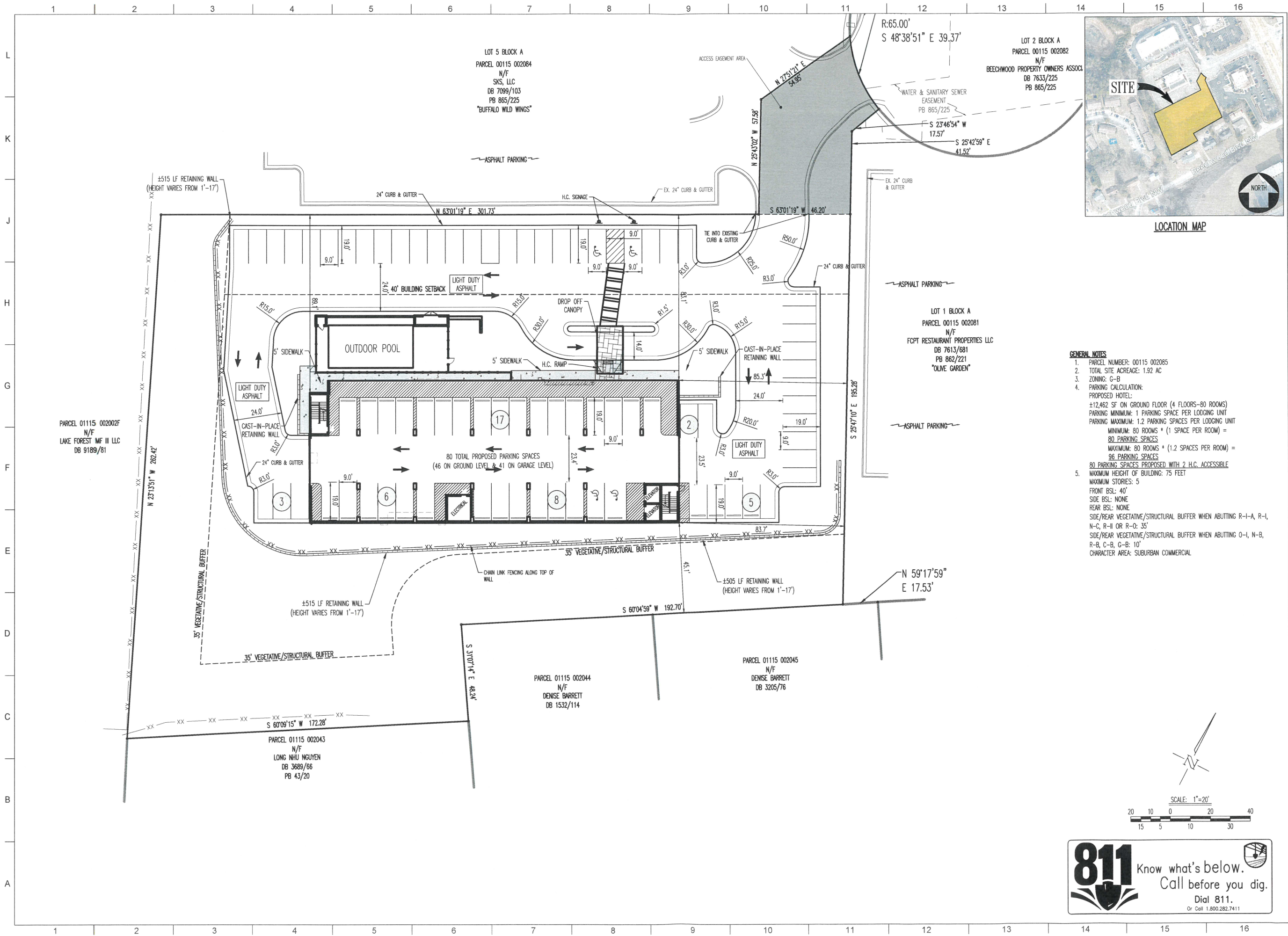
REVISIONS	DATE	NUMBER	COMMENTS
	12/2/24	1	CONCEPT MEETING WITH GWINNETT

HOME2 GAINESVILLE
1181 NW DAWSONVILLE HWY
LAND LOT 172, 9th DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CONCEPTUAL
SITE
PLAN
C-2A
DATE: 12/02/2024

811

Know what's below.
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Dial 811.
Or Call 1.800.282.7411



CSWCC LEVEL II
CERTIFICATION #000039613
EXPIRES 11-1-27

JOB: 24-042
DRW: JJS
CHK: MCZ

REVISIONS	DATE	NUMBER	COMMENTS
	12/2/24	1	CONCEPT MEETING WITH GWINNETT

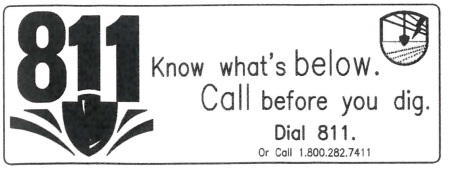
HOME2 GAINESVILLE

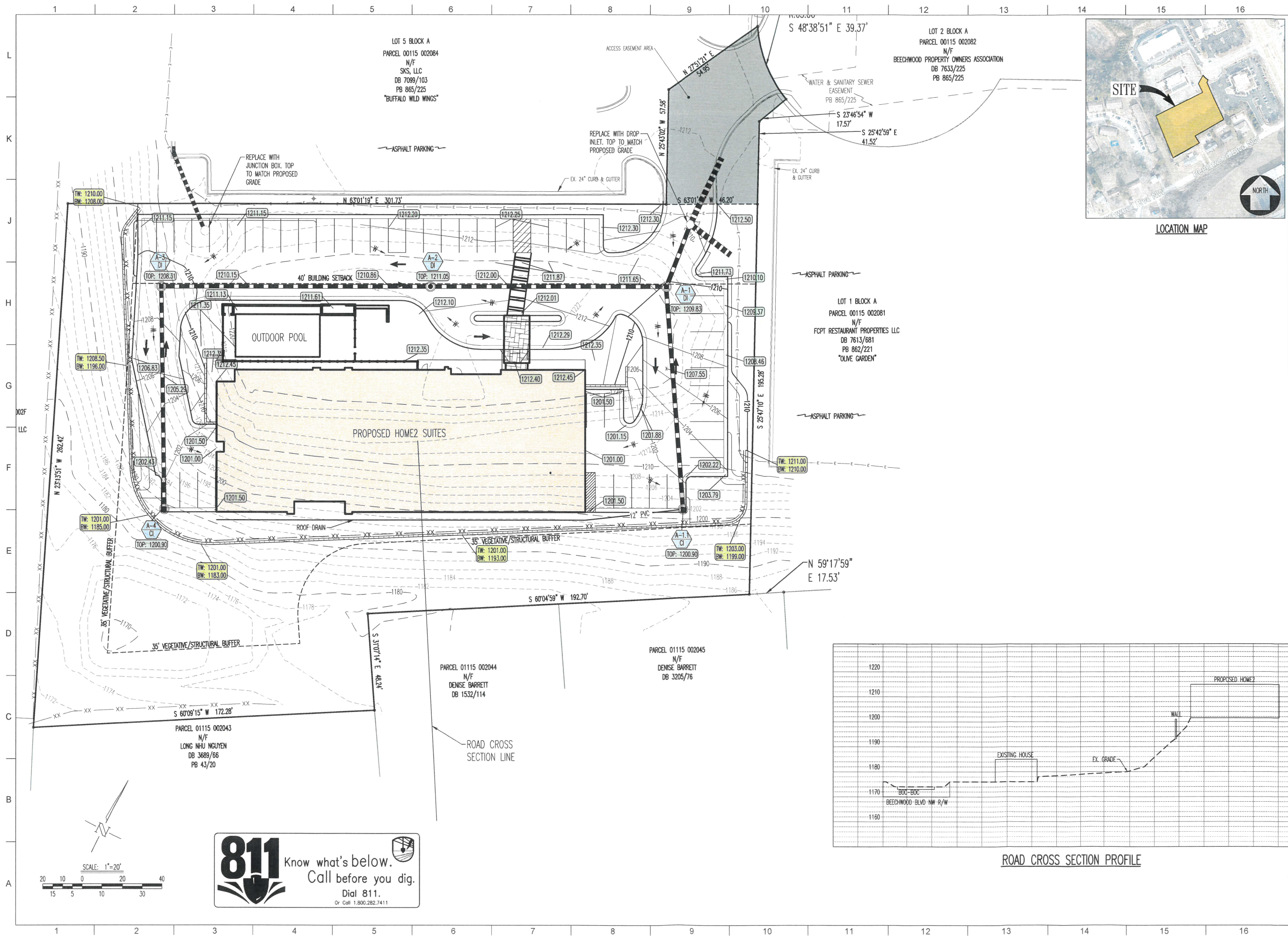
1181 NW DAWSONVILLE HWY
LAND LOT 172, 9th DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CONCEPTUAL
SITE
PLAN

C-2B

DATE: 12/02/2024





CSC DESIGN, INC.
ARCHITECTS & ENGINEERS
135 P. Rickman Industrial Dr.
Suite 100, Canton, GA 30115
(770) 345-2579



CSWIC LEVEL II
CERTIFICATION #000039613
EXPIRES 11-1-27

JOB: 24-042
DRW: BET
CHK: MCZ

REVISIONS	DATE	NUMBER	COMMENTS
	12/2/24	1	CONCEPT MEETING WITH GWINNETT

HOME2 GAINESVILLE
1181 NW DAWSONVILLE HWY
LAND LOT 172, 9th DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CONCEPTUAL
GRADING
PLAN

C-3A

DATE: 12/02/2024

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FIRST FLOOR PLAN

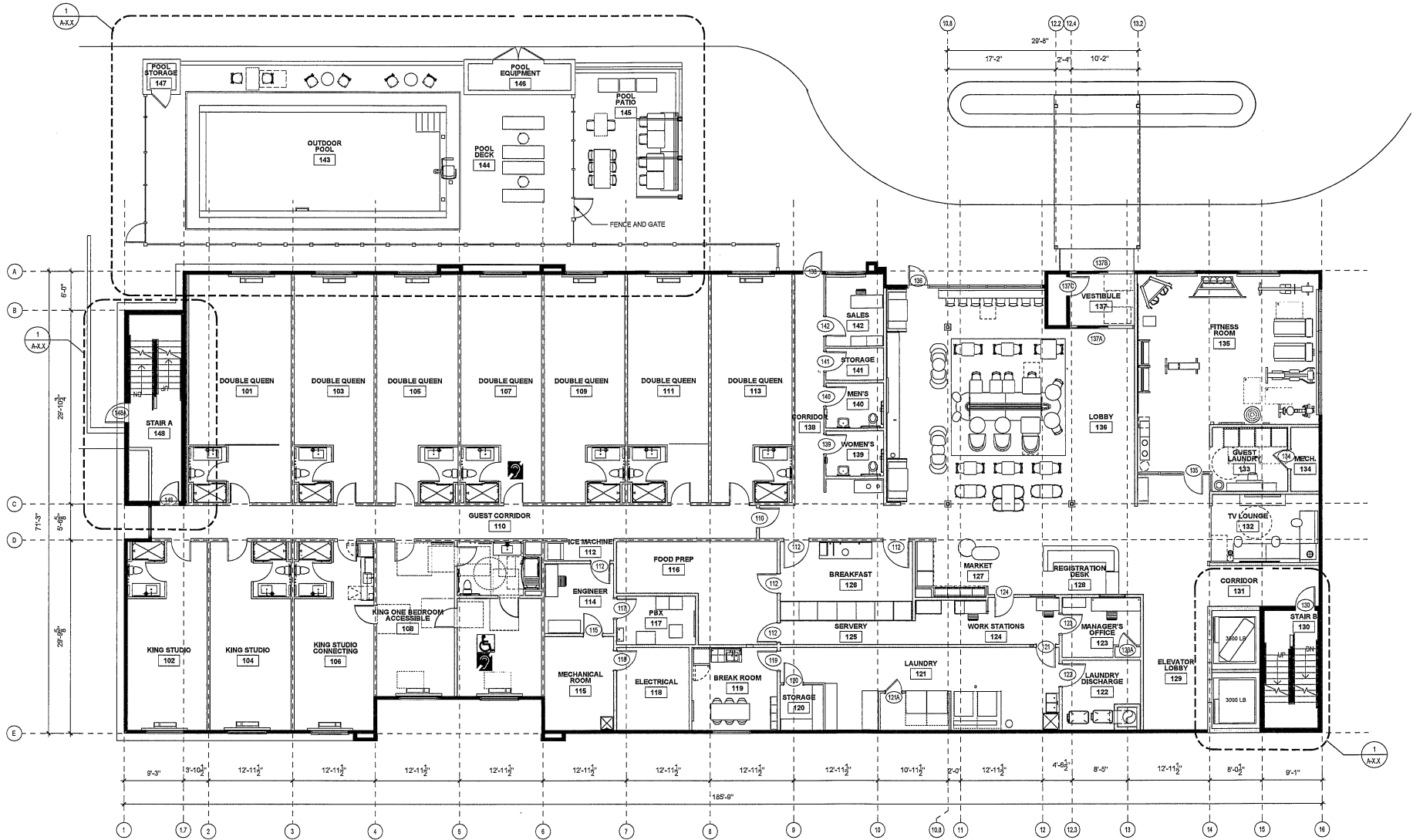
A-1.1

GENERAL NOTES - FLOOR PLAN

- REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR PASSENGER ELEVATORS, ELEVATOR COSSSES & CORRIDORS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR STORAGE AREAS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR MECHANICAL, ELECTRICAL, & EQUIPMENT ROOMS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITHIN THE PUBLIC SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR ROOFING MATERIAL.
- ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
- REFER TO STANDARDS FOR FIXTURE & EQUIPMENT REQ'S.
- REFER TO HADG FOR FURTHER ADDITIONAL REQ'S FOR PUBLIC SPACES & EQUIPMENT.
- FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING W/ NFPA 72 (1999 OR 2022 ADDITION) & AS REQ'D BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS "GUEST ROOMS W/ COMMUNICATIONS FEATURES" AT A MINIMUM. WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS, THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE REQ'D BY LOCAL AUTHORITIES.

KEYED NOTES - FLOOR PLAN ①

- THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION.
- EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE.
- ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF.
- LINE OF ROOFCANOPY ABOVE.
- VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAIL.
- CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-401 FOR TRANSITION DETAIL.
- FLOOR DRAIN.
- PTAC UNIT.
- HOSE BIBB - FROST FREE WHERE REQUIRED, TAMPER RESISTANT, RECESSED.
- HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- PROVIDE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 60'.
- ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HADG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
- ROOF OF POOL BELOW.
- CANOPY/TRELLIS BELOW.
- DRYER VENT LOUVER - REFER TO ELEVATIONS.
- WIRE SHELVING SYSTEM - REFER TO FRAE FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS); INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.S. CABINETS TO BE FULLY RECESSED.
- KEYCARD READER ENTRANCE HARDWARE; MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
- PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING, MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE; PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- LAUNDRY CHUTE LOCATION CONTAINED WITHIN 24 HOUR RATED SHAFT WITH RATED DOOR MONITORING. MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- CONNECTING DOOR AT LEVEL 2 ONLY.
- REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
- HYDRATION STATION.
- SEE SA-466 FOR DOOR TRIM AND FINISHES.



1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES:

- G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO SHEET A-0.1 FOR WALL TYPE DESCRIPTIONS.
- VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
- SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
- F.E.C. - INDICATES LOCATION OF FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINETS. TRIM FINISH COLOR TO MATCH ADJACENT WALL COLOR. INSTALL AS SHOWN ON PLANS & AS REQUIRED BY FIRE MARSHAL.
- PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR CORNER GUARDS TO BE USED INSIDE GUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VWC OR VWC AND KNOCK DOWN FINISH MATERIAL.
- ACoustical SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUESTROOMS.
- ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY WHEREVER APPLIES.
- PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
- PROVIDE CARBON MONOXIDE DETECTORS AT AREAS ADJACENT TO AND DIRECTLY ABOVE WHERE THERE ARE GAS CONNECTIONS.
- SPRINKLER - NFPA 13 SYSTEM.
- FOR LOCATION OF ELEC. OUTLET AND HEIGHT REFER TO ELEC. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
- PORTABLE FIRE EXTINGUISHERS MUST BE PROVIDED AND INSTALLED IN ACCORDANCE OF AHJ/FIRE MARSHAL. AT A MIN. FIRE EXTINGUISHER MUST BE PROVIDED IN FOLLOWING NON PUBLIC AREA - IN FRONT OFFICE AREA, LAUNDRY & LINEN ROOM, ENGINEERING & MECH ROOM, FOOD PREP & STORAGE SPACES.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 908.9, 2021 IFC.
- ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
- CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS: A) AT CABINET ENDS, WHERE THEY MEET GYP. BD. WALL B) AT HOLLOW METAL FRAMES, BOTH SIDES C) ALL WOOD DOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TILE & BATHTUB/SHOWER ENCLOSURE E) BETWEEN WALL TILE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL.
- FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
- ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE & BACK OF HOUSE AREAS, LAUNDRY CHUTE & ATTIC AREAS.
- FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
- DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
- ALL INTERIOR LOAD BEARING WALL TO BE 1 HR. RATED, VERIFY WITH STRUCTURAL DRAWINGS.
- RAISED CHARACTER AND BRAILLE EXIT SIGNS TO BE PROVIDED IN COMPLIANCE WITH IBC 1014.4. SEE PLANS FOR LOCATIONS.

SYMBOLS LEGEND:

- INTERNATIONAL SYMBOL OF ACCESSIBILITY - DENOTES GUESTROOMS WITH MOBILITY FEATURES (MF)
- INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR HEARING IMPAIRED - DENOTES GUESTROOMS WITH COMMUNICATING FEATURES (CF)
- WALL TYPE - SEE SHEET A-0.1
- DOOR NUMBER
- WINDOW NUMBER
- CARD READER
- FLOOR DRAIN
- LINEAR FLOOR DRAIN
- 2 HOUR FIRE RATED WALL/SHAFT WALL ASSEMBLY
- 1 HOUR FIRE RATED SHAFT WALL ASSEMBLY
- FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINET. VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL. SEE DETAIL 3/A-5.8

UNIT MATRIX: HOME 2 SUITE - GAINESVILLE, GA

AREA SQFT	KING			DOUBLE QUEEN			TOTAL
	KING STUDIO	ONE BEDROOM KING STUDIO	ONE BEDROOM KING STUDIO ACCESS.	DOUBLE QUEEN	ACCESS. DOUBLE QUEEN	DOUBLE QUEEN X WIDE	
LEVEL 1	3		1	6		1	11
LEVEL 2	9	1		11	1	1	23
LEVEL 3	8	1		11	1	1	23
LEVEL 4	9	1		11	1	1	23
SUBTOTAL	34			46		80	
TOTAL							
PERCENTAGES				42%		58%	100%

ROOMS WITH MOBILITY FEATURES (MF UNITS)		REQUIRED	PROVIDED
ROOMS WITH COMMUNICATIONS FEATURES (CF UNITS)		5	5, INCLUDING (1) WITH ROLL-IN SHOWER
CONNECTING ROOMS		-	16, RMP 106/108, 204/205, 208/209, 210/211, 202/203, 310/311, 410/411, 412/413

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SECOND FLOOR PLAN

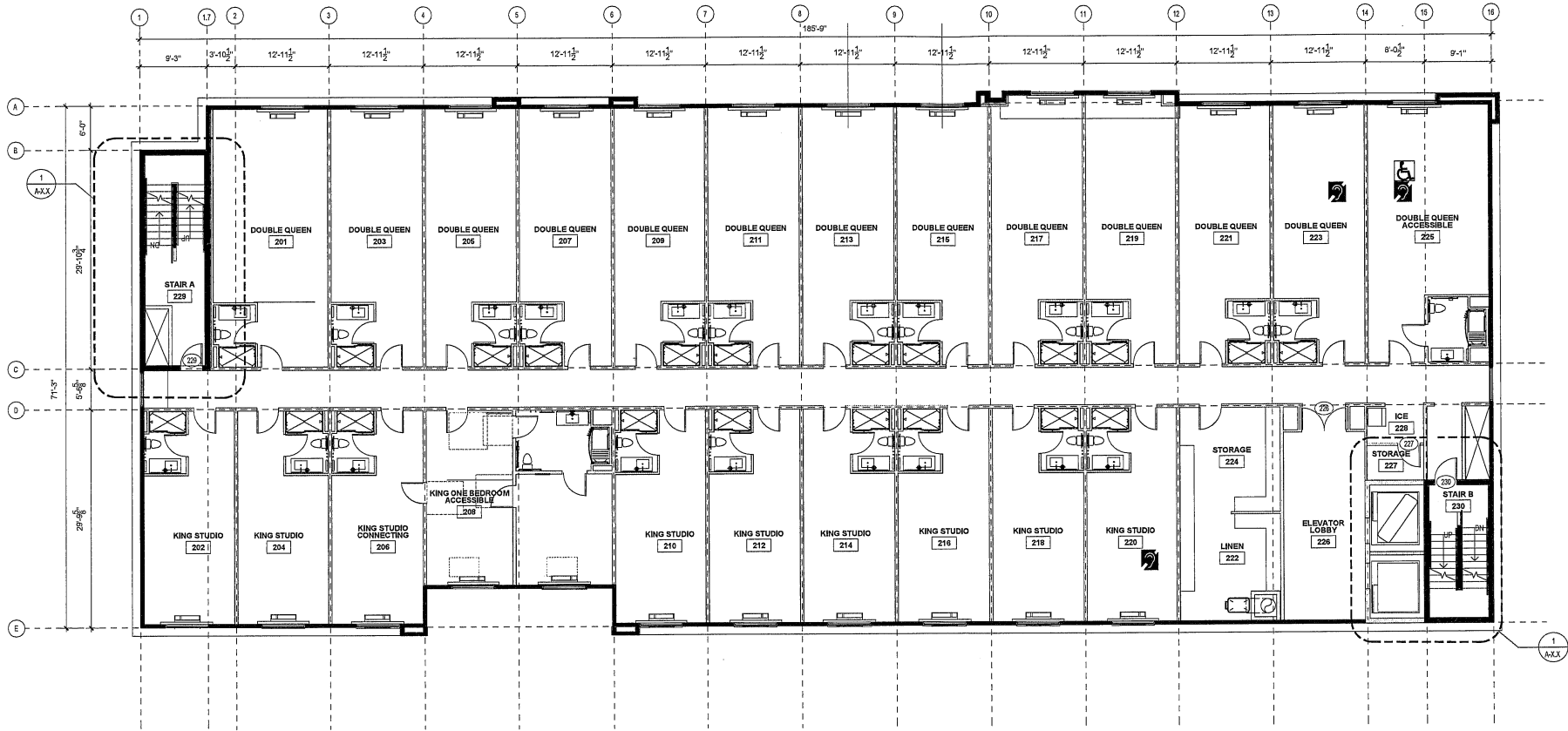
A-1.2

GENERAL NOTES - FLOOR PLAN

- A. REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
- B. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS.
- C. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR STORAGE AREAS.
- D. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR MECHANICAL, ELECTRICAL, & EQUIPMENT ROOMS.
- E. FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITHIN THE PUBLIC SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS.
- F. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR ROOFING MATERIAL.
- G. ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
- H. REFER TO STANDARDS FOR FIXTURE & EQUIPMENT REQS.
- I. REFER TO HADG FOR FURTHER ADDITIONAL REQS FOR PUBLIC SPACES & EQUIPMENT.
- J. FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING W/ NFPA 72 (1999 OR 2022 ADDITION) & AS REQD BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS "GUEST ROOMS W/ COMMUNICATIONS FEATURES" AT A MINIMUM. WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS, THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE REQD BY LOCAL AUTHORITIES.

KEYED NOTES - FLOOR PLAN ①

1. THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
2. OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION.
3. EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE.
4. ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDINGS TO ROOF.
5. LINE OF ROOF/CANOPY ABOVE.
6. VERTICAL DROP OFF - REFER TO SITE PLAN AND DETAIL.
7. CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-601 FOR TRANSITION DETAIL.
8. FLOOR DRAIN.
9. PTAC UNIT.
10. HOSE BIBB - FROST FREE WHERE REQUIRED. TAMPER RESISTANT, RECESSED.
11. HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
12. GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
13. PROVIDE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 60'.
14. ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HADG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
15. ROOF OF POOL BELOW.
16. CANOPY/TRELLIS BELOW.
17. DRYER VENT LOWER - REFER TO ELEVATIONS.
18. WIRE SHELVING SYSTEM - REFER TO FRIE FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
19. FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS); INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F. CABINETS TO BE FULLY RECESSED.
20. KEYCARD READER ENTRANCE HARDWARE, MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
21. PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING, MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE).
22. LAUNDRY CHUTE LOCATION CONTAINED WITHIN 2 HOUR RATED SHUT WITH RATED DOOR MONITORING. MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
23. CONNECTING DOOR AT LEVEL 2 ONLY.
24. REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
25. HYDRATION STATION.
26. SEE 604-466 FOR DOOR TRIM AND FINISHES.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES:

1. G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
2. G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
3. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
4. REFER TO SHEET A-0.1 FOR WALL TYPE DESCRIPTIONS.
5. VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
6. SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
7. F.E.C. = INDICATES LOCATION OF FIRE RATED FULLY-RECESSED FIRE EXTINGUISHER CABINETS. TRIM FINISH COLOR TO MATCH ADJACENT WALL COLOR. INSTALL AS SHOWN ON PLANS & AS REQUIRED BY FIRE MARSHAL.
8. PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR, CORNER GUARDS TO BE USED INSIDE GUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VMC OR VMC AND KNOCK DOWN FINISH MATERIAL.
9. ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUESTROOMS.
10. ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY WHEREVER APPLIES.
11. PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
12. PROVIDE CARBON MONOXIDE DETECTORS AT AREAS ADJACENT TO AND DIRECTLY ABOVE WHERE THERE ARE GAS CONNECTIONS.
13. SPRINKLER - NFPA 13 SYSTEM.
14. FOR LOCATION OF ELECT. OUTLET AND HEIGHT REFER TO ELECT. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
15. PORTABLE FIRE EXTINGUISHERS MUST BE PROVIDED AND INSTALLED IN ACCORDANCE OF AHJ FIRE MARSHAL. AT A MIN. FIRE EXTINGUISHER MUST BE PROVIDED IN FOLLOWING NON PUBLIC AREA - IN FRONT OFFICE AREA, LAUNDRY & LINEN ROOM, ENGINEERING & MECH ROOM, FOOD PREP & STORAGE SPACES.
16. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 906.9, 2021 IFC.
17. ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
18. CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS: A) AT CABINET ENDS, WHERE THEY MEET GYP. BD, WALL B) AT HOLLOW METAL FRAMES, BOTH SIDES C) ALL WOOD DOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TILE & BATHSHOWER ENCLOSURE E) BETWEEN WALL TILE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL.
19. FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
20. ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE & BACK OF HOUSE AREAS, LAUNDRY CHUTE & ATTIC AREAS.
21. FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
22. DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
23. ALL INTERIOR LOAD BEARING WALL TO BE 1 HR. RATED. VERIFY WITH STRUCTURAL DRAWINGS.
24. RAISED CHARACTER AND BRAILLE EXIT SIGNS TO BE PROVIDED IN COMPLIANCE WITH IBC 1014.4. SEE PLANS FOR LOCATIONS.

SYMBOLS LEGEND:

- INTERNATIONAL SYMBOL OF ACCESSIBILITY - DENOTES GUESTROOMS WITH MOBILITY FEATURES (MF)
- INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR HEARING IMPAIRED - DENOTES GUESTROOMS WITH COMMUNICATING FEATURES (CF)
- WALL TYPE - SEE SHEET A-0.1
- DOOR NUMBER
- WINDOW NUMBER
- CARD READER
- FLOOR DRAIN
- LINEAR FLOOR DRAIN
- 2 HOUR FIRE RATED WALL/SHAFT WALL ASSEMBLY
- 1 HOUR FIRE RATED SHAFT WALL ASSEMBLY
- FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINET. VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL. SEE DETAIL 3/A-5.8

UNIT MATRIX: HOME 2 SUITE - GAINESVILLE, GA

	AREA SQFT	KING				DOUBLE QUEEN			
		KING STUDIO	ONE BEDROOM	ONE BEDROOM ACCESS. KING STUDIO	KING STUDIO ACCESS.	DOUBLE QUEEN	ACCESS, DOUBLE QUEEN	DOUBLE QUEEN X WIDE	TOTAL
LEVEL 1		3		1		6		1	11
LEVEL 2		9	1			11	1	1	23
LEVEL 3		8	1		1	11	1	1	23
LEVEL 4		9	1			11	1	1	23
SUBTOTAL									
TOTAL		34				46			80
PERCENTAGES		42%				58%			100%

ROOMS WITH MOBILITY FEATURES (MF UNITS)	REQUIRED	PROVIDED
ROOMS WITH COMMUNICATIONS FEATURES (CF UNITS)	5	5, INCLUDING (1) WITH ROLL-IN SHOWER
CONNECTING ROOMS	9	16, RMP 106/108, 204/205, 208/209, 310/311, 320/303, 310/311, 410/411, 412/413

GENERAL NOTES - FLOOR PLAN

- REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR STORAGE AREAS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR MECHANICAL, ELECTRICAL & EQUIPMENT ROOMS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITH THE PUBLIC SPACE SHALL BE CONTAINED WITH FULLY RECESSED CABINETS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR ROOFING MATERIAL.
- ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
- REFER TO STANDARDS FOR FURNITURE & EQUIPMENT REQS.
- REFER TO HMOG FOR FURTHER ADDITIONAL REQS FOR PUBLIC SPACES & EQUIPMENT.
- FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING W/ NFPA 72 (1999 OR 2022 ADDITION) AS REQD BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS GUEST ROOMS W/ COMMUNICATIONS FEATURES AT A MINIMUM WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS. THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE REQD BY LOCAL AUTHORITIES.

KEYED NOTES - FLOOR PLAN ①

- THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION.
- EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE.
- ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF.
- LINE OF ROOF CANOPY ABOVE VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAIL.
- CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-01 FOR TRANSITION DETAIL.
- FLOOR DRAIN.
- PTAC UNIT.
- HOSE REEL - FROST FREE WHERE REQUIRED, TAMPER RESISTANT, RECESSED.
- HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- PROMOTE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 50'.
- ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA, PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HMOG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
- ROOF OF POOL BELOW.
- CANOPY/TRELLIS BELOW.
- DRIVE VENT LOUVER - REFER TO ELEVATIONS.
- WIRE SHELVING SYSTEM - REFER TO FIRE FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS): INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F. CABINETS TO BE FULLY RECESSED.
- KEYCARD READER ENTRANCE HARDWARE, MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
- PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING), MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE, PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- LAUNDRY CHUTE LOCATION CONTAINED WITHIN 2-HOUR RATED SHUT WITH BATED DOOR MONITORING, MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE, PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- CONNECTING DOOR AT LEVEL 2 ONLY.
- REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
- HYDRATION STATION.
- SEE 0A-456 FOR DOOR TRIM AND FINISHES.

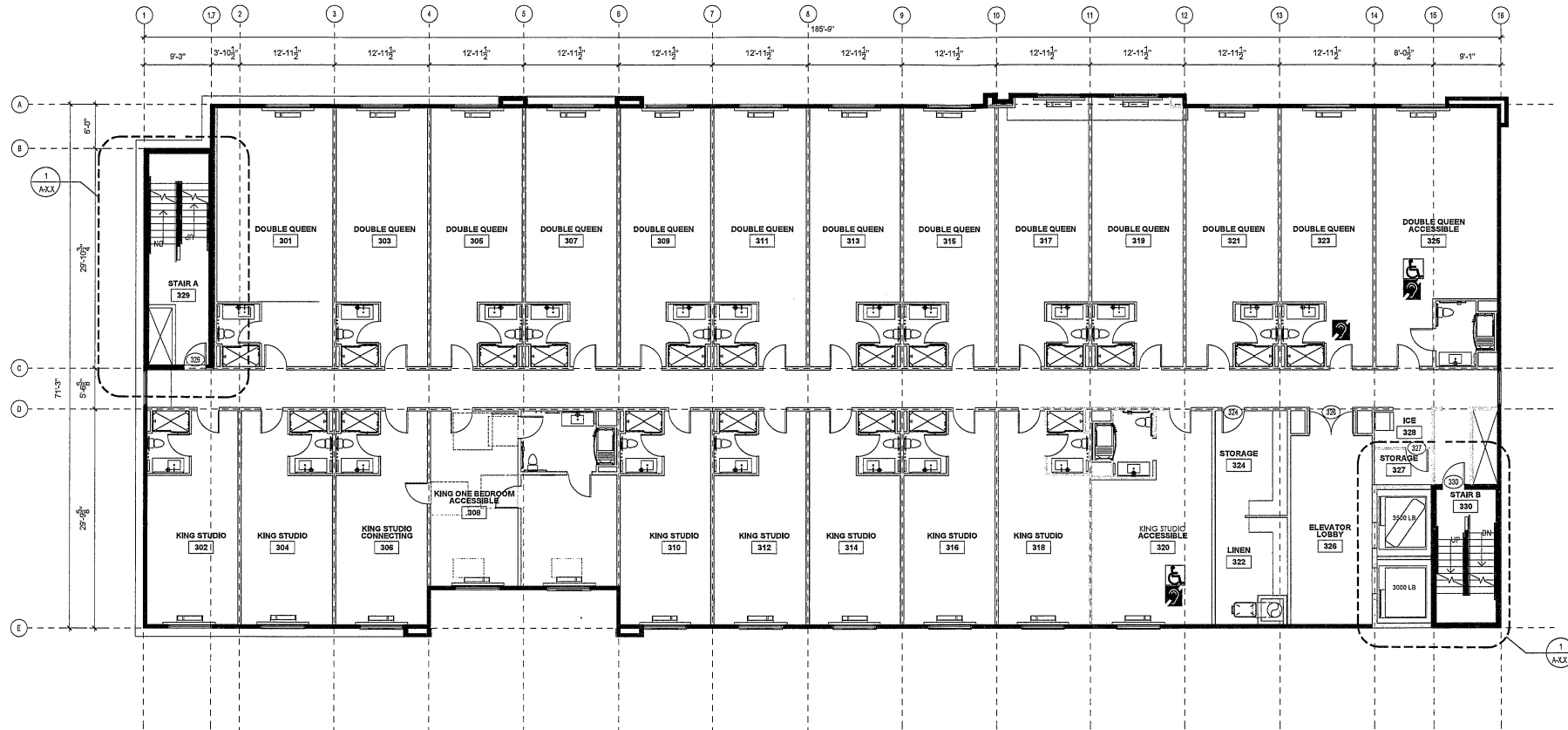
DRAWING RECORD

THOMPSON GREENE
ARCHITECTS

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN IS THE PROPERTY OF THOMPSON GREENE ARCHITECTS, LLC, AND IS TO BE USED SOLELY FOR THE PROJECT LISTED ABOVE. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR CONSENT OF THE ARCHITECT.

THIRD FLOOR PLAN

A-1.3



① THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

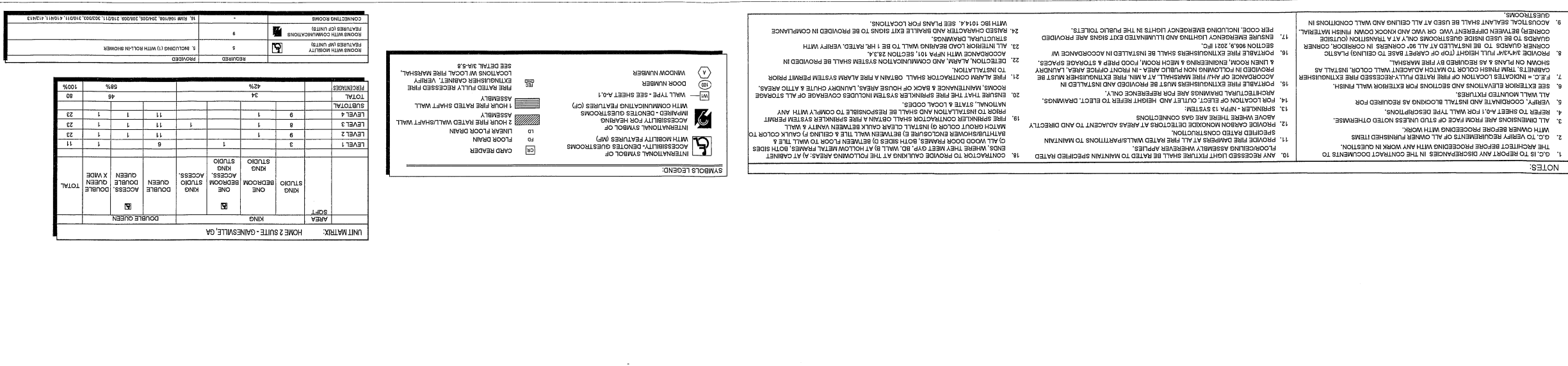
- G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO SHEET A-0.1 FOR WALL TYPE DESCRIPTIONS.
- VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
- SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
- F.E.C. - INDICATES LOCATION OF FIRE RATED FULLY-RECESSED FIRE EXTINGUISHER CABINETS. TRIM FINISH COLOR TO MATCH ADJACENT WALL COLOR, INSTALL AS SHOWN ON PLANS & AS REQUIRED BY FIRE MARSHAL.
- PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR, CORNER GUARDS TO BE USED INSIDE QUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VWC OR VWC AND KNOCK DOWN FINISH MATERIAL.
- ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL JOINTS IN QUESTROOMS.
- ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY WHEREVER APPLIES.
- PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
- PROVIDE CARBON MONOXIDE DETECTORS AT AREAS ADJACENT TO AND DIRECTLY ABOVE WHERE THERE ARE GAS CONNECTIONS.
- SPRINKLER - NFPA 13 SYSTEM.
- FOR LOCATION OF ELECT. OUTLET AND HEIGHT REFER TO ELECT. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
- PORTABLE FIRE EXTINGUISHERS MUST BE PROVIDED AND INSTALLED IN ACCORDANCE OF A.H.J. FIRE MARSHAL, AT A MIN. FIRE EXTINGUISHER MUST BE PROVIDED IN FOLLOWING NON PUBLIC AREA - IN FRONT OFFICE AREA, LAUNDRY & LINEN ROOM, ENGINEERING & MECH ROOM, FOOD PREP & STORAGE SPACES.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 909.9, 2021 IFC.
- ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
- CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS: A) AT CABINET ENDS, WHERE THEY MEET GYP. BD. WALL B) AT HOLLOW METAL FRAMES, BOTH SIDES C) ALL WOOD DOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TILE & BATH/SHOWER ENCLOSURE E) BETWEEN WALL, TILE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL.
- FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
- ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE & BACK OF HOUSE AREAS, LAUNDRY CHUTE & ATTIC AREAS.
- FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
- DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
- ALL INTERIOR LOAD BEARING WALL TO BE 1 HR. RATED, VERIFY WITH STRUCTURAL DRAWINGS.
- RAISED CHARACTER AND BRAILLE EXIT SIGNS TO BE PROVIDED IN COMPLIANCE WITH IBC 1014.4. SEE PLANS FOR LOCATIONS.

SYMBOLS LEGEND:

- INTERNATIONAL SYMBOL OF ACCESSIBILITY - DENOTES GUESTROOMS WITH MOBILITY FEATURES (MF)
- INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR HEARING IMPAIRED - DENOTES GUESTROOMS WITH COMMUNICATING FEATURES (CF)
- WALL TYPE - SEE SHEET A-0.1
- DOOR NUMBER
- WINDOW NUMBER
- CARD READER
- FLOOR DRAIN
- LINEAR FLOOR DRAIN
- 2 HOUR FIRE RATED WALL/SHAFT WALL ASSEMBLY
- 1 HOUR FIRE RATED SHAFT WALL ASSEMBLY
- FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINET, VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL, SEE DETAIL 3/A-5.8

UNIT MATRIX: HOME 2 SUITE - GAINESVILLE, GA							
LEVEL	AREA SQFT	KING			DOUBLE QUEEN		
		KING STUDIO	ONE BEDROOM ACCESS. KING STUDIO	KING STUDIO ACCESS.	DOUBLE QUEEN	ACCESS. DOUBLE QUEEN	DOUBLE QUEEN X WIDE
LEVEL 1	3				6		1
LEVEL 2	9	1			11	1	1
LEVEL 3	8	1		1	11	1	1
LEVEL 4	9	1			11	1	1
SUBTOTAL							
TOTAL	34				46		60
PERCENTAGES		42%			58%		100%

ROOMS WITH MOBILITY FEATURES (MF UNITS)	REQUIRED	PROVIDED
5	5	5, INCLUDING (1) WITH ROLL-IN SHOWER
ROOMS WITH COMMUNICATING FEATURES (CF UNITS)	REQUIRED	PROVIDED
9	9	
CONNECTING ROOMS	-	16, RHM 150108, 204205, 204209, 210211, 302033, 310211, 410411, 410413



GENERAL NOTES - FLOOR PLAN	
A.	REFER TO UNMARKED GUEST ROOM PLANS FOR DOOR THRESH & FINISH.
B.	REFER TO HOME 1 SUITES BY THE TOWN STANDARDS MANUAL FOR ADDITIONAL MEAS FOR PASSAGEWAYS, ELEVATORS, LOBBIES & CORRIDORS.
C.	REFER TO HOME 2 SUITES BY THE TOWN STANDARDS MANUAL FOR ADDITIONAL MEAS FOR STORAGE AREAS.
D.	REFER TO HOME 2 SUITES BY THE TOWN STANDARDS ELECTRICAL & EQUIPMENT MANUAL.
E.	FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATION WITHIN THE RACE SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS.
F.	MANUAL FOR ADDITIONAL MEAS FOR ROOFING MATERIAL.
G.	ROOF RAFTERS & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
H.	REFER TO STANDARDS FOR FIXTURE & EQUIPMENT REQS FOR REFER TO HAD FOR FURTHER ADDITIONAL MEAS FOR PUBLIC SPACES & EQUIPMENT.
I.	FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY COMMUNICATE A GUEST ROOMS PREPARED AS APPOINTMENT & REMAIN BELONGING IN PLACE & NOTIFY 72 HOURS OR 2022 ADDITION & AS REQD BY LOCAL. INSTALLED MONITOR & MONITOR & MONITOR CONSTRUCTION.

THE COMPETITION

Upscale
Extended
Stay

HOMEWOOD
SUITES by Hilton

Residence INN
BY MARRIOTT



H
HYATT
house

Upper
Midscale



Fairfield
BY MARRIOTT



Upper
Midscale
Extended
Stay



TOWNEPLACE
SUITES
MARRIOTT



H
HYATT
studios

Midscale
Extended
Stay



CANDLEWOOD
SUITES

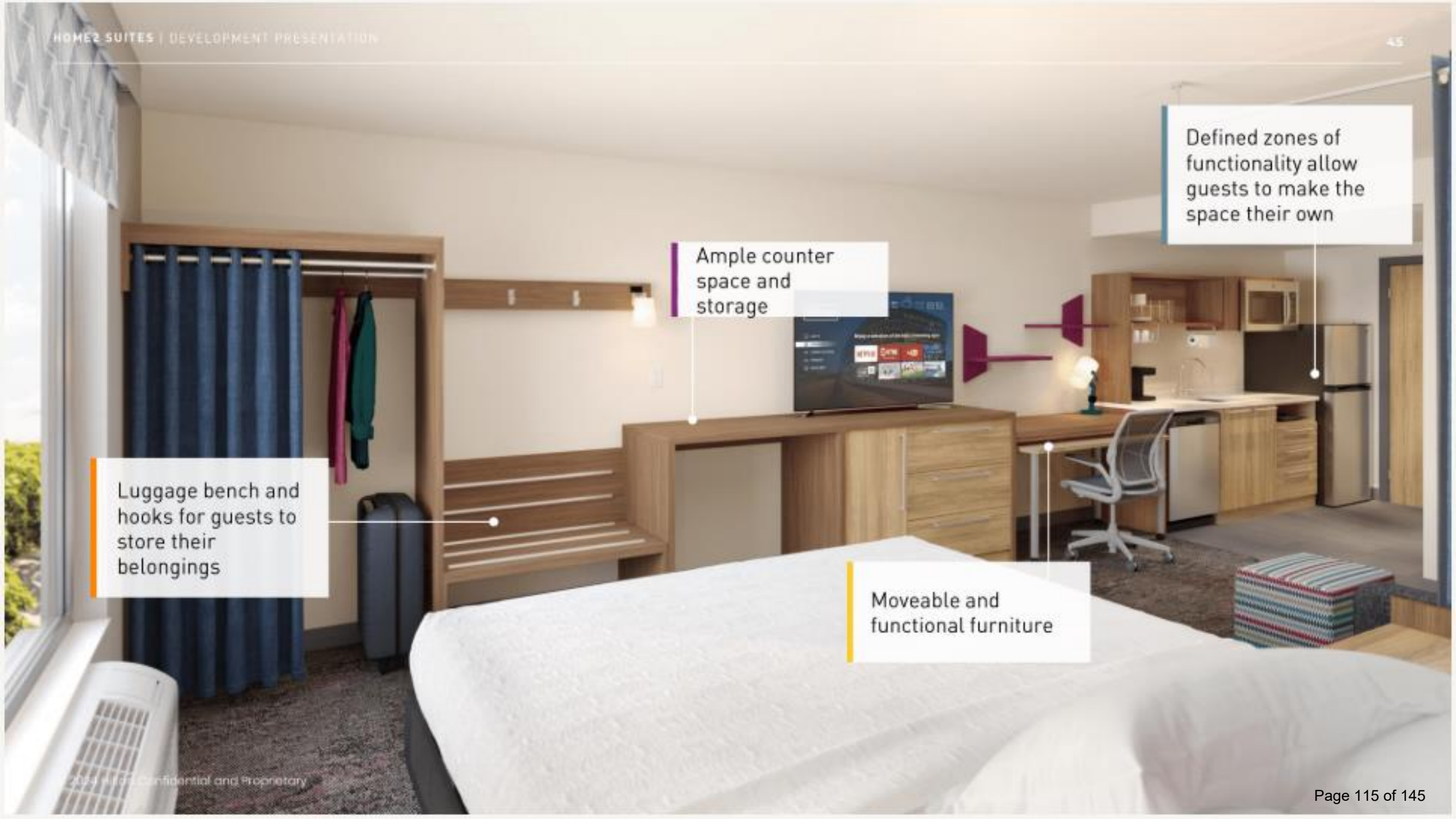


EVERHOME
SUITES

ECHOSUITES
EXTENDED STAY BY WYNDHAM

FLEXIBLE LIVING





Defined zones of functionality allow guests to make the space their own

Ample counter space and storage

Luggage bench and hooks for guests to store their belongings

Moveable and functional furniture

Real china and
cookware in all rooms

Microwave

Full-sized
refrigerator
and freezer

Portable cooktops
available on request,
allowing guests to feel at
home while offering
construction savings for
owners

Full-sized
dishwasher

KITCHEN VIBES

Shampoo and body wash dispensers for a clutter-free, eco-friendly space

Low-flow sink faucet, water conserving toilet environmental consciousness with modern design

REFRESH & RELAX

PUBLIC SPACES

Front Desk & Home2Mkt



Complimentary Breakfast



Spin2Cycle



Lobby



Lounge & Delivery Drop



Chill+Grill





CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: March 13, 2025
Date Submitted: March 21, 2025
Final Approval Date: March 28, 2025
Presenter: Abb Hayes, City Attorney
Item of Business: Resolution: Bonds Issuance for the Benefit of Brenau University, Inc.
Meeting Date: March 29, 2025

Purpose of Request:

To request authorization of the proposed plan of finance for the issuance of bonds for the benefit of Brenau University, Inc.

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. Resolution: Brenau University Bond Issuance
2. Backup Documentation -Related to Brenau University Bond Issuance

RESOLUTION BR-2025-__

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GAINESVILLE, GEORGIA, APPROVING THE PLAN OF FINANCE FOR THE ISSUANCE BY GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY OF ITS REVENUE BONDS FOR THE BENEFIT OF BRENAU UNIVERSITY, INC.

WHEREAS, the Gainesville and Hall County Development Authority (the “**Authority**”) has been requested by Brenau University, Inc., a Georgia nonprofit corporation (the “**University**”) to assist in a plan of finance (the “**Plan of Finance**”) for the purpose of (a) financing or refinancing, in whole or in part, the cost of the acquisition, construction, installation and equipping of certain educational facilities, real property, equipment and improvements owned, or to be owned, or operated by the University or one of its affiliates located in the City of Gainesville, Georgia, including but not limited to, the Featherbone Communiversity building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501 and certain other capital projects on the main campus of the University (collectively, the “**Facilities**”); (b) refunding all or a portion of certain obligations previously issued by the Authority for the benefit of the University or one of its affiliates, including but not limited to, the (i) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014 issued in the original aggregate principal amount of \$7,900,000 (the “**Series 2014 Bonds**”); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the “**Series 2018 Bonds**”); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the “**Series 2019 Bonds**”); (c) refunding all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University or one of its affiliates (the “**Bank Loans**” and, together with the Series 2014 Bonds, the Series 2018 Bonds and the Series 2019 Bonds, the “**Refunded Obligations**”); and (d) paying all or a portion of the costs of issuance of the hereinafter defined Bonds, by issuing from time to time in one or more series in the aggregate principal amount of up to approximately \$25,000,000 of its qualified 501(c)(3) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “**Code**”), for educational facilities (the “**Bonds**”), and Treadwell Syfan, Hearing Officer (the “**Hearing Officer**”) held a public hearing (the “**Hearing**”) with respect to such proposed Plan of Finance (a copy of which is on file with the Hearing Officer); and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), provides that the governmental unit having jurisdiction over the Authority of private activity bonds and over the area in which any facility financed with the proceeds of such private activity bonds is located shall approve the issuance of such bonds; and

WHEREAS, the Authority issues its revenue bonds on behalf of the City of Gainesville, Georgia, the Facilities and the facilities financed or refinanced with the Refunded Obligations are located in the City of Gainesville, Georgia, and the Mayor and City Council of the

RESOLUTION BR-2025-__

City of Gainesville, Georgia (the “**Governing Body**”) constitutes the elected legislative body of the Governing Body; and

WHEREAS, a certificate regarding the public hearing has been filed with the minutes of this meeting;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body, and IT IS HEREBY RESOLVED by the authority of the same, as follows:

Section 1. The issuance of the Bonds from time to time in one or more series by the Authority pursuant to the Plan of Finance for the benefit of the University or one of its affiliates, in an aggregate outstanding principal amount of up to approximately \$25,000,000 (in addition to any other obligations previously approved or issued by the Authority) is hereby approved to the extent required by Section 147(f) of the Code, as follows:

(a) The purpose for the issuance of the Bonds is to (a) finance or refinance the Facilities; (b) refund all or a portion of the Refunded Obligations; and (c) pay all or a portion of the costs of issuance of the Bonds.

(b) The main campus of “Brenau University” is located at 500 Washington Street SE, Gainesville, Georgia 30501. The Facilities and the facilities financed or refinanced with the Refunded Obligations are located on the main campus of Brenau University or other sites proximate to the main campus, as well as on other sites that are operated by the University as part of its integrated educational operations, including but not limited to, 1001 Chestnut Street, S.E., 429 Academy Street, 301 Main Street, S.W, 364 Green Street, 340 Green Street, 121 Prior Street, 211 Prior Street, 223 Prior Street, 225 Prior Street, and 290 Prior Street, 330 to 352 Boulevard N.E., and athletic facilities located at Jesse Jewell Parkway across from the intersection of Victory Street with Jesse Jewell Parkway, all in Gainesville, Georgia 30501.

(c) The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of (i) up to \$8,000,000 to finance or refinance for the University the cost of the acquisition, construction and installation of the Facilities, and (ii) up to \$19,500,000 to refund the Refunded Obligations previously issued for the benefit of the University to finance or refinance buildings, equipment, real property and facilities for the University; *provided that* the aggregate principal amount of the Bonds to be issued in one or more series will not exceed \$25,000,000.

(d) The initial legal owner or principal user of the Facilities financed with the Bonds or the facilities refinanced with the Bonds will be the University or one of its affiliates.

(e) The Bonds may be issued from time to time in one or more series.

RESOLUTION BR-2025-__

Section 2. Such approval by the Governing Body does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the University or the Facilities, and the Bonds shall not constitute an indebtedness or obligation of the State of Georgia or of any county, municipal corporation or political subdivision thereof, but the Bonds shall be payable solely from the revenues derived from the University and pledged to the payment thereof and no owner of any of the Bonds shall ever have the right to compel any exercise of the taxing power of said State or of any county, municipal corporation or political subdivision thereof, nor to enforce the payment thereof against any property of said State or of any such county, municipal corporation or political subdivision.

Section 3. All acts and doings of the officers and members of the Governing Body which are in conformity with the purposes and intent of this Resolution shall be, and the same hereby are, in all respects approved and confirmed.

Section 4. This resolution shall take effect immediately upon its adoption.

ADOPTED this _____ day of _____, 2025.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville, Georgia and 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

March 12, 2025

Mayor and City Council of the City
of Gainesville
Gainesville, Georgia

Re: Proposed Plan of Finance for the Issuance of Revenue Bonds by the Gainesville and Hall County Development Authority for the Benefit of Brenau University, Inc. or one of its affiliates

Dear Mayor and City Council:

Brenau University, Inc., a Georgia nonprofit corporation (the “**University**”) has requested that the Gainesville and Hall County Development Authority (the “**Authority**”) assist the University in (a) financing or refinancing, in whole or in part, the cost of the acquisition, construction, installation and equipping of certain educational facilities, real property, equipment and improvements owned, or to be owned, or operated by the University or one of its affiliates located in the City of Gainesville, Georgia, including but not limited to, the Featherbone Communiversiity building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501 and certain other capital projects on the main campus of the University (collectively, the “**Facilities**”); (b) refunding all or a portion of certain obligations previously issued by the Authority for the benefit of the University or one of its affiliates, including but not limited to, the (i) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014 issued in the original aggregate principal amount of \$7,900,000 (the “**Series 2014 Bonds**”); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the “**Series 2018 Bonds**”); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the “**Series 2019 Bonds**”); (c) refunding all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University or one of its affiliates (the “**Bank Loans**” and, together with the Series 2014 Bonds, the Series 2018 Bonds and the Series 2019 Bonds, the “**Refunded Obligations**”); and (d) paying all or a portion of the costs of issuance of the hereinafter defined Bonds, by issuing from time to time in one or more series in the aggregate principal amount of up to approximately \$25,000,000 of its qualified 501(c)(3) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “**Code**”), for educational facilities (the “**Bonds**”).

The undersigned Treadwell Syfan, legal counsel for the Authority and Hearing Officer (the “**Hearing Officer**”), has conducted a public hearing with respect to the plan of financing for the issuance of the Bonds and the financing of the Facilities and the refinancing of the facilities financed or refinanced by the Refunded Obligations and hereby recommends and requests that

you approve the plan of financing for the issuance of the Bonds for the purposes described above as required by Section 147(f) of the Internal Revenue Code of 1986, as amended.

Attached hereto is (1) a certificate evidencing the conduct of a public hearing by the undersigned on March 12, 2025, and (2) a suggested form of resolution to evidence your approval of the plan of financing for the issuance of the Bonds.

Very truly yours,

By: 
Treadwell Syfan
Hearing Officer

CERTIFICATE REGARDING PUBLIC HEARING

The undersigned Hearing Officer, Treadwell Syfan (the "**Hearing Officer**") for the Gainesville and Hall County Development Authority (the "**Authority**"), HEREBY CERTIFIES, as follows:

(1) A public hearing was duly held on March 12, 2025, at 9:00 a.m., at the offices of the Greater Hall Chamber of Commerce, 230 E.E. Butler Parkway, Gainesville, Georgia 30501, pursuant to proper notice given in accordance with law as to the time and place of such public hearing prior to such public hearing. The public hearing was open to the public throughout. The purpose of the public hearing (the "**Public Hearing**") related to a plan of finance (the "**Plan of Finance**") for the benefit of Brenau University, Inc., a Georgia nonprofit corporation (the "**University**") or one of its affiliates. The time of the Public Hearing and the room in which the Public Hearing was held provided a reasonable opportunity for persons of differing views to appear and be heard.

(2) The Hearing Officer announced the commencement of the Public Hearing on the application and Plan of Finance of the University, and the Hearing Officer caused the publication of a notice of the Public Hearing at least seven calendar days prior to the hearing in *The Times*, a newspaper having general circulation in the City of Gainesville, Georgia (the "**Notice**"). A copy of the Notice published in *The Times* is attached hereto together with an Affidavit of Publication as **Exhibit A**. A copy of the University's Plan of Finance is attached hereto as **Exhibit B**.

(3) The following persons(s) appeared and asked to be heard with respect to the financing of the "**Facilities**" and the refinancing of the facilities financed or refinanced by the "**Refunded Obligations**" all as referred to in the Notice: *None.*

No one else having appeared to speak on the matter, the Hearing Officer declared the public hearing closed at 9:10 o'clock a.m.

GIVEN under my hand, this 12th day of March, 2025.


Treadwell Syfan
Hearing Officer

Exhibits Attached: "A" - Copy of Notice published in *The Times* together with an Affidavit of Publication
"B" - Copy of Plan of Finance

**NOTICE OF PUBLIC HEARING ON
PROPOSED PLAN OF FINANCE BY
GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY
FOR THE BENEFIT OF
BRENAU UNIVERSITY, INC.**

YOU ARE HEREBY NOTIFIED that, pursuant to the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), Treadwell Syfan, Hearing Officer (the “**Hearing Officer**”), for the Gainesville and Hall County Development Authority (the “**Authority**”) will hold a public hearing (the “**Hearing**”) on the 12th day of March, 2025, at 9:00 o’clock a.m., at the offices of the Greater Hall Chamber of Commerce, 230 E.E. Butler Parkway, Gainesville, Georgia 30501, regarding a plan of finance (the “**Plan of Finance**”) proposed by Brenau University, Inc., a Georgia nonprofit corporation (the “**University**”) involving the issuance by the Authority of its qualified 501(c)(3) bonds as defined in Section 145 the Code, for educational facilities (the “**Bonds**”) for the benefit of the University to (a) finance or refinance, in whole or in part, the cost of the acquisition, construction, installation and equipping of certain educational facilities, real property, equipment and improvements owned, or to be owned, or operated by the University or one of its affiliates located in the City of Gainesville, Georgia, including but not limited to, the Featherbone Communiversity building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501 and certain other capital projects on the main campus of the University (collectively, the “**Facilities**”); (b) refund all or a portion of certain obligations previously issued by the Authority for the benefit of the University or one of its affiliates, including but not limited to, the (i) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014 issued in the original aggregate principal amount of \$7,900,000 (the “**Series 2014 Bonds**”); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the “**Series 2018 Bonds**”); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the “**Series 2019 Bonds**”); (c) refund all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University or one of its affiliates (the “**Bank Loans**” and, together with the Series 2014 Bonds, the Series 2018 Bonds and the Series 2019 Bonds, the “**Refunded Obligations**”); and (d) pay all or a portion of the costs of issuance of the Bonds.

The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of (i) up to \$8,000,000 to finance or refinance for the University the cost of the acquisition, construction and installation of the Facilities, and (ii) up to \$19,500,000 to refund the Refunded Obligations previously issued by the Authority to finance or refinance buildings, equipment, real property and facilities for the University; *provided that* the aggregate principal amount of the Bonds to be issued in one or more series will not exceed \$25,000,000.

The Facilities consist of land, buildings, equipment and improvements used or to be used by the University or one of its affiliates in connection with the educational operations of the University. The main campus of the University is located in Gainesville, Georgia, and the address of its principal office is 500 Washington Street SE, Gainesville, Georgia 30501. The Facilities are located on the main campus of the University or other sites proximate to the main campus, as well as on other sites that are used by the University as part of its integrated education operations. The Facilities may include, but are not limited to:

- The Featherbone Community building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501. The cost of such Facilities is expected to be approximately \$5,000,000.
- Brenau University projects located on the main campus. The cost of such Facilities is expected to be approximately \$3,000,000.

The facilities financed or refinanced by the Refunded Obligations include education facilities of the University located on the main campus referred to above or other locations proximate thereto, or at other sites operated by the University as part of its integrated university operations, including, the performing arts center located at 429 Academy Street, the Brenau Downtown Center located at 301 Main Street, S.W, the educational facility located at 364 Green Street, the John W. Jacobs, Jr. Building located at 340 Green Street, student housing facilities located at 121 Prior Street, 211 Prior Street, 223 Prior Street, 225 Prior Street, and 290 Prior Street, Parklane Apartments located at 330 to 352 Boulevard NE, Gainesville, GA 30501, and athletic facilities located at Jesse Jewell Parkway across from the intersection of Victory Street with Jesse Jewell Parkway or other sites proximate to the campus, as well as on other sites that are operated by the University or one of its affiliates.

The initial legal owner or principal user of the Facilities financed with the Bonds and the facilities refinanced with the Bonds will be the University. The proposed Bonds will not be a general obligation of the State of Georgia, Hall County or the City of Gainesville, but will be limited obligations of the Authority payable from payments received pursuant to a loan agreement from the University.

The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of up to \$25,000,000 during the expected three-year period commencing on the date of approval of the Plan of Finance. It is the intention of the University and the Authority that the first series of Bonds will be issued not later than one year from the date of approval of the Plan of Finance.

Any person interested in the proposed issuance of the Bonds pursuant to the Plan of Finance or the location or the nature of the Facilities proposed to be financed or the facilities proposed to be refinanced from the proceeds of the sale of the Bonds may appear and be heard.

THE AUTHORITY WILL NOT CONDUCT ANY PERFORMANCE AUDIT OR PERFORMANCE REVIEW WITH RESPECT TO EACH SERIES OF THE BONDS AS

**SUCH TERMS ARE DESCRIBED IN SECTION 36-82-100, OFFICIAL CODE OF
GEORGIA ANNOTATED.**


Treadwell Syfan, Hearing Officer

EXHIBIT "A"

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# 144569

Public Hearings

PUBLIC HEARING ON PROPOSED PLAN OF FINANCE BY GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY.

Published: The Times: 2/26/2025

Stephanie Woody
Stephanie Woody, Affiant
Verified SW

Sworn to and Subscribed before me
This 26th day of February, 2025

Jacqueline Wildes
Notary Public



HALL COUNTY
SUPERIOR COURT
144332 2/19, 26

Local Government

NOTICE OF TOWN
OF BRASELTON
COMMUNITY
IMPROVEMENT
DISTRICT ELECTION

NOTICE IS HEREBY GIVEN as provided in the Town of Braselton Community Improvement District Act (CIDA) shall be held on March 31, 2025, at 3:30 p.m. at the Village Square, Braselton, GA 30517. The purpose of the Causus is to elect Board members to Posts 2 & 4 on the Town of Braselton CID Board.

Registration for the election shall be held from 10:00 a.m. to 10:15 a.m. Voting will occur immediately thereafter.

A map of said District is on file with the Town of Braselton Clerk. All Electors as designated under the Act are invited to attend and cast their votes.

144544 02/26
03/05, 12, 19

PUBLIC NOTICE
NOTICE OF PROPOSED
AMENDMENT

TO THE CHARTER OF THE CITY OF FLOWERY BRANCH

Notice is hereby given that the Mayor and Council of the City of Flowery Branch will consider an Ordinance proposed to amend the Charter of the City of Flowery Branch to revise subsection (2) of Section 2.7 (a) related to increasing the amount of Per Diem for meeting attendance and the number of meetings for which per diem is allowed by the Mayor and Councilmembers.

The Amendment will be considered at the City Council Meeting on March 20, 2025 and further considered for final adoption at the next regular meeting on April 3, 2025.

A copy of the proposed amendment will be filed in the City Clerk's Office at the City of Flowery Branch and in the office of the Clerk of the Superior Court of Hall County for the purpose of examination and inspection by the public.

144215 2/19, 26, 3/5

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 448 Thunder Road for Tipton Builders Group, LLC.

143800 2/12, 19, 26

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 456 Bennett Road for Tipton Builders Group, LLC.

143843 2/12, 19, 26

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 456 Bennett Road for Tipton Builders Group, LLC.

143843 2/12, 19, 26

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 456 Bennett Road for Tipton Builders Group, LLC.

143843 2/12, 19, 26

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143843 2/12, 19, 26

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 456 Bennett Road for Tipton Builders Group, LLC.

143843 2/12, 19, 26

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 456 Bennett Road for Tipton Builders Group, LLC.

143843 2/12, 19, 26

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 456 Bennett Road for Tipton Builders Group, LLC.

143843 2/12, 19, 26

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143843 2/12, 19, 26

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 456 Bennett Road for Tipton Builders Group, LLC.

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143843 2/12, 19, 26

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143843 2/12, 19, 26

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143843 2/12, 19, 26

Road for Seefried Industrial Properties.

144099 2/19, 26, 3/5, 12, 19, 26

The City of Buford Planning and Zoning Board will meet on Tuesday, March 11, 2025 at 7:00 p.m. and the Buford City Commission will meet on Monday, April 7, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from RA-200 to M-1 at 4616 Bennett Road for Seefried Industrial Properties.

144097 2/19, 26, 3/5, 12, 19, 26

The City of Buford Planning and Zoning Board will meet on Tuesday, March 11, 2025 at 7:00 p.m. and the Buford City Commission will meet on Monday, April 7, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from RA-200 to M-1 at 4740 Bennett Road for Seefried Industrial Properties.

144096 2/19, 26, 3/5, 12, 19, 26

The City of Buford Planning and Zoning Board will meet on Tuesday, March 11, 2025 at 7:00 p.m. and the Buford City Commission will meet on Monday, April 7, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from RA-200 to M-1 at 4740 Bennett Road for Seefried Industrial Properties.

144096 2/19, 26, 3/5, 12, 19, 26

The City of Buford Planning and Zoning Board will meet on Tuesday, March 11, 2025 at 7:00 p.m. and the Buford City Commission will meet on Monday, April 7, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from RA-200 to M-1 at 4740 Bennett Road for Seefried Industrial Properties.

144096 2/19, 26, 3/5, 12, 19, 26

The City of Buford Planning and Zoning Board will meet on Tuesday, March 11, 2025 at 7:00 p.m. and the Buford City Commission will meet on Monday, April 7, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from RA-200 to M-1 at 4740 Bennett Road for Seefried Industrial Properties.

144096 2/19, 26, 3/5, 12, 19, 26

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144096 2/19, 26, 3/5, 12, 19, 26

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144096 2/19, 26, 3/5, 12, 19, 26

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144096 2/19, 26, 3/5, 12, 19, 26

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144096 2/19, 26, 3/5, 12, 19, 26

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may file an answer to the petition on or before: 03/19/2025

201 Nissan Altima, 1N4AL3AP6C324350, T8F4568 (Georgia), MV-2025-212724

2002 Cadillac Deville, 1G6KD57Y02U246034, PWF3327 (Georgia), MV-2025-212809

144502 02/26 03/05

Georgia Department of Transportation To Hold A Location and Design Public Information Open House

For Pl. No. 0007233 Hall County

On March 18, 2025, at Chestnut Mountain Presbyterian Church located at 4675 Winder Highway in the Georgia Department of Transportation will hold a Public Information Open House concerning the project listed above.

This project proposes operational improvements and widening along State Route (SR) 211/Kidder Highway from SR 347/Friendship Road to SR 53/Winder Highway.

Accommodations would consist of a 10-foot shared-use path from SR 347 through a proposed multi-lane roundabout at Union Church Road, then transition to a 4-foot bike lane with a 4-foot buffer.

Sidewalks are proposed throughout the corridor.

The purpose of this Location and Design Public Information Open House is to provide the public with an opportunity to view the project, ask questions, and comment on the project.

The Open House will be held from 5-7 P.M. It will be informal, and the public is invited to attend anytime during these hours. There will be no formal presentation.

A court reporter will be available to allow the public an opportunity to make verbal comments about the project.

Americans with Disabilities Act (ADA) Information:

The meeting site is accessible to persons with disabilities.

Accommodations for people with disabilities can be arranged with advance notice by contacting the District Planning and Programming Liaison Elizabeth Johnson at 770-533-7250 or eljohnson@dot.ga.gov.

Written statements will be accepted concerning this project until March 28, 2025. Written statements may be submitted to: Mr. Eric Duff, State Environmental Administrator, Georgia Department of Transportation, 600 West Peachtree Street, NW - 16th Floor, Atlanta, Georgia 30308

144723 2/26, 3/5, 3/12

IN THE SUPERIOR COURT OF HALL COUNTY, STATE OF GEORGIA

In re the Name Change of: Thanyaras Chadwell, Petitioner.

Civil Action Case No. 2024CV00208LHB

TO CHANGE NAME OF ADULT

Petitioner filed a petition in Hall County Superior Court on November 14, 2024, to change Petitioner's name from Thanyaras Chadwell to Tanya Adamah. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Date: November 14, 2024 /s/ Petitioner, Pro Se

Name: Thanyaras Chadwell

Address: 3413 Hope Road Gainesville, GA 30507

Phone: (470) 775-2820 Email: tchadwell391@gmail.com

143789 2/5, 12, 19, 26

IN THE SUPERIOR COURT OF HALL COUNTY, STATE OF GEORGIA

In re the Name Change of: Gerardo Avalos, Defendant.

Civil Action File No.: 2024-CV-1582-JID

NOTICE OF PUBLIC INFORMATION

To Gerardo Avalos: You are hereby notified that the above-styled action seeking a Petition was filed against you in said Court, and that you are hereby commanded and required to file with the Clerk of said Court, and to serve upon Plaintiff's attorney, Jason M. Burruss, with Teston & Burruss, PC, at 400 Brenau Avenue, Gainesville, GA 30501, an answer to the Petition within 30 days of the date of this publication of this notice.

This 10 day of February, 2025

Jason M. Burruss, GA Bar No. 392131 Attorney for Plaintiff Teston & Burruss, PC, 400 Brenau Avenue, Gainesville, GA 30501

Phone: 470-892-2204 jason@testonburruss.com

144425 2/19, 26, 3/5, 12

sec. 19-12-1(f)(2) and (3). This is the 3rd day of February, 2025.

Name: Barbara Christina Shubert

Address: 6219 Cedar Lane Hoschton, GA 30548

Phone: 770-296-1519 Email: b.shubert@gmail.com

143898 2/12, 19, 26, 3/5

NOTICE OF SECOND CIVIL ACTION FILE NO. 2025CV00185

IN THE SUPERIOR COURT OF HALL COUNTY, STATE OF GEORGIA

In re the Name Change of: Janet Morales de Araujo, Petitioner.

Civil Action Case No. 2025CV00185

TO CHANGE NAME OF ADULT

Petitioner filed a petition in Hall County Superior Court on January 21, 2025, to change Petitioner's name from Janet Morales de Araujo to Janet Morales Araujo. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Date: January 21, 2025

Name: Janet Morales de Araujo

Address: 3428 Westhesterne Ct. Gainesville, GA 30504

Phone: 678-630-3144 Email: janetmoraless@gmail.com

EXHIBIT “B”

PLAN OF FINANCE

BRENAU UNIVERSITY, INC.

The plan of finance (the “*Plan of Finance*”) of Brenau University, Inc. (the “*University*”) is to request Gainesville and Hall County Development Authority (the “*Authority*”) to issue (in addition to any other obligations previously authorized or issued) one or more series of up to approximately \$25,000,000 of its qualified 501(c)(3) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “*Code*”), for educational facilities (the “*Bonds*”) for the purpose of (a) financing or refinancing, in whole or in part, the cost of the acquisition, construction, installation and equipping of certain educational facilities, real property, equipment and improvements owned, or to be owned, or operated by the University or one of its affiliates located in the City of Gainesville, Georgia, including but not limited to, the Featherbone Communiversity building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501 and certain other capital projects on the main campus of the University (collectively, the “*Facilities*”); (b) refunding all or a portion of certain obligations previously issued by the Authority for the benefit of the University or one of its affiliates, including but not limited to, the (i) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014 issued in the original aggregate principal amount of \$7,900,000 (the “*Series 2014 Bonds*”); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the “*Series 2018 Bonds*”); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the “*Series 2019 Bonds*”); (c) refunding all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University or one of its affiliates (the “*Bank Loans*” and, together with the Series 2014 Bonds, the Series 2018 Bonds and the Series 2019 Bonds, the “*Refunded Obligations*”); and (d) paying all or a portion of the costs of issuance of the Bonds.

The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of up to \$25,000,000 during the expected three-year period commencing on the date of approval of the Plan of Finance. It is the intention of the University and the Authority that the first series of Bonds will be issued not later than one year from the date of approval of the Plan of Finance.

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF GAINESVILLE, GEORGIA, APPROVING
THE PLAN OF FINANCE FOR THE ISSUANCE BY
GAINESVILLE AND HALL COUNTY DEVELOPMENT
AUTHORITY OF ITS REVENUE BONDS FOR THE
BENEFIT OF BRENAU UNIVERSITY, INC.**

WHEREAS, the Gainesville and Hall County Development Authority (the “**Authority**”) has been requested by Brenau University, Inc., a Georgia nonprofit corporation (the “**University**”) to assist in a plan of finance (the “**Plan of Finance**”) for the purpose of (a) financing or refinancing, in whole or in part, the cost of the acquisition, construction, installation and equipping of certain educational facilities, real property, equipment and improvements owned, or to be owned, or operated by the University or one of its affiliates located in the City of Gainesville, Georgia, including but not limited to, the Featherbone Communiversiity building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501 and certain other capital projects on the main campus of the University (collectively, the “**Facilities**”); (b) refunding all or a portion of certain obligations previously issued by the Authority for the benefit of the University or one of its affiliates, including but not limited to, the (i) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014 issued in the original aggregate principal amount of \$7,900,000 (the “**Series 2014 Bonds**”); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the “**Series 2018 Bonds**”); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the “**Series 2019 Bonds**”); (c) refunding all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University or one of its affiliates (the “**Bank Loans**” and, together with the Series 2014 Bonds, the Series 2018 Bonds and the Series 2019 Bonds, the “**Refunded Obligations**”); and (d) paying all or a portion of the costs of issuance of the hereinafter defined Bonds, by issuing from time to time in one or more series in the aggregate principal amount of up to approximately \$25,000,000 of its qualified 501(c)(3) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “**Code**”), for educational facilities (the “**Bonds**”), and Treadwell Syfan, Hearing Officer (the “**Hearing Officer**”) held a public hearing (the “**Hearing**”) with respect to such proposed Plan of Finance (a copy of which is on file with the Hearing Officer); and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), provides that the governmental unit having jurisdiction over the Authority of private activity bonds and over the area in which any facility financed with the proceeds of such private activity bonds is located shall approve the issuance of such bonds; and

WHEREAS, the Authority issues its revenue bonds on behalf of the City of Gainesville, Georgia, the Facilities and the facilities financed or refinanced with the Refunded Obligations are located in the City of Gainesville, Georgia, and the Mayor and City Council of

the City of Gainesville, Georgia (the “**Governing Body**”) constitutes the elected legislative body of the Governing Body; and

WHEREAS, a certificate regarding the public hearing has been filed with the minutes of this meeting;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body, and IT IS HEREBY RESOLVED by the authority of the same, as follows:

Section 1. The issuance of the Bonds from time to time in one or more series by the Authority pursuant to the Plan of Finance for the benefit of the University or one of its affiliates, in an aggregate outstanding principal amount of up to approximately \$25,000,000 (in addition to any other obligations previously approved or issued by the Authority) is hereby approved to the extent required by Section 147(f) of the Code, as follows:

(a) The purpose for the issuance of the Bonds is to (a) finance or refinance the Facilities; (b) refund all or a portion of the Refunded Obligations; and (c) pay all or a portion of the costs of issuance of the Bonds.

(b) The main campus of “Brenau University” is located at 500 Washington Street SE, Gainesville, Georgia 30501. The Facilities and the facilities financed or refinanced with the Refunded Obligations are located on the main campus of Brenau University or other sites proximate to the main campus, as well as on other sites that are operated by the University as part of its integrated educational operations, including but not limited to, 1001 Chestnut Street, S.E., 429 Academy Street, 301 Main Street, S.W, 364 Green Street, 340 Green Street, 121 Prior Street, 211 Prior Street, 223 Prior Street, 225 Prior Street, and 290 Prior Street, 330 to 352 Boulevard N.E., and athletic facilities located at Jesse Jewell Parkway across from the intersection of Victory Street with Jesse Jewell Parkway, all in Gainesville, Georgia 30501.

(c) The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of (i) up to \$8,000,000 to finance or refinance for the University the cost of the acquisition, construction and installation of the Facilities, and (ii) up to \$19,500,000 to refund the Refunded Obligations previously issued for the benefit of the University to finance or refinance buildings, equipment, real property and facilities for the University; *provided that* the aggregate principal amount of the Bonds to be issued in one or more series will not exceed \$25,000,000.

(d) The initial legal owner or principal user of the Facilities financed with the Bonds or the facilities refinanced with the Bonds will be the University or one of its affiliates.

(e) The Bonds may be issued from time to time in one or more series.

Section 2. Such approval by the Governing Body does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the University or the Facilities, and the Bonds shall not constitute an indebtedness or obligation of the State of Georgia or of any county, municipal corporation or political subdivision thereof, but the Bonds shall be payable solely from the revenues derived from the University and pledged to the payment thereof and no owner of any of the Bonds shall ever have the right to compel any exercise of the taxing power of said State or of any county, municipal corporation or political subdivision thereof, nor to enforce the payment thereof against any property of said State or of any such county, municipal corporation or political subdivision.

Section 3. All acts and doings of the officers and members of the Governing Body which are in conformity with the purposes and intent of this Resolution shall be, and the same hereby are, in all respects approved and confirmed.

Section 4. This resolution shall take effect immediately upon its adoption.

ADOPTED this _____ day of _____, 2025.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville, Georgia and 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

Work Session Agenda Request

Item Created: March 19, 2025
Date Submitted: March 21, 2025
Final Approval Date: March 28, 2025
Presenter: Abb Hayes, City Attorney
Item of Business: Resolution: Authorization for Intergovernmental Agreement between the City and Redevelopment Authority Regarding Property Near Monroe Drive for New Fire Station
Meeting Date: March 29, 2025

Purpose of Request:

To request authorization to enter into an intergovernmental agreement between the City of Gainesville and the Gainesville Redevelopment Authority as it relates to the exchange of property near Monroe Drive for provisions of a long-term waste management strategy and development of a new fire station.

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. Resolution: Authorize IGA Between the City and Redevelopment Authority - Monroe Dr
2. IGA between the City and Redevelopment Authority for Property Near Monroe Drive

RESOLUTION BR-2025 - ____

**AUTHORIZATION TO EXECUTE INTERGOVERNMENTAL AGREEMENT BY AND
BETWEEN CITY OF GAINESVILLE, GEORGIA AND GAINESVILLE REDEVELOPMENT
AUTHORITY FOR REAL PROPERTY NEAR MONROE DRIVE**

WHEREAS, the City of Gainesville (“the City”) and the Gainesville Redevelopment Authority (“the Authority”) wish to construct a fire station and provide for a long-term waste management strategy for the citizens of Gainesville; and

WHEREAS, the City owns real property located on or near Monroe Drive (“the Exchange Property”), which the City desires to convey to the Authority to enable the Authority to dispose of the Exchange Property in order to fulfill the goals of the development of a fire station and the provision of a long-term waste management strategy; and

WHEREAS, the City and the Authority desire to enter into the Intergovernmental Agreement attached hereto to set forth the duties and responsibilities of the City and the Authority as to the transfer of the Exchange Property to the Authority for subsequent sale as set forth within the attached Intergovernmental Agreement.

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 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

4933-8376-6571, v. 2

**INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN
CITY OF GAINESVILLE, GEORGIA AND GAINESVILLE REDEVELOPMENT
AUTHORITY FOR REAL PROPERTY NEAR MONROE DRIVE**

This Agreement is made and entered into as of the 18TH day of March, 2025, by and between the City of Gainesville, Georgia, (hereinafter called "Gainesville") and the Gainesville Redevelopment Authority (hereinafter called "the Authority") for the purpose of conveyance, marketing, and sale of real property in the Monroe Drive area related to the provision of a long term waste management strategy and development of a new fire station.

WHEREAS, Gainesville desires to obtain property along the Highway 129 corridor to construct a fire station to better serve the citizens of Gainesville;

WHEREAS, Gainesville desires to provide for a long term waste management strategy for its citizens;

WHEREAS, Gainesville owns real property located on or near Monroe Drive, which real property is more particularly described as Tracts "A" and "B" as shown in Exhibit "A," attached hereto and incorporated herein (said real property hereinafter called "the Exchange Property");

WHEREAS, Gainesville finds the Exchange Property to be excess property suitable for redevelopment;

WHEREAS, pursuant to O.C.G.A. § 36-44-5(a)(8), Gainesville has the power to dispose of the Exchange Property for redevelopment purposes, in cooperation with the Authority;

WHEREAS, pursuant to O.C.G.A. § 36-44-5(a)(8), the Authority has the power to dispose of the Exchange Property for redevelopment purposes and such disposition may be by public or private sale; and

WHEREAS, Gainesville and the Authority desire to enter into an agreement to provide for the conveyance of the Exchange Property from Gainesville to the Authority, and to enable the Authority to dispose of the Exchange Property, with the proceeds to be used for redevelopment, as defined in O.C.G.A. § 36-44-3(5).

NOW THEREFORE, Gainesville and the Authority agree to the following:

- A. Gainesville shall execute and record, at its cost and expense, such documents as are necessary to convey the Exchange Property to the Authority, in the event that the Authority is able to reach an agreement to sell the Exchange Property in accordance with this Agreement.
- B. The Authority agrees to identify an entity (the "Exchangor") deemed capable by Gainesville in its reasonable discretion of consummating the transactions described herein, including entering into and performing under agreements to be entered on substantially the terms described herein.
- C. In exchange for conveyance of the Exchange Property to Exchangor, Exchangor would agree to: (1) pay the sum of Eight Million Dollars (\$8,000,000), payable in

U.S. Dollars; (2) convey to the Authority, which would then convey to Gainesville, unencumbered, fee simple title to real property (and improvements thereon, if any) fronting along U.S. Highway 129 consisting of approximately two (2) acres in size, and reasonably suitable to Gainesville (including due diligence and title examination customarily exercised in the acquisition of such properties) for its intended development as a fire station facility; and (3) enter into certain long term waste management agreements and guarantees on the terms set forth herein.

D. For an Exchangor to qualify for the property exchange contemplated herein, such Exchangor should be capable of the following:

- a. **Hosting Fee.** Operating a licensed municipal solid waste disposal facility within the municipal limits of Gainesville such that Gainesville would be eligible to receive the hosting fee provided for in O.C.G.A. § 12-8-39.
- b. **Inert Tree Waste Handling.** Accepting and disposing of inert tree waste, including leaves, limbs/wood, and full trees (collectively "Inert Waste") collected by Gainesville as part of its regular and customary waste collection services, for an initial ten (10) year term at no charge, with Gainesville to have an option to renew Exchangor's obligation for an additional ten (10) year term at Fifty Percent (50%) of the lesser of: (i) the standard cost charged by Exchangor to other customers for Inert Waste; or (ii) the lowest market cost charged by a competitor of Exchangor to dispose of Inert Waste within a sixty (60)-mile radius of the municipal limits of Gainesville.
- c. **Landfill Refuse.** Subject to and commencing with Exchangor's development of a licensed municipal solid waste transfer station on Tract "A" of the Exchange Property that complies with other terms set forth herein ("Transfer Station"), Exchangor would accept non-hazardous municipal solid waste landfill refuse ("Landfill Refuse") collected by Gainesville as part of its regular and customary waste collection services at a rate of \$40 per ton for an initial ten (10) year term, with Gainesville having an option to renew Exchangor's obligation with respect to Landfill Refuse for an additional ten (10) year term at the lesser of: (i) an increase per ton based on CPI at the beginning of each year of the subsequent term; (ii) Eighty Percent (80%) of the standard per ton rate charged by Exchangor to its other customers for Landfill Refuse; or (iii) Eighty Percent (80%) of the lowest market cost charged by a competitor of Exchangor to dispose of Landfill Refuse within a sixty (60)-mile radius of the municipal limits of Gainesville.
- d. **Recyclables.** Subject to and commencing with Exchangor's development of the Transfer Station, Exchangor would accept all paper, plastic and non-contaminated cardboard recyclables ("Recyclables") collected by Gainesville as part of its regular and customary waste collection services for an initial ten (10) year term at no charge, with Gainesville to have an option to renew Exchangor's obligation with respect to Recyclables for an additional ten (10) year term at Fifty-five Percent (55%) of the lesser of: (i) the standard cost charged by Exchangor to other customers to dispose of Recyclables; or (ii) the lowest market cost charged by a competitor of Exchangor to dispose of

Recyclables within a sixty (60)-mile radius of the municipal limits of Gainesville.

- e. **Sludge.** Subject to and commencing with Exchangor's development of a licensed composting operation on Tract "A" of the Exchange Property that complies with other terms set forth herein ("Compost Pad"), Exchangor would guarantee Gainesville up to Twenty-Two Thousand (22,000) tons of capacity for disposal of sludge generated by Gainesville's wastewater treatment operations ("Sludges") at the rate of Seventy-Five Dollars (\$75) per ton for a ten (10) year term, with Gainesville having an option to renew Exchangor's obligation with respect to Sludges for an additional ten (10) year term at the lesser of: (i) an increase per ton based on CPI at the beginning of each year of the subsequent term; (ii) Seventy-Five Percent (75%) of the standard per ton rate charged by Exchangor to its other customers for Sludges; or (iii) Seventy-Five Percent (75%) of the lowest market cost charged by a competitor of Exchangor to dispose of Sludges within a sixty (60)-mile radius of the municipal limits of Gainesville.
- f. **Composting and Transfer Station with Odor Control Management Plan.** Making successful application for all necessary permitting of (including federal, state, and local requirements) and constructing upon Tract "A" of the Exchange Property, in a commercially reasonable timeframe, a compost pad with associated operations (including a municipal solid waste transfer station and materials recycling facility) (the "Compost Pad/MRF") that acts in furtherance of the policy initiatives set forth by the State of Georgia in O.C.G.A. § 12-8-21 and which meets the approval of Gainesville as to size, use, and odor control, including but not limited to a plan which include the following:
 - i. comprises an area of approximately twenty-one (21) acres of composting pad area, plus an estimated five (5) acres to accommodate additional building structures, and is supported by sufficient areas for stormwater and leachate collection ponds;
 - ii. allows for composting of municipal biosolids to approximately 85,000 tons per year ("TPY"), with a throughput of 1,600 tons per day utilizing feedstock types and percentages within ranges of 10%-12.5% food waste, 20%-38.5% biosolids, and 50%-70% wood waste (chipped to 6" minus) (with the potential to increase to composting of up to 175,000 TPY of municipal biosolids through the addition of wood mulch as needed to sustain the necessary proportions);
 - iii. utilizes bucket loaders for moving and an excavator for turning the windrow compost piles;
 - iv. is operated in accordance with an Odor Management Plan meeting criteria acceptable to both Gainesville and the Authority (the "Odor Management Plan"), and that includes (1) measures to minimize odors

and the frequency of these activities, (2) definition of regular odor monitoring and recordkeeping with frequency, location, and type of monitoring at on-site and off-site locations (not just in response to complaints), and (3) a map designating on-site and off-site monitoring locations in relation to the composting operation, and (4) such additional measures as Gainesville and the Authority may reasonably require;

- v. utilizes a commercial composting system that includes a combination of positive aeration with biocovers and negative aeration with biofilters atop or within asphalt and/or concrete pads;
 - vi. utilizes the Nasal Ranger olfactometer for detecting odors and assumes a Dilution-to-Threshold (D/T) ratio of 7 or greater; and
 - vii. provides for enclosure for the compost pad mixing area as a further mitigant against odor migration
- E. Gainesville will hold harmless, defend and indemnify the Authority and each member and officer thereof from and against any liability or cost whatsoever arising from execution of this Agreement, any realtor agreement, any purchase agreement, or any conveyance of the Exchange Property. Gainesville will execute any other documents which may become reasonably necessary to effectuate the transactions contemplated hereby, including but not limited to the conveyance of the Exchange Property from the Authority to any transferee.
- F. Upon the sale of the Exchange Property, the net proceeds of such sale, after deduction of reasonable and customary closing costs and any reasonable costs and expenses incurred by the Authority in connection therewith, shall be paid to Gainesville, with such sales proceeds to be earmarked for and used for redevelopment within the city limits of Gainesville, as defined in O.C.G.A. § 36-44-3(5).
- G. In the event that a closing has not occurred conveying the Exchange Property on or before December 31, 2025, then the Authority agrees to convey the Exchange Property to Gainesville, without further action on the part of the Authority or of Gainesville, at which time Gainesville may take such action regarding the Exchange Property as Gainesville deems prudent.
- H. All notices under this Agreement shall be in writing and shall be deemed to have been given by delivering it to person or by certified mail:

As to the Authority:

Gainesville Redevelopment Authority
Attn: Chairperson
405 Washington St., NE
Gainesville, GA 30501

As to Gainesville

City of Gainesville
Attn: City Manager
300 Henry Ward Way
Suite 303
Gainesville, GA 30501

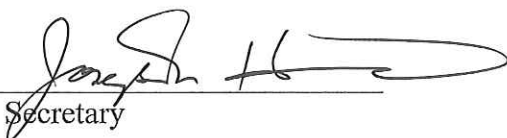
- I. The failure of any party to exercise any right given hereunder or to insist upon strict compliance with any term, condition or covenant specified herein shall not constitute a waiver of such party's right to exercise such right or to demand strict compliance with any such term, condition or covenant under this Agreement.
- J. This Agreement contains the sole and entire agreement of the parties with respect to the subject matter contemplated hereunder and no representation, inducement, promise or agreement, parole or written, between the parties and not incorporated herein shall be of any force of effect. Any amendment to this Agreement shall be in writing and executed by the parties.
- K. This Agreement may not be assigned or transferred by either party without the written consent of the other party. The provisions of this Agreement shall inure to the benefit or and be binding upon the parties hereto and the respective success and assigns.
- L. Time is of the essence with respect to this Agreement.
- M. This Agreement and all amendments hereto shall be governed and construed under the laws of the State of Georgia.
- N. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, such provision, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall be deemed severable, and the remainder hereof shall not be affected thereby, and each term, covenant, or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

O. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

IN WITNESS THEREOF, the parties have set their hand and seal as of the day and year first above written.

GAINESVILLE REDEVELOPMENT AUTHORITY

By: 
Chairperson

ATTEST: 
Secretary



CITY OF GAINESVILLE

By: _____
W. Samuel Couvillon, Mayor

ATTEST: _____
Denise O. Jordan, City Clerk

APPROVED AS TO FORM

Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City of Gainesville Attorney

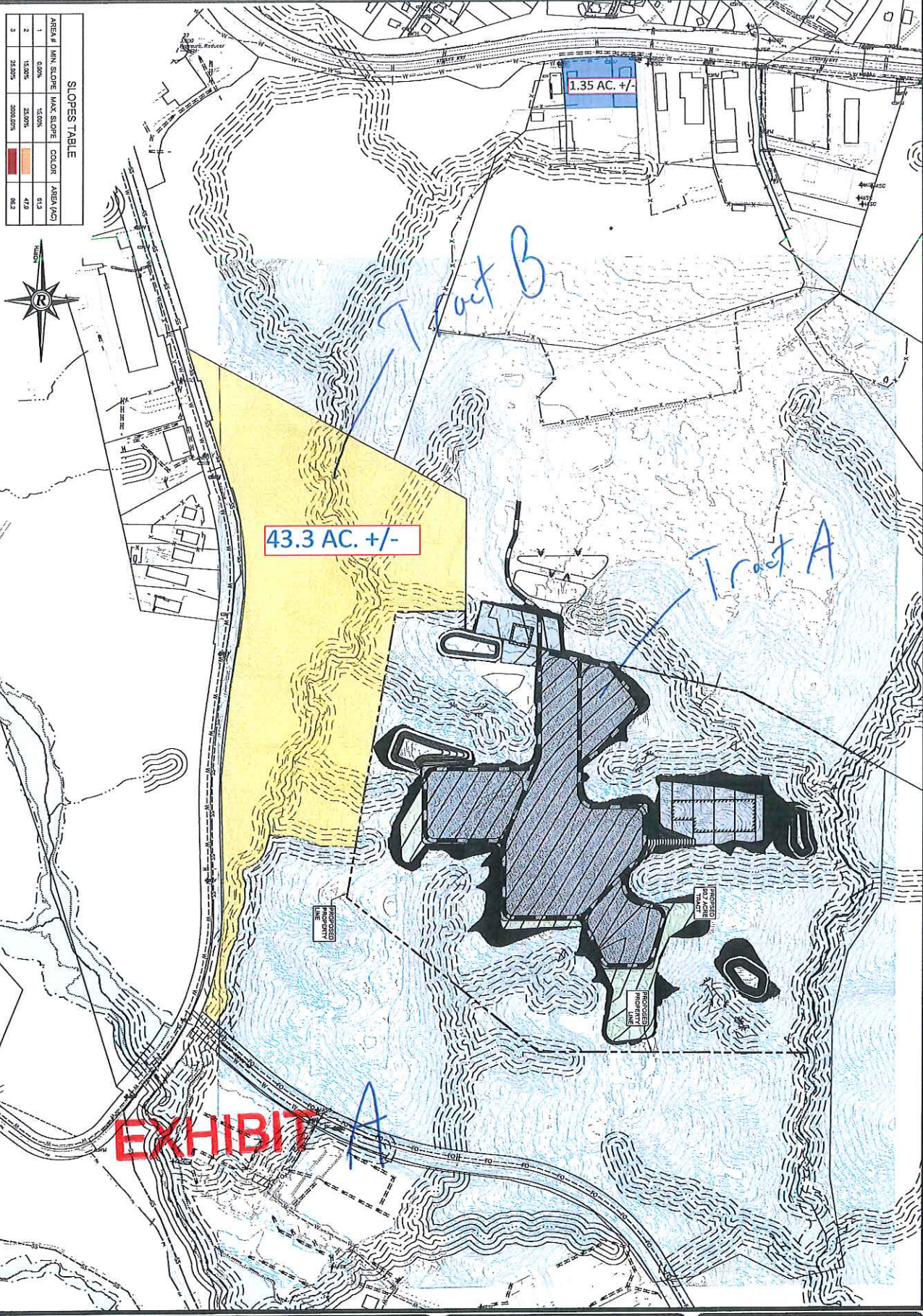
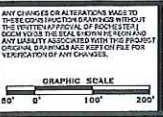


EXHIBIT A

DATE: 1/11/10
 SCALE: 1"=100'
 JOB NO.: 1111
 DWG. NO.: 1111
 DRAWN BY: 1111



NO.	DATE	DESCRIPTION

CONCEPTUAL GRADING PLAN
 FOR:
 #####
 #####
 #####