

**OCTOBER 3, 2018  
CITY OF SENOIA  
MAYOR AND COUNCIL  
AND  
SENOIA AUTHORITIES  
WORK SESSION  
7:00 PM**

**VISITORS:** Suzanne Helfman, Kim Sullivan, Doug Kolbenschlag, Ralph Simmons, Harry Ramos, Jim Schuyler, Phil Downey, Gail Downs, April Anderson, Bill Tyre, Jennifer Mears, Sheila Hayes and Michael Rimi

**FULL COUNCIL PRESENT**

**1. WELCOME VISITORS/CALL TO ORDER**

Mayor Fisher welcomed those in attendance and all stood for the Pledge of Allegiance. Mayor Fisher then declared this an open meeting duly convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements have been met.

**2. PURPOSE OF WORK SESSION-To receive updates from Senoia Authorities**

**A. Development Authority-Chair Doug Kolbenschlag**

Development Authority Chair Doug Kolbenschlag introduced the members of the Authority and stated that its purpose is to assist the City in preparation for growth that balances all stakeholders, adding that their focus will be non-residential tax base growth. Accomplishments of the Authority include being fully staffed, identified non-residential economic focus areas, strengthened relationships with the Chamber and Coweta's Development Authority and training. Moving forward, the Authority hopes to focus on new development, partner with a Next Site consultant, develop potential incentives and marketing collateral and use State and County economic databases to identify land plots. Mr. Kolbenschlag then asked Council for startup funding in the amount of \$8,650. It was explained that the Next Site consulting cost of \$2,500 is an annual fee based on population and the cost is for one corridor. Community Development Director Dina Rimi stated that Next Site uses cell data to identify potential companies. The Authority will let them know what we want and they will attempt to find the desired businesses. Councilman Eichorst stated that the Authority has been in place since 2012 and the only activity (since their initial activity with the Charter Academy) has been this year and this work session was scheduled to inform Council of their planning. Mayor Fisher stated that there might be issues with some company's criteria and feels that demographics may keep some out, adding that "we can go find but they won't come". Mr. Kolbenschlag stated that Next Site would know who would come. Mr. R. Simmons stated he feels Next Site is a cheap fix to help make logical decisions. Mr. H. Simmons reminded all that the Development Authority is budgeted \$6,300 and this money could be used for the consultant and other requests. Councilman Eichorst suggested if a study is done and is found to be advantageous to the DDA the consultant cost could be split. All were reminded that the \$2,500 covers one corridor only. Suzanne Helfman reminded all that other than the \$2,000 annually allocated the DDA is self-

funded. Ms. Helfman asked if the Development Authority has boundaries & was told by Mr. Kolbenschlag, he does not think so but they intend to concentrate in the GC and industrial areas as well as the State route corridors. It was then asked if the Authority will get involved with residential. Mr. Kolbenschlag stated they would not close the door to working with mixed use however, their main goal is non-residential. Councilman Grover would like a requirement that all be connected to the downtown area and told both Ms. Helfman and Mr. Kolbenschlag that there is "plenty of work for everyone". Mayor Fisher stated that the Development Authority should be self-funded by now and the City will continue to work with both Authorities. Mayor Fisher informed all that there are currently seven vacant properties in the downtown area however the problem is the high cost of this land. Mr. R. Simmons stated that there is currently economic power downtown but in 20 years, there will not be. Mr. Kolbenschlag promised to protect the downtown area. City Manager Simmons reminded all that if they choose to go with Next Site the contract will have to be reviewed each year. Michael Rimi asked if the Development Authority has considered working with current developers & was told they are working with the Community Development Director and will, as opportunities arise. Mayor Fisher stated that the City is setting a foundation as we are about to become a regional asset in sewer so it is very important for all to come together. It was mentioned that the City will probably not get Tier 1 and Tier 2 companies however Councilman Eichorst suggested we might receive interest from a 2<sup>nd</sup> level supplier to a Tier 1 or Tier 2. April Anderson is worried about the corridor not being aesthetically pleasing & was told by Councilman Grover that we have requirements in place for landscape & signage.

**3. ADJOURN**

Mayor Fisher thanked all for coming and made motion to adjourn the October 3, 2018 Work Session. Motion was 2<sup>nd</sup> by Councilman Pearman and carried unanimously.

Respectfully submitted,

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Jeffrey B. Fisher, Mayor

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Debra J. Volk, City Clerk