



Senioia Development Authority  
Board Meeting  
April 15, 2024  
8:00 AM  
Lisa's Creperie & Café  
48 Main St #1B, Senioia, GA 30276

*Our mission: to increase Senioia's prosperity through economic diversification and job creation.*

1. Call to Order
2. Minutes
  - a. Approval of the January 15 minutes (action required)
  - b. Approval of March 22 minutes (action required)
3. Treasurer's Report (action required)\
4. Budget approval (action required)
5. Coweta Charter Academy update
6. Guest speaker - Jeff Fisher, Assistant City Manager
7. Upcoming meetings
  - a. Next meeting
  - b. Industry Appreciation Week planning
8. Adjournment

#### **2024 Meeting Schedule**

May 10 – Called meeting on bond issue, 8 a.m.,  
Senioia Municipal Courtroom, 505 Howard Rd.

August 19

October 4-11 - Manufacturer's Week (October 4 is Manufacturer's Day), location TBD

October 21

Unless otherwise specified, meetings are at 8 a.m. at Lisa's Creperie & Café - back room.

Meeting schedule is subject to change.

Minutes  
MEETING OF SENOIA DEVELOPMENT AUTHORITY  
Meeting  
Lisa Creperie & Cafe  
48 Main Street  
January 15, 2024  
8:00 a.m.

Senoia Development Authority present: Carlotta Ungaro, Kevin Marais, Tyler Tondee, Jennifer Meares.

**Call to Order**

Carlotta called the meeting to order at 8:20 a.m.

**Minutes**

Tyler made a motion to approve the November minutes. Seconded by Kevin, the motion carried unanimously,

**Treasurer Report**

The Synovus account is \$56,696 Carlotta presented the proposed budget for 2024. Expected revenue from the sale of Property. Expected expenses totaled \$7,500 with a net revenue of \$10,800 Tyler made a motion to approve the treasurer report and the 2024 budget. Seconded by Kevin, the motion passed unanimously.

**Election of Officers**

The slate of officers for 2024 are as follows:

Carlotta Ungaro- Chair

Kevin Marais- Vice Chair

Jennifer Meares-Secretary/Treasurer

Tyler made a motion to approve the slate, Kevin seconded, and the motion passed unanimously.

**Old Business**

- Winpak  
Carlotta reported sale to Winpak Films for the Senior Center property is scheduled for February 9. Kevin made the motion to give Carlotta the authority to execute the contract on behalf of the Development Authority. Seconded by Tyler, the motion was carried unanimously.
  
- Strategic plan/program of work  
Carlotta reviewed the strategic plan. The highlighted items had been completed and reviewed items to work on for next year.

**Adjournment**

Being no further business, Tyler made a motion to adjourn the meeting. Seconded by Kevin, the meeting adjourned.

**Respectfully,**  
**Jennifer Meares Secretary/Treasurer**

Minutes  
CALLED MEETING OF SENOIA DEVELOPMENT AUTHORITY  
Meeting March 22, 2024, 8:00 a.m.  
Coweta Charter Academy  
6675 East Highway 16, Room 115  
Senoia, Georgia 30276

Senoia Development Authority present: Carlotta Ungaro - chair, Kevin Marais – vice-chair, Jordan Krabel, Tyler Tondee, Janet Berridge, Chris Baker

Other attendees:

Mark Oldenburg, Counsel for the Senoia Development Authority

Roger Murray, Murray Barnes Finister

Thomas Ratchford, Murray Barnes Finister

Todd Barnes, Raymond James

Beth Duncan, Coweta Charter Academy Board Vice Chair

Danny Nungesser, Coweta Charter Academy Board Chair

Harold Simmons, Senoia City Manager

#### **Call to Order**

- Carlotta called the meeting to order at 8:10 a.m.
- Carlotta read the required statement to open the meeting and make it official.

#### **Welcome and Public Comment**

- Todd Barnes welcomed the SDA and gave an opening statement describing the purpose of the meeting. Key points were:
  - The Academy intends to reissue their bond per the Bond Resolution distributed.
  - The Academy is currently a member of the Georgia Charter Educational Foundation and intends to become a stand-alone tax-exempt entity with full management of the Academy.
- Carlotta asked if there was a risk of losing other funding and if the SDA, board members, or city would be at risk if the Academy could not pay its obligation.
- Todd assured the board that the SDA and city are not at risk. The bondholders carry that risk. Section 20 of the proposed bond resolution, “No Personal Liability,” prevents SDA members from personal liability.
- Since there were no further questions, Carlotta motioned to close public comment. Kevin seconded the motion, and the board voted unanimously to end the public portion of the meeting.
- Carlotta motioned that the City of Senoia be notified of the Academy’s intent to reissue the bond. Tyler seconded the motion, and the board voted unanimously to notify the City Council.
- Kevin motioned to adopt the bond resolution. Tyler seconded the motion, and the board voted unanimously to adopt the resolution.
- The SDA and Academy representatives agreed to meet at the Senoia Municipal Courtroom on May 10, 2024, at 8:00 a.m. to approve the final pricing of the bonds.
- Kevin motioned to adjourn the meeting. Chris Baker seconded the motion, and the board voted unanimously to adjourn.

**Respectfully,**  
**Kevin Marais/Vice Chair**

## Senoia Development Authority 2024 Proposed Budget

### Revenue

Bond issue fee	\$10,000
Sale of property	\$18,300
<b>Total Revenue</b>	<b>\$28,300</b>

### Expenses

Operations	
P.O. Box	\$150
bank fees	\$50
Legal	\$5,000
Total Operations	\$5,200
Programs	
Goal 1: Developing Product	\$0
Goal 2: Marketing Senoia	\$2,000
Goal 3: Community Relations	\$4,000
Goal 4: Continuous Improvement	\$1,000
Total Programs	\$7,000
<b>Total expenses</b>	<b>\$12,200</b>

<b>Net Revenue</b>	<b>\$16,100</b>
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