

LOGANVILLE DEVELOPMENT AUTHORITY (LDA)

CALLED MEETING

JANURY 13, 2020

7:30 AM

ANNA HOLBROOK BUILDING

MINUTES

Members present: Jeremy DuPree, Dan Curry, Wendy Boland, Tom Carter, Vic Koehler, Chris Hulen and Branden Whitfield.

Attorney Andrea Gray, Vice Mayor Danny Ford and City Manager Danny Roberts were present.

Chairman Jeremy DuPree called meeting to order at 7:35 am.

Dan Curry led the prayer and pledge.

Vic Koehler made a motion to approve agenda as presented. Motion was seconded by Chris Hulen. Motion passed.

Jeremy stated he was informed the LDA members should have an LDA email.

Branden Whitfield made a motion to establish individual LDA email accounts. Seconded by Chris Hulen. Motion passed.

Vic Koehler and Tom Carter stated they did not have a need for a LDA email account. Jeremy, Wendy, Dan, Chris and Brandon will need an LDA email account.

Jeremy DuPree stated under full disclosure that he has an arrangement with Connolly (the proposed developer of downtown Loganville) and would have to recuse himself from any discussion of real estate ventures involving Connolly and the LDA.

Tom Carter stated he has ongoing real estate business with Connolly and would recuse himself when discussing real estate ventures with Connolly and the LDA.

Jeremy DuPree and Tom Carter recused themselves and left the building at 7:46 am.

Andrea Gray stated she would have a notice of Conflict of Interest published in the Walton Tribune (the official legal organ of the City of Loganville).

Vice Chairman Dan Curry ask City Manager Danny Roberts to update the remaining members present on the status of downtown development.

Danny Roberts stated that since becoming city manager he has spoken with 10 to 12 developers regarding developing downtown Loganville. No one has presented a plan until the J R Connolly group.

Since 2014 the City has purchased several parcels totaling 3.2 acres on Main Street and two parcels

March of 2019 Mayor Rey Martinez met J R Connolly. The Connolly group developed the Publix Shopping in Loganville and the Kroger Shopping Center in nearby Grayson. Connolly has developed several mixed use projects in the Atlanta area, one of which is located on Peachtree Industrial Boulevard In Brookhaven.

Connolly has dedicated his entire company, spending approximately \$500,000.00, on the Loganville project. His team working with the City has planned a new look for the city. A 180 million dollar project consisting of 800 high end luxury apartments of which 200 units is dedicated for seniors. The remaining apartments consisting of 900 sq. ft. or less will be marketed to young singles. The city will impose certain standards to ensure quality apartments. Connolly anticipates minimal impact on existing schools. The project will have 90,000 sq. ft. of retail/restaurant space (perhaps as many as six restaurants). The city will build a New City Hall, larger town green and library.

Lifelong resident and longtime realtor Jeremy DuPree was retained by Connolly to help secure private property not owned by the City. This project will began at Pecan Street and Main Street and will continue to Lawrenceville Road. All property necessary for this development is under contract, no property has been purchased. Melanie Long's property as well Loganville Baptist Church is not included in this project.

The City has hired Haddow & Company, Real Estate Consultants to review all the plans submitted by the Connolly Group. They will make a study in order to verify if 800 apartments is too much, or not enough.

They will survey the rental value of high end apartments in the Loganville area.

The Georgia Department of Transportation is conducting a traffic study, to be completed in the next couple of months.

The Atlanta Regional Commission is conducting an impact study, to be completed in the next couple of months.

The city has hired a Government Attorney Jim Montecile to review all contracts between the city and Connolly. There is a Memorandum of Understanding between the city and Connolly that remains unsigned.

The City Council is now ready to use the LDA as instructed by the City Council.

Meeting was adjourned at 8:54am.

Respectfully submitted, Dan Curry Secretary

