

**Town Center Area CID Work Session**  
**August 3, 2010 • 10:30 a.m.**  
**245 TownPark Drive, Suite 440, Kennesaw, GA**

Board Members Present: Mason Zimmerman, Kerry O'Brien, Ed Allen  
Kelly Keappler, Skip Spann, Karl Vittery

Staff: Lanie Shipp, Joel Stone, Robert Maddox, Lynn Rainey, Jennine Duelge

The meeting was called to order at 10:35 a.m.

The Board discussed the Agreement for Public Infrastructure Design and Improvements between the Town Center Area CID and Hidden Forest Redevelopment, LLC. HFR is in default for a number of reasons including its failure to secure funds to purchase the development property by July 10. The CID is unable to indefinitely budget \$750,000 for the Town Center Connector. The County is proceeding with the acquisition of right-of-way for the Noonday Creek Trail, which HFR was to contribute but isn't at this point since it doesn't have the rights to the development property. The County can't wait on HFR to obtain the property without jeopardizing the LCI grant from the ARC to build the trail. There is skepticism as to whether HFR will secure funding for its development and actually build it. It was anticipated the development would have been funded almost 2 years ago, on May 11, 2010 HFR stated it would have funding within 60 days, on May 25 HFR signed the Agreement warranting it would have the funds by July 10, and in its letter of July 15 HFR anticipated closing on all properties by July 30. None of those milestones have been met. **The Board voted unanimously to direct Board Counsel to notify HFR it was withdrawing all financial and other obligations pursuant to the Agreement effective October 1, subject to reconsideration should HFR close the purchase in fee simple of all parcels in the development by that date.**

Robert Maddox reported nothing new/no updates on the AMLI drainage issue.

Lanie stated **nominations for new Board member need to be considered due to Gina Diodati's resignation.** Lynn stated **there must be a Call for Election at the next BOD meeting.**

Lanie reported on a meeting with State Representative Ed Seltzer referencing the Cobb County Delegation and how the CID might get more involved. TCACID will possibly host a breakfast or lunch for the Delegation in the fall at Suite 440 or Embassy Suites.

Lynn stated the SRTA Grant documents are expected to arrive today, August 3, 2010 and it is time to complete and submit all documents. **BOD agreed that Grant funds would not be taken in one lump sum and would be done in same manner that County has handled previous contracts; invoices are approved and paid as work is completed allowing audit to be ongoing rather than after project completion.** SRTA prefers this method as well.

Lanie asked for RSVPs for the Council for Quality Growth luncheon celebrating CIDs on August 16<sup>th</sup>.

The meeting was adjourned at 11:50 am.

APPROVED BY THE BOARD this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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Lanie Shipp, Executive Director