



Downtown Development Authority of Holly Springs

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, August 4, 2025 | 6:00 PM

Ollie Evans - Chair | Maggie Grayeski | Andrea Johnston

Steven W. Miller | Scott Owen - Vice Chair | Ryan Smith | Kyle Whitaker

AGENDA

I. CALL TO ORDER

II. OLD BUSINESS

III. NEW BUSINESS

- A. Consider the adoption of a resolution authorizing a limited warranty deed relating to the issuance of the Urban Redevelopment Agency's revenue bonds.
- B. July 16, 2025 Downtown Development Authority of Holly Springs meeting minutes.

IV. REPORTS

V. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: III.A.



FROM: Robert H. Logan, City Manager

MEETING DATE: August 4, 2025

AGENDA ITEM: Consider the adoption of a resolution authorizing a limited warranty deed relating to the issuance of the Urban Redevelopment Agency's revenue bonds.

EXECUTIVE SUMMARY:

Consider the adoption of a resolution authorizing a limited warranty deed relating to the issuance of the Urban Redevelopment Agency's revenue bonds.

FISCAL IMPACT:

ATTACHMENTS:

1. DDA LWD Resolution (Holly Springs URA 2025)

RECOMMENDATION:

The staff recommendation is approval of the resolution authorizing a limited warranty deed relating to the issuance of the Urban Redevelopment Agency's revenue bonds.

CONCURRENCES:

City Manager

A RESOLUTION AUTHORIZING, INTER ALIA, THE EXECUTION OF AN LIMITED WARRANTY DEED RELATING TO THE ISSUANCE OF THE URBAN REDEVELOPMENT AGENCY OF THE CITY OF HOLLY SPRINGS, GEORGIA REVENUE BONDS, SERIES 2025

WHEREAS, the City Council of the City of Holly Springs, the body charged with managing the affairs of the City of Holly Springs, Georgia (the “City”), (a) adopted a resolution on July 1, 2019 finding that “one or more ‘pockets of blight’ exist in the City and the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City”;

WHEREAS, the City Council adopted a resolution on July 15, 2019 (i) determining that a certain area within the City (the “Urban Redevelopment Area”) is a pocket of blight and designating the Urban Redevelopment Area as appropriate for urban redevelopment projects and (ii) approving the City’s 2019 Urban Redevelopment Plan (the “Original Redevelopment Plan”) and the urban redevelopment projects described therein, all in accordance with the Urban Redevelopment Law of the State of Georgia (“Act”); and

WHEREAS, the City Council adopted a resolution on July 15, 2019 requesting that the Urban Redevelopment Agency of the City of Holly Springs, Georgia (the “Agency”) exercise the “urban redevelopment project powers” (as defined in the Act); and

WHEREAS, since the approval of the Original Urban Redevelopment Plan, an updated urban redevelopment plan relating to the Urban Redevelopment Area entitled “2022 Urban Redevelopment Plan Amendment of the City of Holly Springs” was prepared (the “2022 Urban Redevelopment Plan Update”), to amend, restate and replace the Original Redevelopment Plan; and

WHEREAS, the Act provides that the City may approve a substantial modification of an approved urban redevelopment plan if it (i) holds a public hearing on the substantial modification (the “Public Hearing”) after public notice (the “Notice”) thereof is published in accordance with the Act and (ii) makes certain additional findings; and

WHEREAS, the City Council published the Notice on February 8, 2022 and held the Public Hearing regarding the 2022 Urban Redevelopment Plan Update on February 28, 2022 all in accordance with the Act; and

WHEREAS, the City Council adopted a resolution on March 7, 2022 approving the 2022 Urban Redevelopment Plan Update and the urban redevelopment projects described in the 2022 Urban Redevelopment Plan Update (the “Urban Redevelopment Projects”); and.

WHEREAS, pursuant to the Act, the Agency has the power to (a) undertake and carry out urban redevelopment projects within its area of operation, (b) make and execute contracts and other instruments necessary or convenient to the exercise of its powers under the Act and (c) issue revenue bonds to finance the undertaking of any urban redevelopment project; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract deals

with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, the Agency proposes to issue its revenue bonds to be known as the “Urban Redevelopment Agency of the City of Holly Springs, Georgia Revenue Bonds, Series 2025” in the principal amount of \$[Principal Amount] (the “Bonds”) for the purpose of paying all or a portion of the costs of the Urban Redevelopment Projects (the “Projects”) and the costs of issuing the Bonds; and

WHEREAS, the Bond will be issued pursuant to a resolution to be adopted by the Agency; and

WHEREAS, the Agency and the City propose to enter into an Intergovernmental Contract, dated as of September 1, 2025, pursuant to which the Agency will agree to, among other things, (a) issue the Bonds and (b) sell the Projects to the City, and the City will agree to, among other things, (a) buy the Projects from the Agency, (b) construct the Projects, (c) pay the Agency amounts sufficient to enable the Agency to pay the debt service on the Bonds (the “Contract Payments”) and (d) levy an ad valorem property tax, unlimited as to rate or amount, on all property in the City subject to such tax in order to make such Contract Payments; and

WHEREAS, it is necessary for the Downtown Development Authority of the City of Holly Springs (the “DDA”) to transfer the property on which the City will construct the Projects to the Agency; and

WHEREAS, in order to accomplish the foregoing, the DDA proposes to authorize the execution, delivery and performance of a Warranty Deed, dated as of September 1, 2025 (the “Warranty Deed”), from the DDA in favor of the Agency.

NOW, THEREFORE, BE IT RESOLVED by the DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HOLLY SPRINGS, and it is hereby resolved by authority of the same, as follows:

Section 1. Authorization of Limited Warranty Deed. The financing of the Urban Redevelopment Projects as described above is hereby authorized.

Section 2. Authorization of Limited Warranty Deed. The execution, delivery and performance of the Limited Warranty Deed are hereby authorized. The Limited Warranty Deed shall be executed by the Chairman or Vice Chairman of the DDA. The Secretary or Assistant Secretary of the DDA may attest the same and the seal may be impressed thereon. The Limited Warranty Deed shall be in substantially the form attached hereto as Exhibit “A,” subject to such changes, insertions and omissions as may be approved by the person executing the same and the DDA’s Attorney, and the execution of the Limited Warranty Deed shall be conclusive evidence of any such approval. The Limited Warranty Deed is by this reference thereto spread upon the minutes.

Section 3. General Authority. The proper officers, employees and agents of the DDA are hereby authorized, empowered and directed to do all such acts and things, including, but not limited to making covenants on behalf of the DDA and to execute all such documents and certificates as may be necessary to carry out the transactions contemplated by this resolution.

Section 4. Actions Approved and Confirmed. All acts and doings of the officers, employees and agents of the DDA which are in conformity with the purposes and intent of this resolution are hereby authorized and approved.

Section 5. Repealing Clause. Any and all resolutions or parts of resolutions in conflict with this resolution are hereby repealed.

Section 6. Effective Date. This resolution shall take effect immediately upon its adoption.

ADOPTED this 4th day of August, 2025.

DOWNTOWN DEVELOPMENT AUTHORITY OF
THE CITY OF HOLLY SPRINGS

(SEAL)

By: _____
Chairman

ATTEST:

Secretary

EXHIBIT "A"

LIMITED WARRANTY DEED

SECRETARY'S CERTIFICATE

The undersigned Secretary of the Downtown Development Authority of the City of Holly Springs (the "DDA") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on August 4, 2025 by the DDA in a meeting duly called and assembled and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the DDA, which is in my custody and control.

GIVEN under my hand and the seal of the DDA, this 4th day of August, 2025.

(SEAL)

Secretary

**City of Holly Springs
Downtown Development Authority of Holly Springs Minutes
July 16, 2025**

Authority Members Present: Chairman Ollie Evans, Vice Chairman Scott Owen, Secretary Andrea Johnston, Treasurer Maggie Grayeski, Authority Member Steven Miller, Authority Member Ryan Smith, and Authority Member Kyle Whitaker.

Authority Members Not Present: None.

Staff Present: City Manager Robert H. Logan, Communications & External Affairs Director Erin Honea, and Community Development Director Nancy Moon.

I. CALL TO ORDER

Chairman Evans called the Downtown Development Authority of Holly Springs Meeting to order.

II. PRESENTATIONS

- A. Dominionium Presentation
Shaun Reinhardt, Dominionium

III. OLD BUSINESS

IV. NEW BUSINESS

- A. May 21, 2025 Downtown Development Authority of Holly Springs meeting minutes.

Authority Member Miller made a motion to approve the minutes. Vice Chairman Owen seconded the motion. Motion carried. Yes 7, No 0, Abstained 0.

V. REPORTS

City Manager Robert H. Logan announced that there would be an Urban Redevelopment Agency of the City of Holly Springs, Georgia meeting at 6:00 p.m. on August 4, 2025.

VI. ADJOURNMENT

Chairman Evans made a motion to adjourn the meeting. Secretary Johnston seconded the motion. Motion carried. Yes 7, No 0, Abstained 0.

Respectfully Submitted.

Ollie Evans, Chairman

Erin Honea, Communications & External Affairs Director