



City of Holly Springs

Date: Wednesday, July 17, 2019
Location: 3235 Holly Springs Parkway

Downtown Development Authority Meeting Agenda 6:30 p.m.

- I. CALL TO ORDER
- II. ROLL CALL – Sonia Carruthers, Christopher DeLuca, Tim Downing, Jimmy Long, Phyllis Long, Kevin Moore, Kyle Whitaker
- III. TREASURER’S REPORT
- IV. UNFINISHED BUSINESS
- V. NEW BUSINESS
 1. Approve/deny granting easements to Georgia Power Company for Project #2019060032
 - a. Tax parcel 014 of tax plat 93N00
 - b. Tax parcel 006 of tax plat 93N00
 - c. Tax parcel 007 of tax plat 93N00
 - d. Tax parcel 009 of tax plat 93N00
 2. Approve/deny the May 15, 2019 meeting minutes
- VI. ADJOURNMENT

Holly Springs Downtown Development Authority

Treasurer's Report

May 2019

Opening Balance: \$ 87,808.32

Less: Cash Disbursements

DATE	CHECK #	VENDOR	AMOUNT	DESCRIPTION
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Total \$ -

Add: Deposits & Other Credits

Total \$ -

Ending Bank Balance \$ 87,808.32

Plus Certificate of Deposit \$ 35,864.00

Total Funds \$ 123,672.32



**Downtown Development Authority
As of May 31, 2019**

Revenues	May 2019 Transactions	2019 Annual Budget	YTD Transactions	% of Annual Budget
Prior Year Fund Balance	-	4,900	-	0.00%
Interest Revenue	-	100	-	0.00%
TOTAL REVENUES	\$ -	\$ 5,000	\$ -	0.00%

Expenditures				
Dues & Fees	-	500	290	58.00%
Training	-	250	-	0.00%
Other Expenditures	-	250	-	0.00%
Stormwater Fees	-	2,500	-	0.00%
Sponsorships	-	1,500	1,500	100.00%
TOTAL EXPENDITURES	\$ -	\$ 5,000	\$ 1,790	35.80%

Holly Springs Downtown Development Authority

Treasurer's Report

June 2019

Opening Balance: \$ 87,808.32

Less: Cash Disbursements

DATE	CHECK #	VENDOR	AMOUNT	DESCRIPTION
6/3/2019	1405	City of Holly Springs	\$ (18.74)	Name Tag

Total \$ (18.74)

Add: Deposits & Other Credits

Total \$ -

Ending Bank Balance \$ 87,789.58

Plus Certificate of Deposit \$ 35,864.00

Total Funds \$ 123,653.58



Downtown Development Authority
As of June 30, 2019

Revenues	June 2019 Transactions	2019 Annual Budget	YTD Transactions	% of Annual Budget
Prior Year Fund Balance	-	4,900	-	0.00%
Interest Revenue	-	100	-	0.00%
TOTAL REVENUES	\$ -	\$ 5,000	\$ -	0.00%

Expenditures				
Dues & Fees	-	500	290	58.00%
Training	-	250	-	0.00%
Other Expenditures	19	250	19	7.50%
Stormwater Fees	-	2,500	-	0.00%
Sponsorships	-	1,500	1,500	100.00%
TOTAL EXPENDITURES	\$ 19	\$ 5,000	\$ 1,809	36.17%

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT 2019060032 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 69596-VBS-0-JD00H4-0-0-89200500-0
NAME OF LINE/PROJECT: PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD @ PALM ST)
(CHEROKEE COUNTY) DISTRIBUTION LINE

PARCEL NUMBER 001

STATE OF GEORGIA
CHEROKEE COUNTY

E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HOLLY SPRINGS, GEORGIA** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **PO Box 990, Holly Springs, GA 30142-0990**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 199 Palm St., Canton, GA 30115 (Tax Parcel ID No. 93N00 014) in Land Lot 343 of the 15 District of Cherokee County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or

PARCEL 001 NAME OF PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD
LINE/PROJECT: @ PALM ST) (CHEROKEE COUNTY) DISTRIBUTION LINE

in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 001 NAME OF PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD
LINE/PROJECT: @ PALM ST) (CHEROKEE COUNTY) DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of: DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF
HOLLY SPRINGS, GEORGIA

Witness By: _____ (SEAL)
Name: _____
Title: _____

Notary Public Attest: _____ (SEAL)
Name: _____
Title: _____

[CORPORATE SEAL]

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT 2019060032 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 69596-VBS-0-JD00H4-0-0-89200500-0
NAME OF LINE/PROJECT: PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD @ PALM ST)
(CHEROKEE COUNTY) DISTRIBUTION LINE

PARCEL NUMBER 002

STATE OF GEORGIA
CHEROKEE COUNTY

TREE TRIM / CLEARING EASEMENT

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, HOLLY SPRINGS, GEORGIA (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is PO Box 990, Holly Springs, GA 30142, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to cut, trim, remove, clear and keep clear any and all trees and other obstructions located on the Easement Area (as defined below), as well as the right, privilege and easement to cut, trim and/or remove any trees which now or may hereafter endanger the electric transmission and/or distribution lines and/or communication lines of the Company, its successors and assigns now constructed or which may hereafter be constructed on or adjacent to the Property (as defined below) and the right of ingress and egress over the Property to and from the Easement Area in connection therewith.

The "Property" is defined as that certain tract of land owned by the Undersigned at 95 Palm St., Canton, GA 30115 (Tax Parcel ID No. 93N00 006) in Land Lot 343 of the 15 District of Cherokee County, Georgia.

The "Easement Area" is defined as the portion of the Property more particularly shown on "Exhibit A" attached hereto and made a part hereof.

[Signature(s) on Following Page(s)]

PARCEL 002

NAME OF
LINE/PROJECT:

PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD
@ PALM ST) (CHEROKEE COUNTY) DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the HOLLY SPRINGS, GEORGIA
presence of:

Witness

By: _____ (SEAL)
Name:
Title:

Notary Public

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]

Exhibit "A"

Red Dashed line represents GPC overhead distribution line – easement area is 15' feet each side of the proposed distribution line



NOW OR FORMERLY
PALM STREET

Holly Springs, Georgia
(95 Palm Street)
★ Tax Parcel # 93N00 006

Hickory Rd

1/80A

(113 Palm Street)
Tax Parcel # 93N00 010 B

55' / 2
3PH DDE
(VERT)

2.01



Environmental & Natural Resources

Parcel 002

DRAWING NOT TO SCALE

**PI # L6965 HOLLY SPRINGS TOWN CENTER
(HICKORY RD @ PALM ST) (CHEROKEE
COUNTY) DISTRIBUTION LINE**

LIMS # 2019060032

Pole Location(s): 29.01 OH to 2.01

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT 2019060032 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 69596-VBS-0-JD00H4-0-0-89200500-0
NAME OF LINE/PROJECT: PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD @ PALM ST)
(CHEROKEE COUNTY) DISTRIBUTION LINE

PARCEL NUMBER 003

STATE OF GEORGIA
CHEROKEE COUNTY

E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, HOLLY SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is PO BOX 990, HOLLY SPRINGS, GA 30142, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 241 Hickory Road, Canton, GA (Tax Parcel ID No. 93N00 007) in Land Lot 343 of the 15 District of Cherokee County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or

PARCEL 003	NAME OF	PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD
	LINE/PROJECT:	@ PALM ST) (CHEROKEE COUNTY) DISTRIBUTION LINE

in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 003

NAME OF
LINE/PROJECT:

PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD
@ PALM ST) (CHEROKEE COUNTY) DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of: HOLLY SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY

Witness

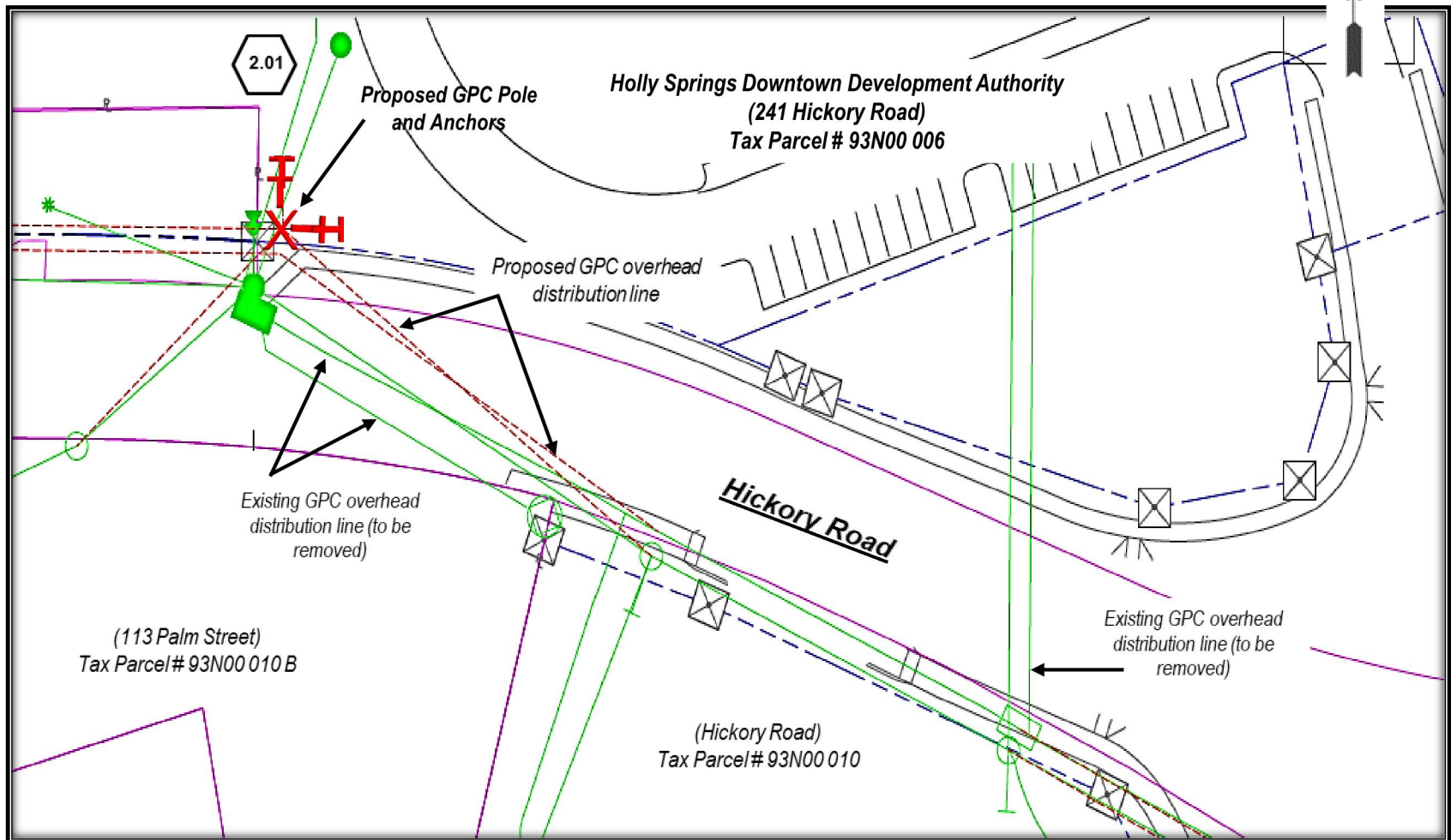
By: _____ (SEAL)
Name:
Title:

Notary Public

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]

Exhibit "A"



Environmental & Natural Resources

Parcel 003

DRAWING NOT TO SCALE

**PI # L6965 HOLLY SPRINGS TOWN
CENTER (HICKORY RD @ PALM ST)
(CHEROKEE COUNTY) DISTRIBUTION LINE
LIMS # 2019060032
Pole Location(s): 2.01**

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT 2019060032 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 69596-VBS-0-JD00H4-0-0-89200500-0
NAME OF LINE/PROJECT: PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD @ PALM ST)
(CHEROKEE COUNTY) DISTRIBUTION LINE

PARCEL NUMBER 004

STATE OF GEORGIA
CHEROKEE COUNTY

E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HOLLY SPRINGS, GEORGIA (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is PO BOX 990, HOLLY SPRINGS, GA 30142, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 155 Hickory Road, Canton, GA (Tax Parcel ID No. 93N00 009) in Land Lot 342, 343 of the 15 District of Cherokee County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or

PARCEL 004	NAME OF	PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD
	LINE/PROJECT:	@ PALM ST) (CHEROKEE COUNTY) DISTRIBUTION LINE

in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 004

NAME OF
LINE/PROJECT:

PI # L6965 HOLLY SPRINGS TOWN CENTER (HICKORY RD
@ PALM ST) (CHEROKEE COUNTY) DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the
presence of:

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF
HOLLY SPRINGS, GEORGIA

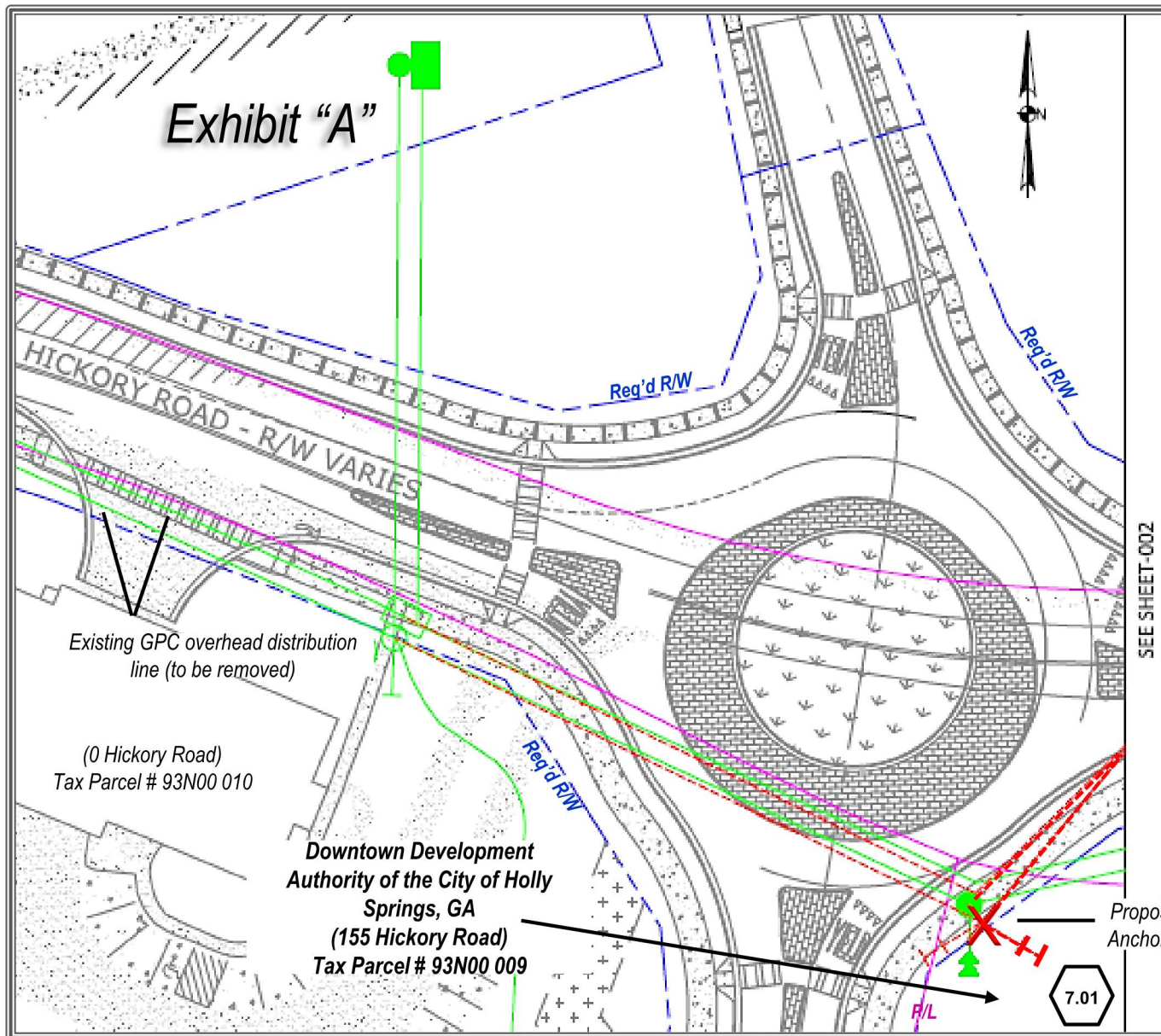
Witness

By: _____ (SEAL)
Name:
Title:

Notary Public

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]



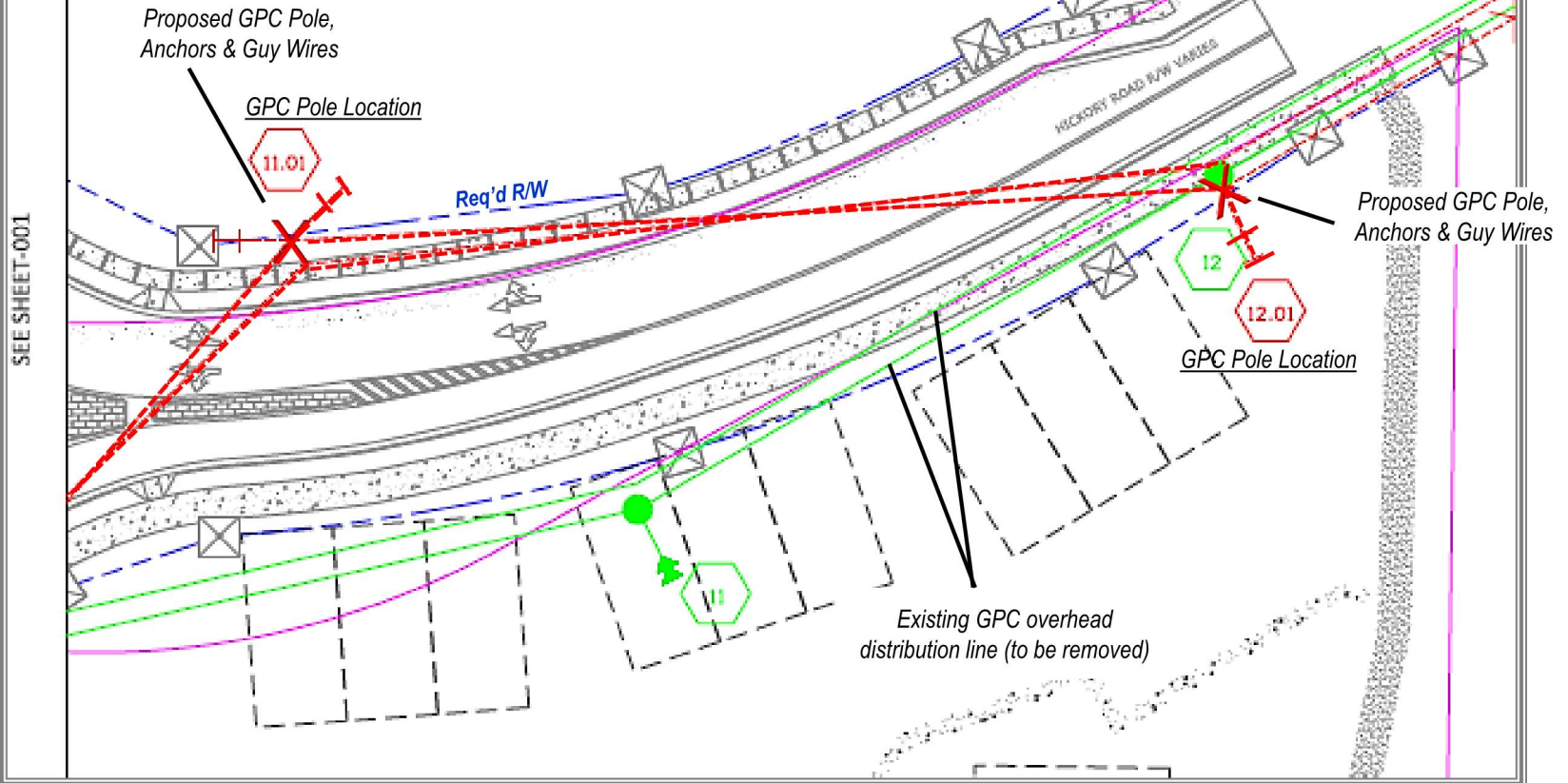
Environmental & Natural Resources

Parcel 004
Page 1 of 2
DRAWING NOT TO SCALE

**PI # L6965 HOLLY SPRINGS TOWN CENTER
(HICKORY RD @ PALM ST) (CHEROKEE
COUNTY) DISTRIBUTION LINE
LIMS # 2019060032
Pole Location(s): 7.01, 11.01, 12.01**

Exhibit "A"

Downtown Development
Authority of the City of Holly
Springs, GA
(155 Hickory Road)
Tax Parcel # 93N00 009



Environmental & Natural Resources

Parcel 004
Page 2 of 2
DRAWING NOT TO SCALE

**PI # L6965 HOLLY SPRINGS TOWN CENTER
(HICKORY RD @ PALM ST) (CHEROKEE COUNTY)
DISTRIBUTION LINE
LIMS # 2019060032
Pole Location(s): 7.01, 11.01, 12.01**

Holly Springs Downtown Development Authority
Meeting Minutes
May 15, 2019

Members Present: Chairman Kevin Moore, Vice Chairman Christopher DeLuca, Treasurer Sonia Carruthers, Tim Downing, Secretary Jimmy Long, Phyllis Long, Councilmember Kyle Whitaker.

Staff Present: City Manager Robert H. Logan, Deputy Chief Tommy Keheley, and Assistant City Clerk Donna Sanders.

Roll Call – all present.

Chairman Moore called the meeting to order at approximately 6:30 p.m.

Treasurer's Report

Treasurer Carruthers presented the Treasurer's Report for April 2019.

Vice Chairman DeLuca made a motion to approve the April financial report. Councilmember Whitaker seconded the motion. Motion carried 7-0.

New Business

City Manager Robert H. Logan discussed the Commitment Letter from South State Bank, for the bond to be issued by the Downtown Development Authority, to start construction of the infrastructure of the Town Center Project. Mr. Logan stated the bond is for \$5 million with a fixed interest rate of 3.10% and no penalty for pre-payment. Mr. Logan said the agreement will be among the City of Holly Springs, the Downtown Development Authority, and South State Bank. Mr. Logan said the Downtown Development Authority needs to vote on the Commitment Letter and for the Chairman to execute the document. Mr. Logan said City Council will vote on the Commitment Letter on May 20th.

Councilmember Whitaker made a motion to approve the Commitment Letter from South State Bank and for the Chairman of the Downtown Development Authority to execute the document. Tim Downing seconded the motion. Motion carried 7-0.

Vice Chairman DeLuca made a motion to approve the April 17, 2019 meeting minutes. Chairman Moore seconded the motion. Motion carried 4-0-1. Secretary Long abstained due to being absent at the previous meeting.

Councilmember Whitaker made a motion to enter into Executive Session for the purpose of real estate. Treasurer Carruthers seconded the motion. Motion carried 7-0.

Tim Downing made a motion to return from Executive Session. Councilmember Whitaker seconded the motion. Motion carried 7-0.

Tim Downing welcomed Jimmy Long to the Downtown Development Authority Board.

Tim Downing made a motion to adjourn. Phyllis Long seconded the motion. Motion carried 7-0.

Meeting adjourned.

Respectfully Submitted,

Kevin Moore, Chairman

Date

Attest:

Erin Honea, Assistant City Clerk