



City of Holly Springs

Date: Wednesday, April 19, 2023
Location: 3235 Holly Springs Parkway

Downtown Development Authority of Holly Springs Business Meeting Agenda 6:00 p.m.

I. CALL TO ORDER

II. ELECTION OF OFFICERS

- Chair
- Vice Chair
- Secretary
- Treasurer

III. NEW BUSINESS

- A. Discuss and approve/deny the Downtown Development Authority of Holly Springs Amended Budget for the Fiscal Year 2022
Presented By: Robert H. Logan, City Manager
- B. Discuss and approve/deny Change Order 2a from Vertical Earth
Presented By: Robert H. Logan, City Manager
- C. Discuss and approve/deny a Grant of Utility Easement between the Cherokee County Water & Sewerage Authority and the Downtown Development Authority of Holly Springs, Sanitary Sewer Exhibit #1
Presented By: Robert H. Logan, City Manager
- D. Discuss and approve/deny a Grant of Utility Easement between the Cherokee County Water & Sewerage Authority and the Downtown Development Authority of Holly Springs, Sanitary Sewer Exhibit #2
Presented By: Robert H. Logan, City Manager

- E. Discuss and approve/deny a Grant of Utility Easement between the Cherokee County Water & Sewerage Authority and the Downtown Development Authority of Holly Springs, Sanitary Sewer Exhibit #3
Presented By: Robert H. Logan, City Manager
- F. Discuss and approve/deny a Grant of Utility Easement between the Cherokee County Water & Sewerage Authority and the Downtown Development Authority of Holly Springs, Sanitary Sewer Exhibit #4
Presented By: Robert H. Logan, City Manager
- G. Discuss and approve/deny a Grant of Utility Easement between the Cherokee County Water & Sewerage Authority and the Downtown Development Authority of Holly Springs, Sanitary Sewer Exhibit #5
Presented By: Robert H. Logan, City Manager
- H. Discuss and approve/deny a Grant of Utility Easement between Cherokee County Water & Sewerage Authority and the Downtown Development Authority of Holly Springs, Utility Easement Exhibit
Presented By: Robert H. Logan, City Manager
- I. Approve/deny March 15, 2023 meeting minutes

IV. REPORTS

V. ADJOURNMENT

**City of Holly Springs
Downtown Development Authority
Amended Budget
For the Fiscal Year 2022**

Account Number	Description	<u>Budget</u> FY 2022 Budget	<u>Budget</u> FY 2022 Amended	Variance
555-0000-361000	Interest Revenue	-	50	50
555-0000-134000	Prior Year Fund Balance	5,000	4,950	(50)
555-0000-392200	Proceeds from Sale of Property	2,000,000	-	(2,000,000)
	TOTAL REVENUES	\$ 2,005,000	\$ 5,000	\$ (2,000,000)
555-7550-523600	Dues and Fees	500	500	-
555-7550-523700	Training	250	250	-
555-7550-531210	Water and Sewer	-	4,000	(4,000)
555-7550-531700	Other Expenditures	250	250	-
555-7550-571000	Stormwater	2,500	-	2,500
555-7550-572000	Sponsorships	1,500	-	1,500
555-7550-611000	Transfer to Primary Government	2,000,000	-	2,000,000
	TOTAL EXPENDITURES	\$ 2,005,000	\$ 5,000	\$ 2,000,000

CO 2a

Contractor: Vertical Earth
Phone: 770-888-2224
Contact: Kate Rieling

Job: Holly Springs Mixed-Use
Phase: TH East
Date: February 1, 2023

THIS IS NOT AN INVOICE

Item No.	Pay App Date	Work Description	Qty		Unit Price	Total
	1/31/22	CO #2a - Jan22 Unsuitable Haul	120	CY	\$28.04	\$ 3,364.80

Total \$ 3,364.80

Notes

Haul off unsuitables at agreed upon rate of \$28.04/CY from TH East site

Vertical Earth



3/31/2023
Date

Downtown Development Authority of Holly Springs

Date



Change Proposal
Request
No.:

2

CHANGE ORDER PROPOSAL

Project Name: Holly Springs Mixed Use Development
Location: Holly Springs, GA
GC: City of Holly Springs Downtown Development Authority
Engineer: Southeastern Engineering, Inc.

Project No. 21019-17
Date 1/13/2022
Drawing No. _____
Spec. Section _____

Reference: RFP No.: _____ Work Directive No.: _____ Field Order No.: _____ Other: _____
Description:

Unsuitable soils/trash haul off to Cherokee C&D Landfill using tandem dump trucks. Cubic Yard unit rate \$28.04/cy. We will use 8cy per tandem due to the nature of the material.

1. LABOR (See attached itemized breakdown) \$20.00
2. MATERIALS (See attached itemized breakdown) \$0.00
3. EQUIPMENT/OTHER (See attached itemized breakdown) \$175.00
4. TIME EXTENSION FIELD COSTS** 0 DAYS @ \$0.00 PER DAY \$0.00
5. SUB-TOTAL DIRECT WORK **\$195.00**
6. OVERHEAD & PROFIT ON DIRECT WORK 15% \$29.25
7. TOTAL DIRECT WORK **\$224.25**

SUBCONTRACTORS

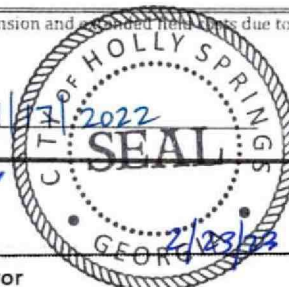
- | NAME | DESCRIPTION | INVOICE/PROPOSAL DATE |
|------|-------------|-----------------------|
| | | |
| | | |
| | | |
8. SUB-TOTAL SUBCONTRACTOR WORK: **\$0.00**
9. OVERHEAD & PROFIT ON SUBCONTRACTOR WORK 15% \$0.00
10. TOTAL SUBCONTRACTOR WORK **\$0.00**
11. SUB-TOTAL DIRECT AND SUBCONTRACTOR WORK **\$224.25**
12. BOND & INSURANCE: 0.00% of subtotal # 11 \$0.00
13. TOTAL CHANGE PROPOSAL REQUEST **\$224.25**

Reviewed By: Kate Rieling Date: 1/13/2022

** Schedule impact indeterminate at this time. The contractor reserves its rights to a time extension and associated field costs due to the cumulative effect of changes.

Accepted By:

Date: 1/13/2022



Steven W. Miller, Mayor

Ollie Evans, DDA Chair

2/15/23

No.: 2

TAKE OFF WORKSHEET

[illegible]

Kate Rieling

From: Kate Rieling
Sent: Friday, January 7, 2022 8:35 AM
To: Dave Edwards
Cc: Cody Smith
Subject: HSMU Unsuitable/Trash Haul off Unit Rate

Good Morning David,

I revised the pricing for the unsuitable soils haul off using dump trucks at 8cy/load taking them to Cherokee C&D Landfill. Right now the landfill is not accepting anything due to the wet conditions but this will definitely be a cheaper option when they do open back up.

					PCY
Cost to remove and export trash / bad soil					
Excavate and load into tandems to take to Cherokee C&D					
Excavate per cy					\$ 4.00
Dump fee		60	8		\$ 7.50
Load into tandem and haul off					
1 hr to Load & Haul to Cherokee C&D with tandem					
1	95	95	11.875		11.88
Stone at Expanded C.O					
Supervision					\$ 0.50
Maintenance of street					\$ 0.50
Subtotal					\$ 24.38
15% mark up					\$ 3.66
Cost per Yard					
Using Tandem @ 8cy					
		\$224	per truck		

Let me know if you'd like to proceed with this.

Thanks,

Kate



David Edwards <dme.odyssey@gmail.com>

Trash Pit behind Fire Station

1 message

Mitch Green <mitch@bmandkinc.com>

Tue, Nov 23, 2021 at 9:35 AM

To: David Edwards <dme.odyssey@gmail.com>

Cc: Jacob Hughes <jacob@bmandkinc.com>, Rob Logan <rlogan@hollyspringsga.us>, csmith@vertical-earth.com, Jake Hudgins <jhudgins@vertical-earth.com>, Ben Thomason <bthomason@oasis-cs.com>

David

I met with Cody on site this morning about the trash pit found last week behind the Fire Station. The area is highlighted on the attachment, building pads 11 to 13. Cody's initial estimate was 60 feet X 30 feet X 8 feet deep, the 30 getting narrower as the depth increased.

Initial conversation included swapping soils from across the road, but after looking at the Plan, there may be room for a swap behind buildings 14 to 17. A little tight, but additional depth could be used to bury debris to remain 15 feet or more away from the building pad. If we get the rear building corners staked along with off-sets, it'll be easier to determine if this is possible.

Cody, Jake – Additional thoughts?

Mitch Green

Senior Inspector

103 Mountain Brook Drive

Suite 112

Canton, Ga. 30115

770.403.2303

mitch@bmandkinc.com

www.bmandk.com



 trash pit.pdf

Return to:
GIS Manager
Cherokee County Water & Sewerage Authority
PO Box 5000
Canton, GA 30114-9998

State of Georgia
County of Cherokee

Grant of Utility Easement

This grant of easement made this _____ day of _____, 20____, from
Downtown Development Authority of Holly Springs of the State of Georgia, hereinafter
called Grantor, to **CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY** a political subdivision of the State of
Georgia, hereinafter called Grantee.

WITNESSETH, the Grantor for and in consideration of the sum of \$1.00 and other valuable considerations in hand paid, at
and before the sealing and delivery of these presents, does grant, bargain, sell, and convey unto Grantee an easement and
perpetual right-of-way over, upon, through, under and/or across the property of the Grantor in Land Lot(s) 343, of
15th District, 2nd Section, Cherokee County, Georgia, and being a strip of land more particularly described and shown on
the plat attached hereto as **Exhibit “A”** and entitled SANITARY SEWER EXHIBIT #1
(Subdivision Name, Phase, Unit and/or Pod, HOLLY SPRINGS TOWNHOMES Lot
Number _____) made a part hereof showing the dimensions and location of this easement. The permanent, exclusive
easement covered by this instrument is 20 feet wide, with the permission to use an additional 0 feet on both
sides of the easement during construction, unless otherwise shown on **Exhibit “A”**, the center of said permanent, exclusive
easement shall be the center line of the utility pipeline actually installed over, upon, unless otherwise shown on **Exhibit**
“A”, through, under and/or across said lands. The easement begins and ends where the said pipeline enters and leaves
the property line as indicated above, and totals approximately 34.83 feet in length and approximately
697 square feet.

The permanent, exclusive easement covered by this instrument is for the purpose of a water line/main, sewer line/main
and/or utility installation together with the right to go upon said land to install said utility pipeline and installations with the
continuous right from time to time to go in and upon said easement and to construct, install, operate, maintain, inspect,
reconstruct, repair, renew, and replace therein the utility pipeline and other installations as may be necessary; also the right
to clear, keep clear, remove and dispose of all undergrowth, trees and other obstructions, objects and structures on said
easement, which are inconsistent with the rights of the Grantee and which may interfere with or endanger the construction,
operation and maintenance of said utility line/main and other installations; also the right of ingress and egress to and from
said easement over roads, if any, existing at the time for such ingress and egress, for the purpose of constructing, operating,
maintaining, repairing, renewing, replacing said utility pipeline and installations. Said right of way easement may be used
by the owners of said land, or their assigns, provided such use is not inconsistent with the rights conferred hereby and
further that such use does not interfere with, injure or endanger said utility pipeline and other installations and the
construction, repairing, renewal and replacement thereof and the uses for the purposes hereinbefore stated.

Grantor for both itself and its heirs and assigns understands and agrees in connection with this conveyance that any and
all construction, digging, grubbing, clearing, filling, or other earth moving or construction activities within or in the easement
area conveyed herein are prohibited without the express written permission from the Cherokee County Water & Sewerage
Authority.

The Grantor does hereby covenant that they are lawfully seized and possessed of the real estate above described, that
Grantor does have good and lawful right to convey the said property, and said property is free from all encumbrances, and
that they will forever warrant and defend title thereto against the claims of all persons whomsoever.

IN WITNESS WHEREOF, said GRANTOR hereunder set his hand and affixed his seal on the date written above.

WITNESS

Witness (Printed Name)

Witness (Signature)

Sworn to and subscribed before me

This the _____ day of _____, 20 _____.

(SEAL)
Notary Public

GRANTOR(S)

Grantor (Printed Name)

Grantor (Signature)

Grantor (Printed Name)

Grantor (Signature)

SANITARY SEWER EXHIBIT #1

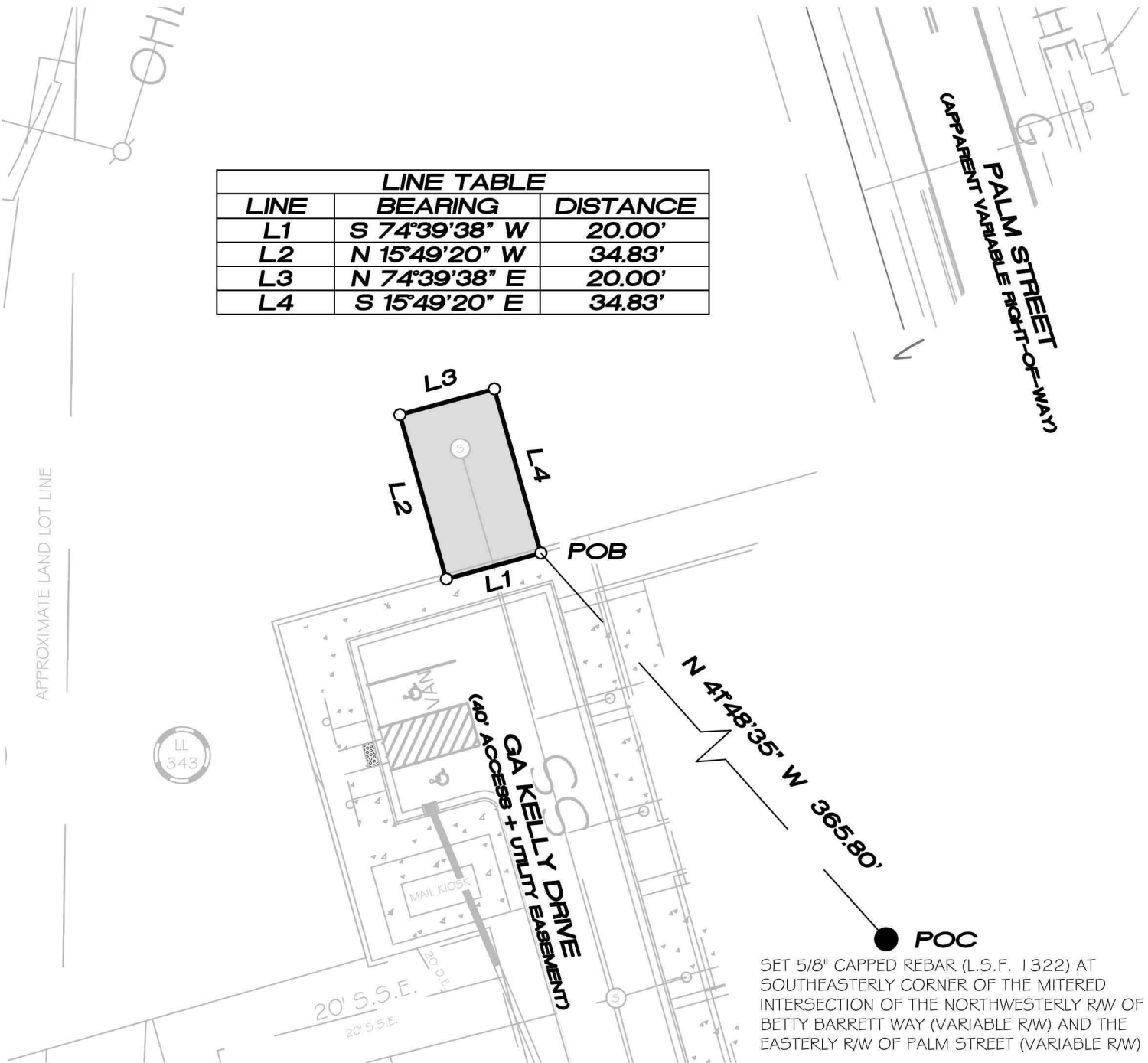
HOLLY SPRINGS MIXED-USE DEVELOPMENT

TOWNHOMES

LAND LOT 343, 15TH DISTRICT
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°39'38" W	20.00'
L2	N 15°49'20" W	34.83'
L3	N 74°39'38" E	20.00'
L4	S 15°49'20" E	34.83'



EASEMENT CONTAINS:
697 SQ. FEET
0.016 ACRES

0 30 60 90



SCALE: 1" = 30'

PROJECT #: 21219
DATE: 03/30/2023
DRAWN BY: JTH
CHECKED BY: MCB

ALS ALLIANCE
LAND SURVEYING

L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 | www.ALLIANCECO.com

SHEET
1 OF 1

HOLLY SPRINGS MIXED DEVELOPMENT TOWNHOMES SEWER EXHIBIT #1 DESCRIPTION

An easement of land lying over and across a parcel of land lying in Land Lot 343 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:

Commencing at a set 5/8" capped rebar (L.S.F. 1322) at the southeasterly corner of the mitered intersection of the Northwesterly right-of-way of Betty Barrett Parkway (variable right-of-way) and the Easterly right-of-way of Palm Street (variable right-of-way) run North 41 Degrees 48 Minutes 35 Seconds West for a distance of 365.80 feet to the POINT OF BEGINNING of the easement herein described;

Thence run South 74 Degrees 39 Minutes 38 Seconds West for a distance of 20.00 feet to a point;
Thence run North 15 Degrees 49 Minutes 20 Seconds West for a distance of 34.83 feet to a point;
Thence run North 74 Degrees 39 Minutes 38 Seconds East for a distance of 20.00 feet to a point; Thence run South 15 Degrees 49 Minutes 20 Seconds East for a distance of 34.83 feet to the POINT OF BEGINNING.

Said easement contains 697 Square Feet or 0.016 Acres.

Return to:
GIS Manager
Cherokee County Water & Sewerage Authority
PO Box 5000
Canton, GA 30114-9998

State of Georgia
County of Cherokee

Grant of Utility Easement

This grant of easement made this _____ day of _____, 20____, from
Downtown Development Authority of Holly Springs of the State of Georgia, hereinafter
called Grantor, to **CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY** a political subdivision of the State of
Georgia, hereinafter called Grantee.

WITNESSETH, the Grantor for and in consideration of the sum of \$1.00 and other valuable considerations in hand paid, at
and before the sealing and delivery of these presents, does grant, bargain, sell, and convey unto Grantee an easement and
perpetual right-of-way over, upon, through, under and/or across the property of the Grantor in Land Lot(s) 343, of
15th District, 2nd Section, Cherokee County, Georgia, and being a strip of land more particularly described and shown on
the plat attached hereto as **Exhibit “A”** and entitled SANITARY SEWER EXHIBIT #2
(Subdivision Name, Phase, Unit and/or Pod, HOLLY SPRINGS TOWNHOMES Lot
Number _____) made a part hereof showing the dimensions and location of this easement. The permanent, exclusive
easement covered by this instrument is 20 feet wide, with the permission to use an additional 0 feet on both
sides of the easement during construction, unless otherwise shown on **Exhibit “A”**, the center of said permanent, exclusive
easement shall be the center line of the utility pipeline actually installed over, upon, unless otherwise shown on **Exhibit**
“A”, through, under and/or across said lands. The easement begins and ends where the said pipeline enters and leaves
the property line as indicated above, and totals approximately 60.34 feet in length and approximately
1,207 square feet.

The permanent, exclusive easement covered by this instrument is for the purpose of a water line/main, sewer line/main
and/or utility installation together with the right to go upon said land to install said utility pipeline and installations with the
continuous right from time to time to go in and upon said easement and to construct, install, operate, maintain, inspect,
reconstruct, repair, renew, and replace therein the utility pipeline and other installations as may be necessary; also the right
to clear, keep clear, remove and dispose of all undergrowth, trees and other obstructions, objects and structures on said
easement, which are inconsistent with the rights of the Grantee and which may interfere with or endanger the construction,
operation and maintenance of said utility line/main and other installations; also the right of ingress and egress to and from
said easement over roads, if any, existing at the time for such ingress and egress, for the purpose of constructing, operating,
maintaining, repairing, renewing, replacing said utility pipeline and installations. Said right of way easement may be used
by the owners of said land, or their assigns, provided such use is not inconsistent with the rights conferred hereby and
further that such use does not interfere with, injure or endanger said utility pipeline and other installations and the
construction, repairing, renewal and replacement thereof and the uses for the purposes hereinbefore stated.

Grantor for both itself and its heirs and assigns understands and agrees in connection with this conveyance that any and
all construction, digging, grubbing, clearing, filling, or other earth moving or construction activities within or in the easement
area conveyed herein are prohibited without the express written permission from the Cherokee County Water & Sewerage
Authority.

The Grantor does hereby covenant that they are lawfully seized and possessed of the real estate above described, that
Grantor does have good and lawful right to convey the said property, and said property is free from all encumbrances, and
that they will forever warrant and defend title thereto against the claims of all persons whomsoever.

IN WITNESS WHEREOF, said GRANTOR hereunder set his hand and affixed his seal on the date written above.

WITNESS

Witness (Printed Name)

Witness (Signature)

Sworn to and subscribed before me

This the _____ day of _____, 20 _____.

_____(SEAL)
Notary Public

GRANTOR(S)

Grantor (Printed Name)

Grantor (Signature)

Grantor (Printed Name)

Grantor (Signature)

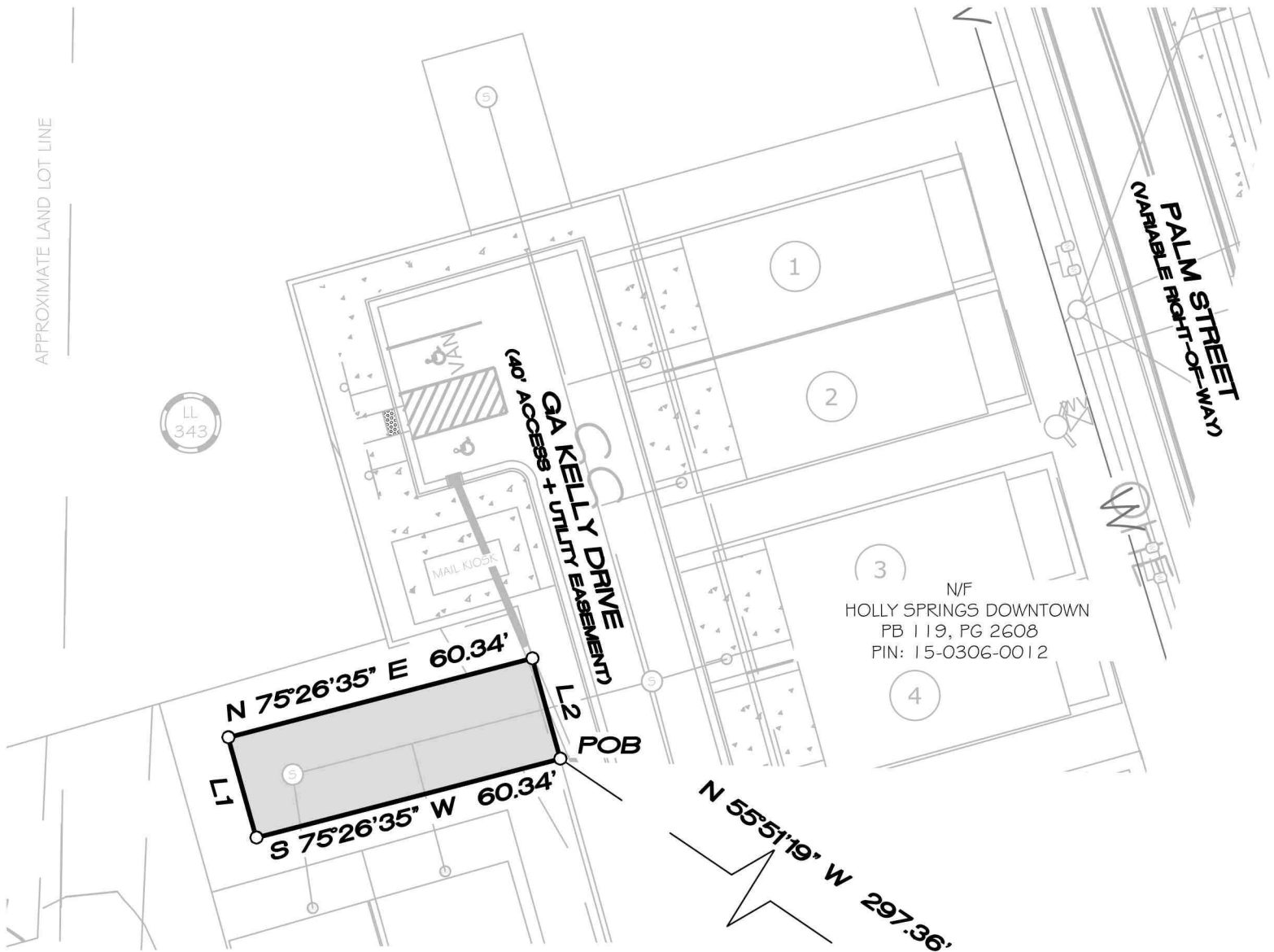
SANITARY SEWER EXHIBIT #2

HOLLY SPRINGS MIXED-USE DEVELOPMENT

TOWNHOMES

LAND LOT 343, 15TH DISTRICT
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°36'50" W	20.00'
L2	S 15°36'50" E	20.00'

EASEMENT CONTAINS:
1,207 SQ. FEET
0.028 ACRES

0 30 60 90



SCALE: 1" = 30'

PROJECT #: 21219
DATE: 03/30/2023
DRAWN BY: JTH
CHECKED BY: MCB

SET 5/8" CAPPED REBAR (L.S.F. 1322) AT
SOUTHEASTERLY CORNER OF THE MITERED
INTERSECTION OF THE NORTHWESTERLY RW OF
BETTY BARRETT WAY (VARIABLE RW) AND THE
EASTERLY RW OF PALM STREET (VARIABLE RW)

ALS ALLIANCE
LAND SURVEYING

L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 | www.ALLIANCECO.com

SHEET
1 OF 1

HOLLY SPRINGS MIXED DEVELOPMENT TOWNHOMES SEWER EXHIBIT #2 DESCRIPTION

An easement of land lying over and across a parcel of land lying in Land Lot 343 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:

Commencing at a set 5/8" capped rebar (L.S.F. 1322) at the Southeasterly corner of the mitered intersection of the Northwesterly right-of-way of Betty Barrett Parkway (variable right-of-way) and the Easterly right-of-way of Palm Street (variable right-of-way) run North 55 Degrees 51 Minutes 19 Seconds West for a distance of 297.36 feet to the POINT OF BEGINNING for the easement herein described;

Thence run South 75 Degrees 26 Minutes 35 Seconds West for a distance of 60.34 feet to a point;
Thence run North 15 Degrees 36 Minutes 50 Seconds West for a distance of 20.00 feet to a point;
Thence run North 75 Degrees 26 Minutes 35 Seconds East for a distance of 60.34 feet to a point; Thence run South 15 Degrees 36 Minutes 50 Seconds East for a distance of 20.00 feet to the POINT OF BEGINNING.

Said Easement contains 1,207 Square Feet or 0.028 Acres.

Return to:
GIS Manager
Cherokee County Water & Sewerage Authority
PO Box 5000
Canton, GA 30114-9998

State of Georgia
County of Cherokee

Grant of Utility Easement

This grant of easement made this _____ day of _____, 20____, from
Downtown Development Authority of Holly Springs of the State of Georgia, hereinafter
called Grantor, to **CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY** a political subdivision of the State of
Georgia, hereinafter called Grantee.

WITNESSETH, the Grantor for and in consideration of the sum of \$1.00 and other valuable considerations in hand paid, at
and before the sealing and delivery of these presents, does grant, bargain, sell, and convey unto Grantee an easement and
perpetual right-of-way over, upon, through, under and/or across the property of the Grantor in Land Lot(s) 343, of
15th District, 2nd Section, Cherokee County, Georgia, and being a strip of land more particularly described and shown on
the plat attached hereto as **Exhibit “A”** and entitled SANITARY SEWER EXHIBIT #3
(Subdivision Name, Phase, Unit and/or Pod, HOLLY SPRINGS TOWNHOMES Lot
Number _____) made a part hereof showing the dimensions and location of this easement. The permanent, exclusive
easement covered by this instrument is 20 feet wide, with the permission to use an additional 0 feet on both
sides of the easement during construction, unless otherwise shown on **Exhibit “A”**, the center of said permanent, exclusive
easement shall be the center line of the utility pipeline actually installed over, upon, unless otherwise shown on **Exhibit**
“A”, through, under and/or across said lands. The easement begins and ends where the said pipeline enters and leaves
the property line as indicated above, and totals approximately 60.10 feet in length and approximately
1,202 square feet.

The permanent, exclusive easement covered by this instrument is for the purpose of a water line/main, sewer line/main
and/or utility installation together with the right to go upon said land to install said utility pipeline and installations with the
continuous right from time to time to go in and upon said easement and to construct, install, operate, maintain, inspect,
reconstruct, repair, renew, and replace therein the utility pipeline and other installations as may be necessary; also the right
to clear, keep clear, remove and dispose of all undergrowth, trees and other obstructions, objects and structures on said
easement, which are inconsistent with the rights of the Grantee and which may interfere with or endanger the construction,
operation and maintenance of said utility line/main and other installations; also the right of ingress and egress to and from
said easement over roads, if any, existing at the time for such ingress and egress, for the purpose of constructing, operating,
maintaining, repairing, renewing, replacing said utility pipeline and installations. Said right of way easement may be used
by the owners of said land, or their assigns, provided such use is not inconsistent with the rights conferred hereby and
further that such use does not interfere with, injure or endanger said utility pipeline and other installations and the
construction, repairing, renewal and replacement thereof and the uses for the purposes hereinbefore stated.

Grantor for both itself and its heirs and assigns understands and agrees in connection with this conveyance that any and
all construction, digging, grubbing, clearing, filling, or other earth moving or construction activities within or in the easement
area conveyed herein are prohibited without the express written permission from the Cherokee County Water & Sewerage
Authority.

The Grantor does hereby covenant that they are lawfully seized and possessed of the real estate above described, that
Grantor does have good and lawful right to convey the said property, and said property is free from all encumbrances, and
that they will forever warrant and defend title thereto against the claims of all persons whomsoever.

IN WITNESS WHEREOF, said GRANTOR hereunder set his hand and affixed his seal on the date written above.

WITNESS

Witness (Printed Name)

Witness (Signature)

Sworn to and subscribed before me

This the _____ day of _____, 20 _____.

(SEAL)
Notary Public

GRANTOR(S)

Grantor (Printed Name)

Grantor (Signature)

Grantor (Printed Name)

Grantor (Signature)

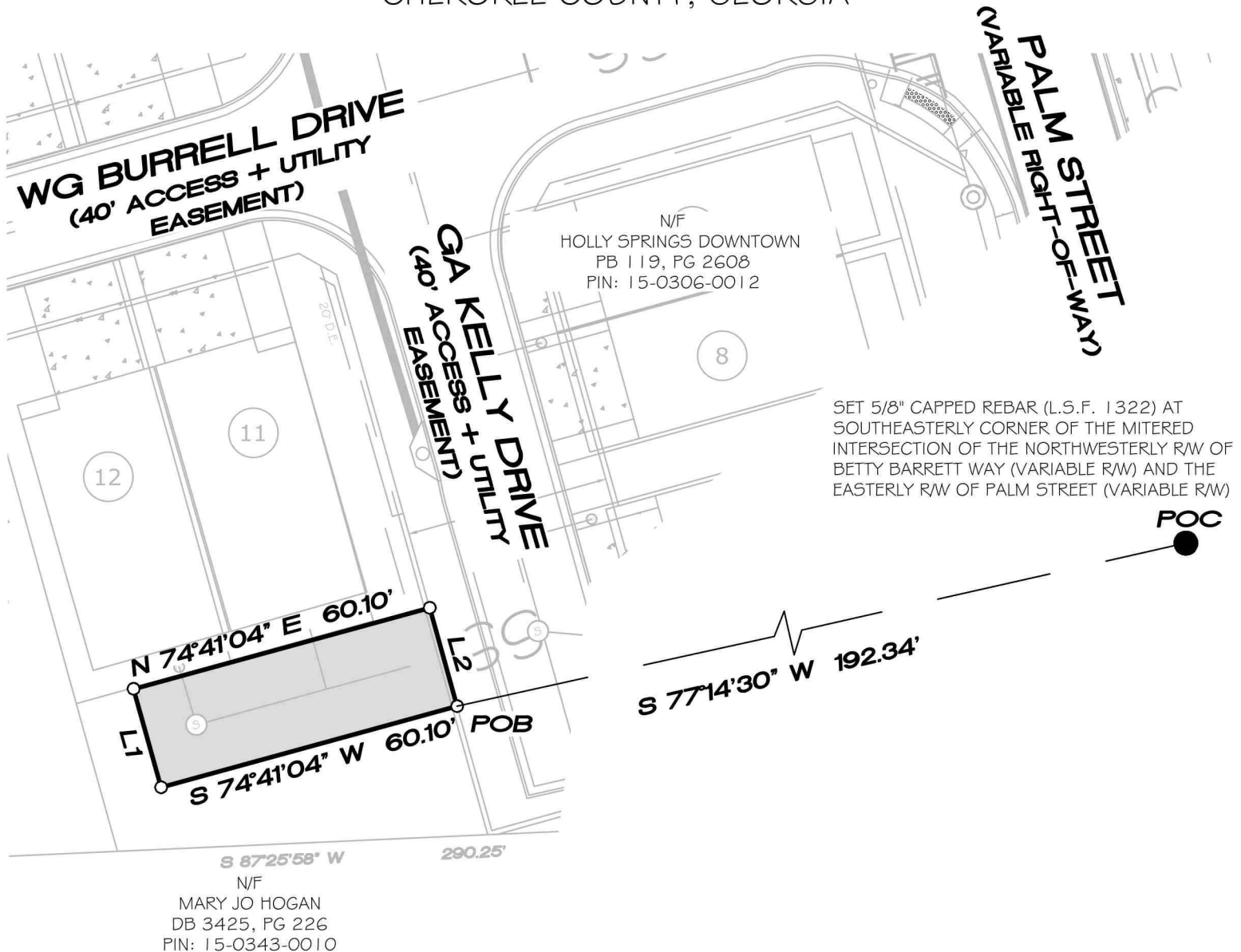
SANITARY SEWER EXHIBIT #3

HOLLY SPRINGS MIXED-USE DEVELOPMENT

TOWNHOMES

LAND LOT 343, 15TH DISTRICT
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°36'50" W	20.00'
L2	S 15°36'50" E	20.00'

EASEMENT CONTAINS:
1,202 SQ. FEET
0.028 ACRES

0 30 60 90



SCALE: 1" = 30'

PROJECT #: 21219
DATE: 03/30/2023
DRAWN BY: JTH
CHECKED BY: MCB

ALS ALLIANCE
LAND SURVEYING

L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 | www.ALLIANCECO.com

SHEET
1 OF 1

HOLLY SPRINGS MIXED DEVELOPMENT TOWNHOMES SEWER EXHIBIT #3 DESCRIPTION

An easement of land lying over and across a parcel of land lying in Land Lot 343 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:

Commencing at a set 5/8" capped rebar (L.S.F. 1322) at the Southeasterly corner of the mitered intersection of the Northwesterly right-of-way of Betty Barrett Parkway (variable right-of-way) and the Easterly right-of-way of Palm Street (variable right-of-way) run South 77 Degrees 14 Minutes 30 Seconds West for a distance of 192.34 feet to the POINT OF BEGINNING for the easement herein described;

Thence run South 74 Degrees 41 Minutes 04 Seconds West for a distance of 60.10 feet to a point;

Thence run North 15 Degrees 36 Minutes 50 Seconds West for a distance of 20.00 feet to a point;

Thence run North 74 Degrees 41 Minutes 04 Seconds East for a distance of 60.10 feet to a point;

Thence run South 15 Degrees 36 Minutes 50 Seconds East for a distance of 20.00 feet to the POINT OF BEGINNING.

Said Easement contains 1,202 Square Feet or 0.028 Acres.

Return to:
GIS Manager
Cherokee County Water & Sewerage Authority
PO Box 5000
Canton, GA 30114-9998

State of Georgia
County of Cherokee

Grant of Utility Easement

This grant of easement made this _____ day of _____, 20____, from
Downtown Development Authority of Holly Springs of the State of Georgia, hereinafter
called Grantor, to **CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY** a political subdivision of the State of
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WITNESSETH, the Grantor for and in consideration of the sum of \$1.00 and other valuable considerations in hand paid, at
and before the sealing and delivery of these presents, does grant, bargain, sell, and convey unto Grantee an easement and
perpetual right-of-way over, upon, through, under and/or across the property of the Grantor in Land Lot(s) 343, of
15th District, 2nd Section, Cherokee County, Georgia, and being a strip of land more particularly described and shown on
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(Subdivision Name, Phase, Unit and/or Pod, HOLLY SPRINGS TOWNHOMES Lot
Number _____) made a part hereof showing the dimensions and location of this easement. The permanent, exclusive
easement covered by this instrument is 20 feet wide, with the permission to use an additional 0 feet on both
sides of the easement during construction, unless otherwise shown on **Exhibit “A”**, the center of said permanent, exclusive
easement shall be the center line of the utility pipeline actually installed over, upon, unless otherwise shown on **Exhibit**
“A”, through, under and/or across said lands. The easement begins and ends where the said pipeline enters and leaves
the property line as indicated above, and totals approximately 77 feet in length and approximately
1,538 square feet.

The permanent, exclusive easement covered by this instrument is for the purpose of a water line/main, sewer line/main
and/or utility installation together with the right to go upon said land to install said utility pipeline and installations with the
continuous right from time to time to go in and upon said easement and to construct, install, operate, maintain, inspect,
reconstruct, repair, renew, and replace therein the utility pipeline and other installations as may be necessary; also the right
to clear, keep clear, remove and dispose of all undergrowth, trees and other obstructions, objects and structures on said
easement, which are inconsistent with the rights of the Grantee and which may interfere with or endanger the construction,
operation and maintenance of said utility line/main and other installations; also the right of ingress and egress to and from
said easement over roads, if any, existing at the time for such ingress and egress, for the purpose of constructing, operating,
maintaining, repairing, renewing, replacing said utility pipeline and installations. Said right of way easement may be used
by the owners of said land, or their assigns, provided such use is not inconsistent with the rights conferred hereby and
further that such use does not interfere with, injure or endanger said utility pipeline and other installations and the
construction, repairing, renewal and replacement thereof and the uses for the purposes hereinbefore stated.

Grantor for both itself and its heirs and assigns understands and agrees in connection with this conveyance that any and
all construction, digging, grubbing, clearing, filling, or other earth moving or construction activities within or in the easement
area conveyed herein are prohibited without the express written permission from the Cherokee County Water & Sewerage
Authority.

The Grantor does hereby covenant that they are lawfully seized and possessed of the real estate above described, that
Grantor does have good and lawful right to convey the said property, and said property is free from all encumbrances, and
that they will forever warrant and defend title thereto against the claims of all persons whomsoever.

IN WITNESS WHEREOF, said GRANTOR hereunder set his hand and affixed his seal on the date written above.

WITNESS

Witness (Printed Name)

Witness (Signature)

Sworn to and subscribed before me

This the _____ day of _____, 20 _____.

(SEAL)
Notary Public

GRANTOR(S)

Grantor (Printed Name)

Grantor (Signature)

Grantor (Printed Name)

Grantor (Signature)

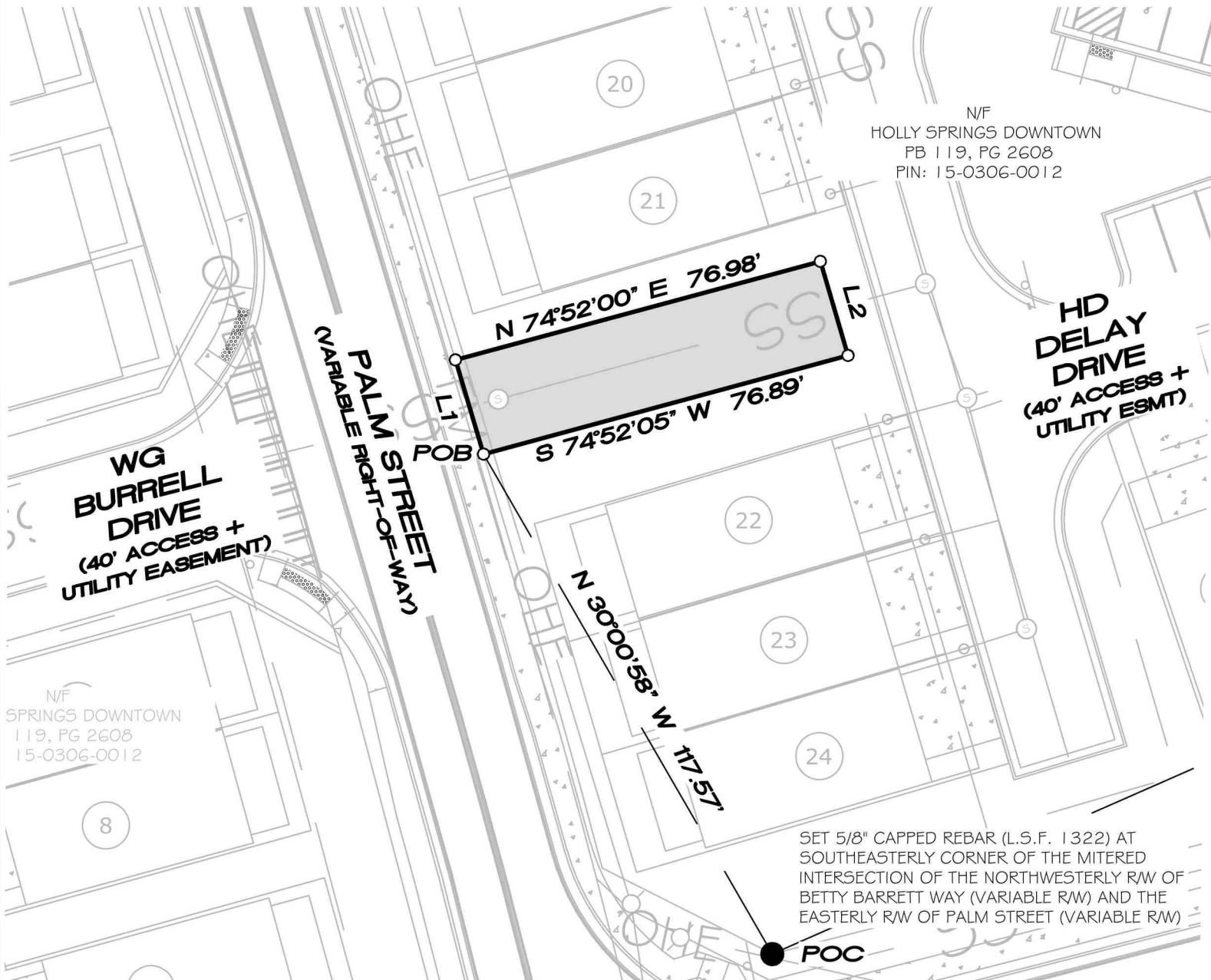
SANITARY SEWER EXHIBIT #4

HOLLY SPRINGS MIXED-USE DEVELOPMENT

TOWNHOMES

LAND LOT 343, 15TH DISTRICT
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)



EASEMENT CONTAINS:
1,538 SQ. FEET
0.035 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°37'12" W	20.00'
L2	S 16°21'28" E	20.00'

0 30 60 90



SCALE: 1" = 30'

PROJECT #: 21219
DATE: 03/30/2023
DRAWN BY: JTH
CHECKED BY: MCB

ALS ALLIANCE
LAND SURVEYING

L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 | www.ALLIANCECO.com

SHEET
1 OF 1

HOLLY SPRINGS MIXED DEVELOPMENT TOWNHOMES SEWER EXHIBIT #5 DESCRIPTION

An easement of land lying over and across a parcel of land lying in Land Lot 343 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:

Commencing at a set 5/8" capped rebar (L.S.F. 1322) at the Southeasterly corner of the mitered intersection of the Northwesterly right-of-way of Betty Barrett Parkway (variable right-of-way) and the Easterly right-of-way of Palm Street (variable right-of-way) run North 30 Degrees 00 Minutes 58 Seconds West for a distance of 117.57 feet to a point on the easterly right-of-way of Palm Street (variable right-of-way), said point being the POINT OF BEGINNING of the easement herein described;

Thence run North 16 Degrees 37 Minutes 12 Seconds West along said right-of-way for a distance of 20.00 feet to a point; Thence leaving said right-of-way, run North 74 Degrees 52 Minutes 00 Seconds East for a distance of 76.98 feet to a point; Thence run South 16 Degrees 21 Minutes 28 Seconds East for a distance 20.00 feet to a point; Thence run South 74 Degrees 52 Minutes 05 Seconds West for a distance of 76.89 feet to the POINT OF BEGINNING.

Said Easement contains 1,538 Square Feet or 0.035 Acres.

Return to:
GIS Manager
Cherokee County Water & Sewerage Authority
PO Box 5000
Canton, GA 30114-9998

State of Georgia
County of Cherokee

Grant of Utility Easement

This grant of easement made this _____ day of _____, 20____, from
Downtown Development Authority of Holly Springs of the State of Georgia, hereinafter
called Grantor, to **CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY** a political subdivision of the State of
Georgia, hereinafter called Grantee.

WITNESSETH, the Grantor for and in consideration of the sum of \$1.00 and other valuable considerations in hand paid, at
and before the sealing and delivery of these presents, does grant, bargain, sell, and convey unto Grantee an easement and
perpetual right-of-way over, upon, through, under and/or across the property of the Grantor in Land Lot(s) 343, of
15th District, 2nd Section, Cherokee County, Georgia, and being a strip of land more particularly described and shown on
the plat attached hereto as **Exhibit “A”** and entitled SANITARY SEWER EXHIBIT #5
(Subdivision Name, Phase, Unit and/or Pod, HOLLY SPRINGS TOWNHOMES Lot
Number _____) made a part hereof showing the dimensions and location of this easement. The permanent, exclusive
easement covered by this instrument is 20 feet wide, with the permission to use an additional 0 feet on both
sides of the easement during construction, unless otherwise shown on **Exhibit “A”**, the center of said permanent, exclusive
easement shall be the center line of the utility pipeline actually installed over, upon, unless otherwise shown on **Exhibit**
“A”, through, under and/or across said lands. The easement begins and ends where the said pipeline enters and leaves
the property line as indicated above, and totals approximately 168 feet in length and approximately
3,338 square feet.

The permanent, exclusive easement covered by this instrument is for the purpose of a water line/main, sewer line/main
and/or utility installation together with the right to go upon said land to install said utility pipeline and installations with the
continuous right from time to time to go in and upon said easement and to construct, install, operate, maintain, inspect,
reconstruct, repair, renew, and replace therein the utility pipeline and other installations as may be necessary; also the right
to clear, keep clear, remove and dispose of all undergrowth, trees and other obstructions, objects and structures on said
easement, which are inconsistent with the rights of the Grantee and which may interfere with or endanger the construction,
operation and maintenance of said utility line/main and other installations; also the right of ingress and egress to and from
said easement over roads, if any, existing at the time for such ingress and egress, for the purpose of constructing, operating,
maintaining, repairing, renewing, replacing said utility pipeline and installations. Said right of way easement may be used
by the owners of said land, or their assigns, provided such use is not inconsistent with the rights conferred hereby and
further that such use does not interfere with, injure or endanger said utility pipeline and other installations and the
construction, repairing, renewal and replacement thereof and the uses for the purposes hereinbefore stated.

Grantor for both itself and its heirs and assigns understands and agrees in connection with this conveyance that any and
all construction, digging, grubbing, clearing, filling, or other earth moving or construction activities within or in the easement
area conveyed herein are prohibited without the express written permission from the Cherokee County Water & Sewerage
Authority.

The Grantor does hereby covenant that they are lawfully seized and possessed of the real estate above described, that
Grantor does have good and lawful right to convey the said property, and said property is free from all encumbrances, and
that they will forever warrant and defend title thereto against the claims of all persons whomsoever.

IN WITNESS WHEREOF, said GRANTOR hereunder set his hand and affixed his seal on the date written above.

WITNESS

Witness (Printed Name)

Witness (Signature)

Sworn to and subscribed before me

This the _____ day of _____, 20 _____.

_____(SEAL)
Notary Public

GRANTOR(S)

Grantor (Printed Name)

Grantor (Signature)

Grantor (Printed Name)

Grantor (Signature)

SANITARY SEWER EXHIBIT #5

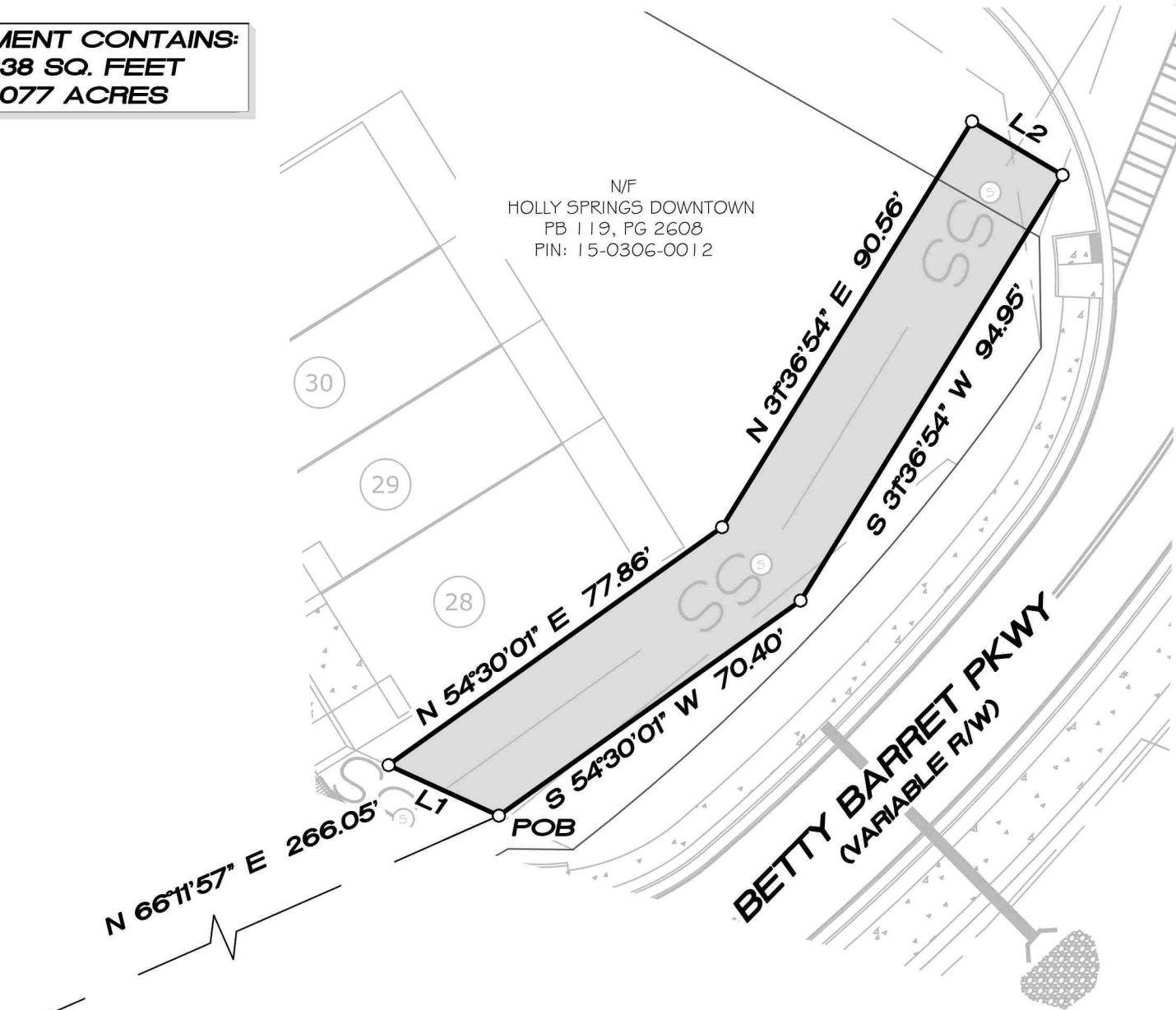
HOLLY SPRINGS MIXED-USE DEVELOPMENT

TOWNHOMES

LAND LOT 343, 15TH DISTRICT
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)

EASEMENT CONTAINS:
3,338 SQ. FEET
0.077 ACRES



● POC

SET 5/8" CAPPED REBAR (L.S.F. 1322) AT
SOUTHEASTERLY CORNER OF THE MITERED
INTERSECTION OF THE NORTHWESTERLY R/W OF
BETTY BARRETT WAY (VARIABLE R/W) AND THE
EASTERLY R/W OF PALM STREET (VARIABLE R/W)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 65°25'31" W	23.08'
L2	S 59°21'01" E	20.00'

0 30 60 90



SCALE: 1" = 30'

PROJECT #: 21219
DATE: 03/30/2023
DRAWN BY: JTH
CHECKED BY: MCB

ALS ALLIANCE
LAND SURVEYING

L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 | www.ALLIANCECO.com

SHEET
1 OF 1

HOLLY SPRINGS MIXED DEVELOPMENT TOWNHOMES SEWER EXHIBIT #5 DESCRIPTION

An easement of land lying over and across a parcel of land lying in Land Lot 343 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:

Commencing at a set 5/8" capped rebar (L.S.F. 1322) at the Southeasterly corner of the mitered intersection of the Northwesterly right-of-way of Betty Barrett Parkway (variable right-of-way) and the Easterly right-of-way of Palm Street (variable right-of-way) run North 66 Degrees 11 Minutes 57 seconds East for a distance of 266.05 feet to the POINT OF BEGINNING of the easement herein described;

Thence run North 65 Degrees 25 Minutes 31 Seconds West for a distance of 23.08 feet to a point; Thence run North 54 Degrees 30 Minutes 01 Seconds East for a distance of 77.86 feet to a point; Thence run North 31 Degrees 36 Minutes 54 Seconds East for a distance of 90.56 feet to a point; Thence run South 59 Degrees 21 Minutes 01 Seconds East for a distance of 20.00 feet to a point; Thence South 31 Degrees 36 Minutes 54 Seconds West for a distance of 94.95 feet to a point; Thence run South 54 Degrees 30 Minutes 01 Seconds West 70.40 feet to the POINT OF BEGINNING.

Said Easement contains 3,338 Square Feet or 0.077 Acres.

Return to:
GIS Manager
Cherokee County Water & Sewerage Authority
PO Box 5000
Canton, GA 30114-9998

State of Georgia
County of Cherokee

Grant of Utility Easement

This grant of easement made this _____ day of _____, 20____, from
Downtown Development Authority of Holly Springs _____ of the State of Georgia _____, hereinafter
called Grantor, to **CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY** a political subdivision of the State of
Georgia, hereinafter called Grantee.

WITNESSETH, the Grantor for and in consideration of the sum of \$1.00 and other valuable considerations in hand paid, at
and before the sealing and delivery of these presents, does grant, bargain, sell, and convey unto Grantee an easement and
perpetual right-of-way over, upon, through, under and/or across the property of the Grantor in Land Lot(s) 343, of
15th District, 2nd Section, Cherokee County, Georgia, and being a strip of land more particularly described and shown on
the plat attached hereto as **Exhibit “A”** and entitled UTILITY EASEMENT EXHIBIT
(Subdivision Name, Phase, Unit and/or Pod, HOLLY SPRINGS TOWNHOMES Lot
Number _____) made a part hereof showing the dimensions and location of this easement. The permanent, exclusive
easement covered by this instrument is 20 feet wide, with the permission to use an additional 0 feet on both
sides of the easement during construction, unless otherwise shown on **Exhibit “A”**, the center of said permanent, exclusive
easement shall be the center line of the utility pipeline actually installed over, upon, unless otherwise shown on **Exhibit**
“A”, through, under and/or across said lands. The easement begins and ends where the said pipeline enters and leaves
the property line as indicated above, and totals approximately 20 feet in length and approximately
155 square feet.

The permanent, exclusive easement covered by this instrument is for the purpose of a water line/main, sewer line/main
and/or utility installation together with the right to go upon said land to install said utility pipeline and installations with the
continuous right from time to time to go in and upon said easement and to construct, install, operate, maintain, inspect,
reconstruct, repair, renew, and replace therein the utility pipeline and other installations as may be necessary; also the right
to clear, keep clear, remove and dispose of all undergrowth, trees and other obstructions, objects and structures on said
easement, which are inconsistent with the rights of the Grantee and which may interfere with or endanger the construction,
operation and maintenance of said utility line/main and other installations; also the right of ingress and egress to and from
said easement over roads, if any, existing at the time for such ingress and egress, for the purpose of constructing, operating,
maintaining, repairing, renewing, replacing said utility pipeline and installations. Said right of way easement may be used
by the owners of said land, or their assigns, provided such use is not inconsistent with the rights conferred hereby and
further that such use does not interfere with, injure or endanger said utility pipeline and other installations and the
construction, repairing, renewal and replacement thereof and the uses for the purposes hereinbefore stated.

Grantor for both itself and its heirs and assigns understands and agrees in connection with this conveyance that any and
all construction, digging, grubbing, clearing, filling, or other earth moving or construction activities within or in the easement
area conveyed herein are prohibited without the express written permission from the Cherokee County Water & Sewerage
Authority.

The Grantor does hereby covenant that they are lawfully seized and possessed of the real estate above described, that
Grantor does have good and lawful right to convey the said property, and said property is free from all encumbrances, and
that they will forever warrant and defend title thereto against the claims of all persons whomsoever.

IN WITNESS WHEREOF, said GRANTOR hereunder set his hand and affixed his seal on the date written above.

WITNESS

Witness (Printed Name)

Witness (Signature)

Sworn to and subscribed before me

This the _____ day of _____, 20 _____.

_____(SEAL)
Notary Public

GRANTOR(S)

Grantor (Printed Name)

Grantor (Signature)

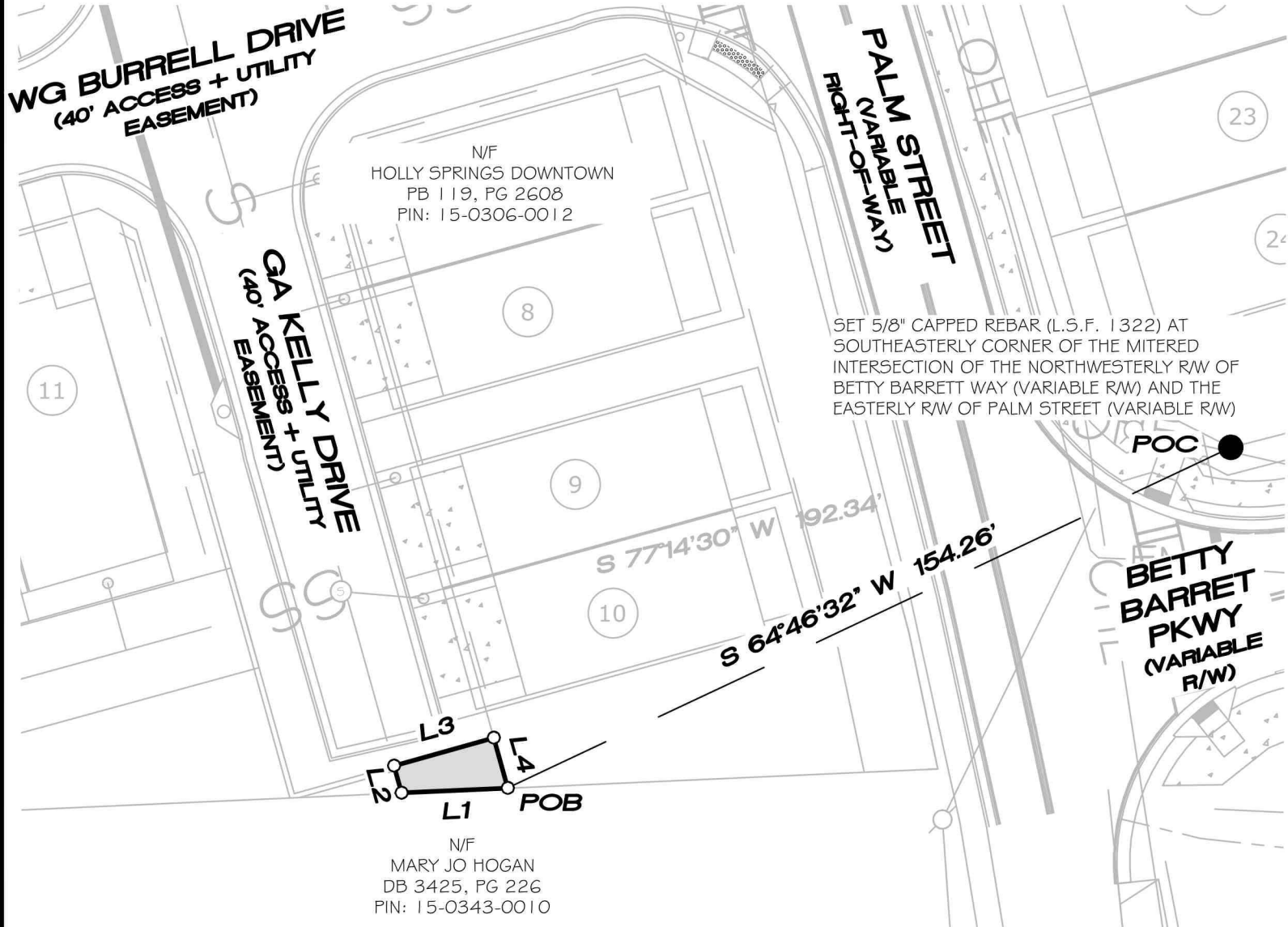
Grantor (Printed Name)

Grantor (Signature)

UTILITY EASEMENT EXHIBIT HOLLY SPRINGS MIXED-USE DEVELOPMENT TOWNHOMES

LAND LOT 343, 15TH DISTRICT
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°25'58\" W	20.53'
L2	N 15°36'50\" W	5.44'
L3	N 74°23'10\" E	20.00'
L4	S 15°36'50\" E	10.07'

EASEMENT CONTAINS:
155 SQ. FEET
0.004 ACRES

0 30 60 90



SCALE: 1" = 30'

PROJECT #: 21219
DATE: 03/30/2023
DRAWN BY: JTH
CHECKED BY: MCB

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LAND SURVEYING

L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 | www.ALLIANCECO.com

SHEET
1 OF 1

HOLLY SPRINGS MIXED DEVELOPMENT TOWNHOMES UTILITY EASEMENT DESCRIPTION

An easement of land lying over and across a parcel of land lying in Land Lot 343 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:

Commencing at a set 5/8" capped rebar (L.S.F. 1322) at the Southeasterly corner of the mitered intersection of the Northwesterly right-of-way of Betty Barrett Parkway (variable right-of-way) and the Easterly right-of-way of Palm Street (variable right-of-way) run South 64 Degrees 46 Minutes 32 Seconds West for a distance of 154.26 feet to the POINT OF BEGINNING of the easement herein described;

Thence run South 87 Degrees 25 Minutes 58 Seconds West for a distance of 20.53 feet to a point; Thence run North 15 Degrees 36 Minutes 50 Seconds West for a distance of 5.44 feet to a point; Thence run North 74 Degrees 23 Minutes 10 Seconds East for a distance 20.00 feet to a point; Thence run South 15 Degrees 36 Minutes 50 Seconds East for a distance of 10.07 feet to the POINT OF BEGINNING.

Said Easement contains 155 Square Feet or 0.004 Acres.

Downtown Development Authority of Holly Springs
Meeting Minutes
March 15, 2023

Members Present: Chairman Ollie Evans, Maggie Grayeski, Andrea Johnston, and Kyle Whitaker.

Members Absent: Abbey Gray, Vice Chairman Scott Owen, and Ryan Smith.

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

Ollie Evans called the meeting to order.

Kyle Whitaker made a motion to amend the agenda to include a new item to be presented between Items A and B, A motion to approve a Ninth Amendment to Agreement for Sale and Purchase of Real Property between Walton Holly Springs, LLC and the Downtown Development Authority of Holly Springs and upon approval of the City Attorney, authorize the Chairman to execute the agreement. Andrea Johnston seconded the motion. Motion carried 4-0.

Andrea Johnston made a motion to approve an Eighth Amendment to Agreement for Sale and Purchase of Real Property between Walton Holly Springs, LLC and the Downtown Development Authority of Holly Springs and authorize the Chairman to execute the document. Ollie Evans seconded the motion. Motion carried 4-0.

Ollie Evans made a motion to approve a Ninth Amendment to Agreement for Sale and Purchase of Real Property between Walton Holly Springs, LLC and the Downtown Development Authority of Holly Springs and upon approval of the City Attorney, authorize the Chairman to execute the agreement. Maggie Grayeski seconded the motion. Motion carried 4-0.

Maggie Grayeski made a motion to approve authorizing the Chairman to execute the closing documents between Walton Holly Springs, LLC and the Downtown Development Authority of Holly Springs. Andrea Johnston seconded the motion. Motion carried 4-0.

Ollie Evans made a motion to approve a proposal from Foresite Group, Inc. for Town Center Project Hardscape/Landscape Construction Document Revisions in an amount not to exceed \$17,500 and authorize the Chairman to execute the agreement. Maggie Grayeski seconded the motion. Motion carried 4-0.

Maggie Grayeski made a motion to approve a base bid from Tindall Corporation for RFB# 2023-01 Precast Parking Deck in an amount not to exceed \$4,217,000 and authorize the City Manager to enter into a contract with Tindall Corporation. Andrea Johnston seconded the motion. Motion carried 4-0.

Ollie Evans made a motion to approve an add alternate from Tindall Corporation for RFB# 2023-01 Precast Parking Deck in an amount not to exceed \$300,000 for stainless steel connections based on the recommendation Kimley Horn and authorize the City Manager to enter into a contract with Tindall Corporation. Maggie Grayeski seconded the motion. Motion carried 4-0.

Community Development Director Nancy Moon discussed the Comprehensive Plan 2018-2038 Update Kick-Off Presentation.

Maggie Grayeski made a motion to approve the February 15, 2023 meeting minutes. Andrea Johnston seconded the motion. Motion carried 4-0.

City Manager Robert H. Logan announced that the Holly Springs Veterans Memorial Ribbon Cutting Ceremony would take place on April 27, 2023 at 4:00 p.m.

Ollie Evans made a motion to adjourn. Maggie Gray seconded the motion. Motion carried 4-0.

Meeting adjourned.

Respectfully Submitted.

Ollie Evans, Chairman

Attest:

Erin Honea, Communications & External Affairs Director



**Main Street Board
Budget To Actual Comparison Report
As of March 31, 2023**

Revenues	March 2023 Transactions	2023 Budget	YTD Transactions	% of Annual Budget
Business & Occupation Licenses	14,700	60,662	56,622	93.34%
Alcohol Beverage Licenses	-	25,000	-	0.00%
Alcohol Pouring Permits	575	-	1,650	100%
Donations From Private Sources	-	5,000	-	0.00%
Miscellaneous/Registrations/Booth Fees	-	-	-	100%
Rents and Royalties	-	5,000	-	0.00%
Interest Revenue	-	-	-	100%
TOTAL REVENUES	\$ 15,275	\$ 95,662	\$ 58,272	60.91%

Expenditures				
Salaries & Wages	4,735	60,551	14,140	23.35%
Employee Benefits - Medical	1,514	18,122	4,532	25.01%
Employee Benefits- Dental	92	1,086	275	25.32%
Employee Benefits-Add Life	12	147	49	33.33%
Employee Benefits-Disability	62	635	243	38.24%
FICA	283	3,816	844	22.11%
Medicare	66	892	197	22.12%
Employee Benefits-Retirement	426	5,112	1,278	25.00%
Unemployment	(0)	38	39	102.00%
Workers Comp Insurance	(0)	263	279	105.90%
Communications	40	600	121	20.15%
Travel	-	700	-	0.00%
Dues and Fees	0	1,400	1,065	76.08%
Education and Training	-	1,300	600	46.15%
Other Expenditures	143			
Software	-	1,000	-	0.00%
Small Equipment				
TOTAL EXPENDITURES	\$ 9,572	\$ 95,662	\$ 23,661	24.73%



**Downtown Development Authority
As of March 31, 2023**

Revenues	March 2023 Transactions	2023 Budget	YTD Transactions	% of Annual Budget
Miscellaneous Revenue	-	5,000	-	0.00%
Proceeds from Sale of Property	2,000,000	2,300,000	2,000,000	86.96%
TOTAL REVENUES	\$ 2,000,000	\$ 2,305,000	\$ 2,000,000	86.77%

Expenditures	March 2023 Transactions	2023 Budget	YTD Transactions	% of Annual Budget
Dues & Fees	-	500	-	0.00%
Training	-	250	-	0.00%
Water & Sewer	-	250	-	0.00%
Other Expenditures	-	2,500	-	0.00%
Sponsorships	-	1,500	-	0.00%
Transfers to Primary Government	2,000,000	2,300,000	2,000,000	86.96%
TOTAL EXPENDITURES	\$ 2,000,000	\$ 2,305,000	\$ 2,000,000	86.77%