

# FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY  
JULY 11, 2017  
8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

## MEETING NOTES

PRESENT:

JOSEPH SEMIONE, CHAIRMAN  
DAVE D'AMORE, VICE CHAIRMAN  
WILLIAM SULLIVAN, TREASURER  
JOE GILLIS, SECRETARY  
DIANA PUTNAM, MEMBER  
TODD RULISON, MEMBER  
TIM MUNN, MEMBER  
JAMES MRAZ, EXECUTIVE DIRECTOR  
KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC  
SCOTT HENZE, PLANNER  
BILL WALDRON, LIAISON, ECONOMIC DEVELOPMENT COMMITTEE

### **I. MINUTES FROM JUNE 13, 2017 MEETING:**

MOTION : Accept as presented.  
MADE BY : Joseph Semione  
SECONDED : Timothy Munn  
VOTE : 6 in favor, 0 opposed, 1 abstained (Todd Rulison)

### **II. BUDGET REPORT:**

MOTION : Accept as presented.  
MADE BY : Dave D'Amore  
SECONDED : Joseph Gillis  
VOTE : Unanimous

### III. **COMMITTEE REPORTS:**

#### A. Nominating Committee:

- No report.

#### B. Audit Committee:

- No report.

#### C. Governance Committee:

- No report.

#### D. Finance Committee:

- No report.

#### E. Other Reports:

- Economic Development Committee : Bill Waldron
- Fulton County Center for Regional Growth : Ron Peters

### IV. **OLD BUSINESS:**

#### A. **IDA Website:**

##### 1. **Status Report:**

- Domain name has been purchased: [www.fcida.org](http://www.fcida.org)
- Reviewed series of sample formats for Landing Page.
- Color palette for website will be same as Fulton County Posi+ive logo.

##### 2. **Review Draft Landing Page: Betsy Emory, Emory Designs**

IDA DISCUSSION: Betsy Emory from Emory Designs reviewed the draft IDA website that she has been working on. A question was asked whether the website should contain more than the minimum two (2) years of Agendas and Meeting Notes required by the ABO. Betsy Emory stated that the site has the capacity to handle more than two (2) years. It was agreed that, as new Agendas and Meeting Notes are added to the site, that the total amount of Agendas and Meeting Notes will grow. They could continue to be added until such time as there was an issue with storage space on the server, at which time older documents could be deleted.

One recommendation made was to have aerial imagery of the lots remaining available in the Industrial Parks shown on the website.

Betsy Emory stated that she hopes to complete work on the new IDA website within the next month or so.

**B. Perth Primary Care Clinic Project:**

- Closing documents have been circulated for signatures.

**C. Commercial and Industrial Real Estate Brokers (CIREB) Symposium:**

- CIREB Event was held on June 21, 2017 at Tryon Technology Park.
- Approximately 50 people attended.
- Received excellent TV and print media coverage
- Presentations were given by:
  - Jim Mraz: Tryon/Development Strategy
  - Bruce Hoch: Tryon Targeted Industry Analysis
  - Ari Hoffnung: Vireo Health of NY
- Tours were given of Vireo Health's Tryon Facility.
- Theme of Event: There are investment opportunities currently available at Tryon, in our Development Area and in the Cities in Fulton County for builders and developers.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He referenced the brochures that were on display on the table. He stated these brochures were given to all who attended the CIREB event. He stated that the County received positive feedback from several folks regarding these brochures. He stated that the event was a success. He stated the event received excellent media coverage from both T.V. stations and the print media. Joe Semione stated that he also thought the event was very good. He stated Ari Hoffnung from Vireo Health offered very positive comments about Tryon, its affordability and it being a great location for Vireo's business. He stated Mr. Hoffnung also offered very positive comments about Vireo's relationship with both the IDA and Fulton County.

**D. Site Selector's Symposium:**

- Scheduled for September 7 and 8, 2017.
- Event to include two (2) public presentations by Site Selectors.
- Event will be held at Holiday Inn.
- Goal: To market shovel-ready sites in Fulton County.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He stated this would be the second major marketing event Fulton County, in conjunction with the Fulton County Center for Regional Growth, will be conducting in 2017.

**E. Fulton County's E-Newsletter Campaign:**

- Shannon Rose working on E-Newsletter Campaign.
- Will e-mail/mail six (6) E-newsletters to 400+ builders, developers and investors advising them of investment opportunities available now in Fulton County.
- Goal: Attract private investment into Fulton County.

**F. Proposed 2018 Marketing Campaign:**

- A request has been made for funds in 2017 to implement another Marketing Campaign.
- This Campaign would be targeted toward attracting people to come live and work in the County.

**V. NEW BUSINESS:**

**A. B & B Holdings:**

**1. Background:**

- In 2007, the IDA sold a vacant parcel of land to B & B Holdings.
- In 2012, the IDA filed a corrected deed which stipulated that the parcel was sold with the right of the IDA to repurchase the parcel for a 10-year period commencing on December 28, 2007.

**2. Proposed Release:**

- B & B Holdings desires to sell this vacant parcel.
- It has been requested that the IDA release its right to repurchase this parcel.
- See attached Resolution.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. Kara Lais stated that the attorney representing the title company also represents B & B. She stated that the proposed Release is acceptable to both B & B and the title company. She stated that the Release will be held in escrow until closing. The Release would be filed just prior to the closing. If, for some reason, the sale fell through, the Release would not be filed. Jim Mraz asked if there were any further questions. There were none.

IDA ACTION:

MOTION: To adopt a Resolution approving the Release of a Right to Repurchase and authorizing the execution and delivery of same.

MADE BY: Bill Sullivan  
SECONDED: Dave D'Amore  
VOTE: Unanimous

**VI. NEXT MEETING:**

Tuesday  
August 8, 2017  
8:00 a.m.

**VII. CLOSE MEETING:**

MOTION : To close the meeting.  
MADE BY : Bill Sullivan  
SECONDED : Dave D'Amore  
VOTE : Unanimous  
TIME : 8:45 a.m.