Lilburn Mayor and City Council: Mayor Johnny Crist, Christina van Maanen, Scott Batterton, Mike Hart, Emil Powella

Financial Advisor and Legal Team: Richard Carothers, Edmund Wall, Woody Vaughn, Allison Dyer

City Administrative Staff: City Manager Jenny Simpkins, Police Chief Chris Dusik, Assistant City Manager Mike Helton, City Clerk Joann Nguyen, Public Information Officer Rick Badie

Agenda:

- Financial update by Financial Advisor and Legal Team:
  - City Manager Jenny Simpkins provided the history of the RangeWater public/private partnership. Former city employee, Brian Burchik, reached out to Mason et al. in early 2020 asking them to consider investing in Old Town Lilburn. Burchik appreciated their project on the west end of downtown Norcross, and he thought they could add value to Old Town. Mason et al. were not interested; however, Burchik continued to invite them to a tour of Old Town. Finally, they relented and went on a tour with Burchik. No other city staff were involved or aware of the discussion. Mason et al. decided to purchase the 0.77-acre commercial tract on Main Street for $800k from Matt Retter. Recognizing the tremendous investment the city and DDA were making in 57 Railroad Ave, the
Main St Streetscape, Old Town Lilburn signage, etc., Mason et al. purchase two parcels with dilapidated warehouses on them at the end of Railroad Avenue. Assistant City Manager Jenny Simpkins first met Mason et al. in mid-2021. Mason presented a concept to Burchik and Simpkins with luxury apartments and a shared public/private parking deck on Railroad Avenue. City Council removed the 5 millage rate cap in the City’s charter in December 2022.

City Council approved the Special Use Permit for the proposed multifamily on Railroad Avenue in April 2023. City Council approved the Development Agreement with RangeWater and the DDA in August 2023. City Council approved the PILOT Agreement, in form, in December 2023.

- Ed Wall, Financial Advisor, provided a financial overview of the bond structure for the public/private partnership:
  i. RangeWater to deed the entire property for the apartments to the DDA in July 2024. In exchange for bringing the property off the tax rolls, RW will make payments in lieu of taxes to the City of Lilburn for 23 years beginning in 2025. RW will pay a total of $10.4M to the City of Lilburn’s General Fund in exchange for the tax abatement, a savings of about 64% for RW to make this deal possible.
  ii. DDA to issue a taxable bond in the amount of $8.9M to construct 400 private parking spaces for tenant use. The annual debt service on the taxable bond will be about $919,280 per year for 20 years, and RW will pay this amount to the DDA on a monthly basis to rent the 400 private parking spaces.
  iii. DDA to issue a non-taxable bond in the amount of $6.7M to construct 300 public parking spaces. The annual debt service will be about $589,879 per year, and the city’s TAD revenue will pay the amount annually.

- Woody Vaughn and Allison Dyer, the DDA’s legal counsel on this matter, presented details on the guaranty associated with the PILOT Agreement and Rental Agreement. RW must make the monthly rental payments or their tenants will be locked out of the deck. All 400 private spaces will become public, and the DDA will charge tenants $72/mo to use the spaces. Additionally, the PILOT Agreement will be canceled. If RW does not make the annual PILOT payment to the City’s General Fund, the tenants will be locked out of the deck. All 400 private spaces will become public, and the DDA will charge tenants $72/mo to use the spaces. Additionally, the PILOT Agreement will be canceled.

*NOTE: The total of all RW rental and PILOT payments over the term of the agreements is $28,814,713. RW would pay more than this total in property taxes to the city, county, and schools over the agreement period if they defaulted on either rental or PILOT payments. Without this public/private partnership, RW would owe $29,396,791 in property taxes over the term.

- Lunch

- Visioning Session
  - Mayor Crist led a visioning session with the Council. Lilburn’s vision statement: 'We envision a vibrant city where businesses prosper, where safety is a lifestyle, and where friends share life together in a community that will span the generations.'
Mayor Crist led a discussion about priorities. Priorities include:
- Police/public safety
- Restaurants
- Concrete plant/park expansion
- Playground
- Community garden
- Bridge
- Highway 29
- Multi-modal connections/trail improvements
- Public art

Mayor Crist led Council in a discussion about values. Values include:
- Quality of life
- Safety
- Communication
- Debt-free
- Diversity
- Unity
- Homeownership
- Beauty
- Green space
- Trails/trail extension
- Trees
- Relationships
- Businesses flourish
- Staff
- Education

Mayor Crist asked the group about their assumptions of what Lilburn will be like 20 years from now. Assumptions include:
- More homelessness
- Lilburn will continue to grow (traffic, housing, and population)
- Apartment complex on Hwy 29
- Strip mall will not exist

The Mini-Budget Retreat concluded at 3:20 PM. Additional discussion is required to finalize the vision and priorities discussion.