

**FORSYTH COUNTY BOARD OF COMMISSIONERS  
SPECIAL CALLED MEETING  
WEDNESDAY, JANUARY 31, 2024**

On Wednesday, January 31, 2024, at 2:00 p.m. in the Commissioners' Meeting Room of the Forsyth County Administration Building, the Forsyth County Board of Commissioners held a Special Called Meeting with the following persons present: Alfred John - Chairman, Kerry Hill - Vice Chairman, Laura Semanson - Secretary, Todd Levent - Member, Cindy Jones Mills - Member, Ken Jarrard - County Attorney, and Rhonda Hansard - County Clerk.

**AGENDA  
SPECIAL CALLED MEETING  
FORSYTH COUNTY BOARD OF COMMISSIONERS  
WEDNESDAY, JANUARY 31, 2024 AT 2:00 PM  
110 EAST MAIN STREET, SUITE 220  
CUMMING, GEORGIA 30040**

- I. *Call Meeting to Order*
- II. *Adoption of Agenda*
- III. *Items for Consideration and Discussion*
  - (1) *Board consideration and possible adoption of an Agreement in Principal and Authorization to Continue between Forsyth County and The Gathering at South Forsyth, LLC, to include an overview of economic forecasts and financial impacts - County Manager*
- IV. *Recess Special Called Meeting*
- V. *Executive Session (if needed)*
- VI. *Adjournment*

Chairman John called the Special Called Meeting to order at 2:00 p.m. with all Board members present.

**ADOPTION OF AGENDA**

There was a motion by Commissioner Semanson and a second by Commissioner Mills to adopt the Agenda as presented.

Motion carried unanimously.

**UNDER ITEMS FOR CONSIDERATION AND DISCUSSION THE FOLLOWING ACTIONS WERE TAKEN:**

- (1) **Board consideration and possible adoption of an Agreement in Principal and Authorization to Continue between Forsyth County and The Gathering at South Forsyth, LLC, to include an overview of economic forecasts and financial impacts - County Manager**

The Board engaged in a discussion, to include presentations and input from the County Manager, the County Attorney (provided a presentation), Attorney Roger Murray - Murray Barnes and Finster LLP, and viewing a presentation by Andrew

Phillips - Ernst & Young, LLP. The discussion included topics such as the overall economic viability of the project, funding options for debt, elements of a non-binding agreement with The Gathering at South Forsyth, LLC, whether issuance of debt to finance the project would affect the County's bond rating, if the debt would increase property taxes, how economic feasibility estimates were derived, the utility of redevelopment powers and a tax allocation district, the requirement that the National Hockey League (NHL) agree to locate a franchise in Forsyth County before any public dollars are committed, public transportation and the overall traffic impact on the County, and public safety resources required to serve the project and surrounding area.

Ken Jarrard, County Attorney, confirmed that the current process is very preliminary and there will be additional discussions needed by the Board in the future.

There was a motion by Commissioner John and a second by Commissioner Semanson to approve the Agreement on Principal Terms and Authorization to Continue as presented.

Motion carried with four members in favor (John, Hill, Semanson, and Mills) and one member opposed (Levent).

There was a motion by Commissioner Semanson and a second by Commissioner Mills to adjourn the Special Called Meeting.

Motion carried unanimously, and the Special Called Meeting was adjourned at 3:52 p.m.