

# EXECUTIVE SESSION MINUTES

DATE: September 8, 2010

CALLED DURING: Work Session

REASON: Please Circle O where necessary.  
Pending Litigation Personnel Matters Real Estate Other

MOTION:  Chairman Tom Oliver  
Commissioner Bobby Banks, District 1  
Commissioner Billy Powell, District 2  
Commissioner Steve Gailey, District 3  
Commissioner Ashley Bell, District 4

SECOND: Chairman Tom Oliver  
Commissioner Bobby Banks, District 1  
Commissioner Billy Powell, District 2  
 Commissioner Steve Gailey, District 3  
Commissioner Ashley Bell, District 4

VOTE: UNANIMOUS OTHER: \_\_\_\_\_

PRESENT:  Chairman Tom Oliver  
Commissioner Bobby Banks, District 1  
 Commissioner Billy Powell, District 2  
 Commissioner Steve Gailey, District 3  
 Commissioner Ashley Bell, District 4

OTHERS PRESENT: Chailey Nix, Phil Sutton, Michaela Thompson  
Ken Rearden, Bill Blalock and Heather Bennett

CALLED TO ORDER TIME: 10:33 Am  
ADJOURN TIME: 11:08 Am

CN - Appraisal on Joint Admin Bldg and discussion with the City of Gainesville. Re: purchase

Chailey asked what departments would go into the Liberty Bldg. SG - Said everything in the Joint Admin, Planning Courthouse Annex except ~~deed~~ deed room and records room and South Hall Tag Office. No objection voiced by other Commissioners present.

BP asked if we needed to authorize an RFP for Space Planning? Michaela stated it had already been authorized but is still being researched

SG - added Elections could be added to the Liberty Bldg. Tom instructed Stacy to go ahead and negotiate the sale of the Joint Admin bldg with the City of Gainesville. The Commission Agreed.

Tom motioned to appraise the joint admin bldg and AB asked why we would waste money on an appraisal if the City of Gainesville can't buy the bldg right now.

Tom directed Staff to do what was necessary and determine whether or not an appraisal was warranted. BP Agreed BP added to go ahead and negotiate w/ Gainesville re: the Joint Admin Bldg.

Chailey - Glades payment - documentation from Carl Nichols will substantiate \$2.1M but he wants an additional \$800,000 more for his fee for managing the project.

Tom - Carl Nichols wants all expenses dealing with permitting \$3M Plus (\$3,061,000)

SG - make a year with permit ~~to~~ to pay Carl

Bill Blalock - Carl states \$800,000 was spent on permitting

SG - So basically we are paying Carl the \$8M we already agreed to pay.

Tom - Go ahead and pay the \$3,061,000 to Glades Farm and put the other \$400,000 on the end. BP & SG agreed AB opposed the (\$3.6M total payment) \$439,000 will be added to the \$4M commitment paid to Glades once the 404 permit is issued. total remaining payment is \$4,440,000. (\$4,940,000.00)

\$4.5M AB - thinks we may need to talk or look into other service providers who may be cheaper. He added the market value of these services are questionable.

Michaela - what about North Hall Community Center funding?  
SG - stated take out the Community Center, any funding would be to construct the park only.

Tom motioned to use the line of credit to pay Carl Nichols the \$3M plus SG & BP agreed - AB opposed

Bill Blalock - Hanson Aggregates is continuing litigation - ~~going~~ going forward that will mean he will ask that it be withdrawn which is the normal procedure that the Commission would either allow it to be tabled or withdrawn. SG wanted to go forward and hear the matter.

Chailey - Blackshear Place requested a six month payment w/ money market interest - \$250,000 in October and \$200,000 each month with interest.

SG, AB, TD and BP agreed to 6 month payment by Blackshear Place with 2% interest.

Respectfully Recorded By:

Heather Bennett

**CLOSED MEETING AFFIDAVIT**

**STATE OF GEORGIA  
COUNTY OF HALL**

**AFFIDAVIT OF THE HALL COUNTY BOARD OF COMMISSIONERS**

Tom Oliver, Chairman; Bobby Banks, Commissioner; Billy Powell, Commissioner; Steve Gailey, Commissioner; and Ashley Bell, Commissioner being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1.

The Hall County Board of Commissioners met in a duly advertised meeting on September 8, 2010.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 10:33 a.m. / p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-12-2(2) and (insert the citation to the legal authority making the tax matter confidential) \_\_\_\_\_;

Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A § 50-14-3(6)?

\_\_\_\_\_ Other (Describe the exemption to the open meetings law) \_\_\_\_\_  
\_\_\_\_\_ as provided in (insert the citation to the legal authority exempting the topic) \_\_\_\_\_.

The executive session adjourned at 11:08 a.m. / p.m.

This 8th day of September, 2010.

**HALL COUNTY BOARD OF COMMISSIONERS**

  
\_\_\_\_\_  
Chairman


Absent  
\_\_\_\_\_  
District One  
Commissioner

  
\_\_\_\_\_  
District Two  
Commissioner

  
\_\_\_\_\_  
District Three  
Commissioner

  
\_\_\_\_\_  
District Four  
Commissioner

Sworn to and subscribed before me this 8th day  
of September, 2010.

  
\_\_\_\_\_  
Notary Public  
My Commission expires on: \_\_\_\_\_

[SEAL]

HEATHER BENNETT  
NOTARY PUBLIC  
Hall County  
State of Georgia  
My Commission Expires June 9, 2013