Stockbridge
Where Community Connects

CITY OF STOCKBRIDGE
DEVELOPMENT AUTHORITY
REGULAR MEETING
SUMMARY MINUTES
Tuesday, June 13, 2023 6:00 P.M.

Ariel Shaw, Chair Present	Mark Glenn, Board Member Absent
Samantha Samuels, Vice-Chair Arrived at 6:44pm	Kalpesh Patidar, Board Member Absent
Dr. Cathy Hill, Board Member-Secretary Present	Vacant – Board Member
Gadson Woodall, Treasurer Present	

Other Guest in attendance: Bridgette Freeman of B Free Consulting; Mike Tallant, Commercial Assets Group; Kim Allonce, Economic Director; and Attorney Latonya Wiley of Fincher Demark LLC.

Due to lack of a quorum, Chairwoman Shaw allowed Bridgette Freeman of B Free Consulting to present without action.

Board Member Samuels arrived at 6:44 P.M.

Chairwoman Shaw called the meeting to order at 6:45 P.M.

Board Member Dr. Hill made a motion to amend the agenda to move New Business ahead of Old Business. The motion was seconded by Board Member Woodall. The motion passed unanimously.

Old Business

Presentation-Samir Abdullahi, Atlanta Regional Marketing Alliance
The presenter did not present. No action taken.

Commercial Realtor- Mike Tallant
Mr. Tallant gave a brief presentation to the board; noting having over 37 years of experience as a commercial broker who has worked with developers on building medical centers and buildings around Eagles Landing, Locust Grove, Athens, and Albany.

Chairwoman Shaw inquired on having worked with ambulatory care centers in the area. Mr. Tallant noted being involved with companies in Cherokee County.

Attorney Wiley inquired if Mr. Tallant had any bond financing experience. Mr. Tallant noted he has not and typically worked with straight forward deals with private investors.

Chairwoman Shaw inquired about Mr. Tallants preference for being paid. Mr. Tallant noted if the property is being leased it will be commission based; if the property is being developed it would be fee-based. Mr. Tallant noted marketing would cost $1,000 and commission would be split 50/50.

Presentation from Financial Consultant
Mr. Wall, the City's Financial Advisor noted working with multiple municipalities including the City of Stockbridge for over 38 years on bonds, tax abatements, and numerous Development Authority (DA) boards.

Chairwoman Shaw requested Mr. Wall to inform the board on their previous conversation. Mr. Wall informed the board of the Anti-Gratuities Clause which states under the State of Georgia's Constitution, no government in the state can dispose of property without getting fair market value for it. Mr. Wall also noted due to that, the state created a Development Authority (DA) which offers tax abatements and authorizes counties to levy 1 mil of property tax and cities to levy up to 3 mils of property tax for the public purpose for which the development authority was created. Mr. Wall also pointed out that the Development Authority (DA) mission is the promotion of trade, industry commerce, offers employment opportunities as well offers tax abatements for projects and plans.

Chairwoman Shaw inquired on what 3 mils was worth. Mr. Wall noted 1 mil is worth $1.8 million and 3 mils is worth $5.4 million for the city of Stockbridge who would pledge instead of levying and allow the Development Authority (DA) to formulate a business plan through sales of property to help pay back the debt services borrowed.

Attorney Wiley inquired about the typical budget for other Development Authorities. Mr. Wall noted the City of Hampton has both a Downtown Development Authority (DDA) and a Development Authority (DA) with each having a budget of $50,000 each; City of College Park Development Authority (DA) has a budget of $450,000; City of South Fulton Development Authority (DA) has a budget of $200,000; and Dekalb County's Development Authority (DA) has a budget of $800,000 with a matching $800,000 tax abatement.

Mr. Wall recommended that the Development Authority (DA) hire a marketing firm to promote the city and would need a vision or master plan for the Development Authority. Board Member Samuels inquired on what the vision would look like as a starting foundation. Mr. Wall noted the city is a part of both the Atlanta Regional Commission (ARC) and Georgia Municipal Association (GMA) and suggested having them come to the city to formulate the vision. Mr. Allonce, Economic Development Director noted Council tasked staff to develop a Unified Development vision for the city; staff put out a Request for Proposal (RFP) in April to award a contract to a firm to help, the proposals were reviewed in May and will be awarded in July.

Board Member Dr. Hill noted being confused with the outline of the agenda and the presenters who presented; noted having no conversation on selecting a financial consultant or commercial realtor. Attorney Wiley mentioned the firm recommended Mr. Wall provide an update on how the Development Authority finances projects.

Board Member Samuels noted reaching out to someone to present and did not know there would be presenters at tonight's meeting. Chairwoman Shaw noted asking the board to submit a commercial realtor to be presented to the board collectively. Attorney Wiley included the board is a statutory development authority with no restrictions unlike the Downtown Development Authority; noted Mr. Walls purpose was to educate the board.

Chairwoman Shaw noted the presenter for the Atlanta Regional Marketing Alliance informed her due to the city and county being at odds, they would not be able to present.

Board Member Dr. Hill noted two considerations: establishing a vision, presenting a plan to receive help, being educated on financial considerations that would help develop the plan, and having a broader discussion on bringing professionals to assist when looking for a commercial realtor. Board Member Dr. Hill also inquired if the board wanted to limit itself to only entities within the county and not with Jones Lang LaSalle (JLL's) or Coldwell Banker Richard Ellis (CBRE), which have relationships nationally and are able to bring projects to the city. Board Member Dr. Hill noted having a more formalized process to identify commercial realtors. Chairwoman Shaw inquired if Board Member Dr. Hill was suggesting putting out bids for a commercial broker. Attorney Wiley noted formulating a pre-vetted list of qualifications to choose from. Chairwoman Shaw noted board members have the authority to make a request and noted Board Member Woodall was the only to submit a request.

<u>IGA- Attorney Presentation</u>

Attorney Wiley noted only being a draft copy; noted an Intergovernmental Agreement (IGA) is where two public entities can enter in Intergovernmental Agreement (IGA) for up to 50 years which allows both parties to have assurances on, they would work together to fulfill the common mission. Attorney Wiley mentioned the city has three (3) public entities to serve the purpose of fostering economic development; noted the law allowing the city to fund the entities in which the Intergovernmental Agreement (IGA) sets up funding parameters. Attorney Wiley noted adding in the pre-amble clause and after the sixth whereas section pursuant to O.C.G.A §48-5-350 "The City may pledge up to 3 mils of Ad Valorum tax to the authority for the purpose of support or promoting the authority's economic development activities".

Attorney Wiley noted under Article 2- Economic Development; the law allows cities to designate an exclusive or non-exclusive agent and noted adding the language of having the Citywide Development Authority (CDA) as the principal development agency. Attorney Wiley noted the Intergovernmental Agreement (IGA) can be amended and revised.

Chairwoman Shaw requested a 5-minute recess at 8:00pm.

Chairwoman Shaw noted the recess was over at 8:03pm.

Mr. Allonce requested being included in communications between the board.

Attorney Wiley noted to consider having the board submit any concerns and corrections will be made.

Board Member Dr. Hill inquired on the difference between appointing staff and loaning staff. Attorney Wiley noted that the Intergovernmental Agreement (IGA) states the Authority Board may have access to reasonable staff time and shall appoint one staff member to function as its clerk. The city will provide "loaned" staff to the Authority Board, which does not have the authority to fire; however, the authority board can choose to hire their own staff using their own funding.

Mr. Allonce noted serving as the staff liaison for the authority board; noted having future discussions on what the relationship should look like.

Board Member Dr. Hill noted having a concern with the loaned staff and how the board would not be able to manage their performance. Attorney Wiley noted if the loaned staff was not working out for the board, a conversation with the city manager should be held to recommend someone else. Board Member Dr. Hill noted offering language in the IGA that references annually or periodic performance evaluations for the loaned staff.

Executive Session

Attorney Wiley suggested going into Executive Session for the purpose of Real Estate.

Chairwoman Shaw made a motion to convene into executive Session at 8:10pm for the purpose of Real Estate. The motion was seconded by Board Member Samuels. The motion passed unanimously.

Chairwoman Shaw made a motion to adjourn and reconvene back into the regular meeting at 8:26pm. The motion was seconded by Board Member Dr. Hill. The motion passed unanimously.

Board Member Dr. Hill made a motion to approve the executive session affidavit. The motion was seconded by Board Member Samuels. The motion passed unanimously.

No action taken.

Chair Update

Chairwoman Shaw noted withholding updates; noted wanting to have a call with the sub-committee to update the marketing plan. Chairwoman Shaw noted the State of the City would be on June 15th with Mayor Ford.

Chairwoman Shaw noted video interviews will be on June 15th.

Finance & Budget Update

Chairwoman Shaw noted sending out updated emails to the board on the proposed budget and has requested to meet with the Finance Director to discuss the Development Authority (DA) budget; noted majority of funding going towards legal fees.

Economic Development Update- DA Director

Mr. Allonce noted bringing forth to council the approval of the economic development strategic plan at the July 10th Meeting; noted council approved the Building a Resilient, Innovative and Connected Stockbridge (BRICS) initiative at the June 12th meeting. Mr. Allonce noted the initiative includes several programs such as a Citywide Façade Grants, Downtown Business Assistance, Special Events Grants, Stockbridge Business Partnership, Keep Stockbridge Beautiful, Marketing, and Workforce Development/Training Program.

Mr. Allonce noted the economic development newsletter will be available June 16th. Board Member Dr. Hill requested the board to receive the newsletter.

New Business

Review and Approval of April and May Meeting Minutes

Board Member Woodall made a motion to approve the April minutes with corrections made. The motion was seconded by Board Member Samuels. The motion passed unanimously.

Board Member Dr. Hill made a motion to approve the May minutes with corrections made. The motion was seconded by Board Member Woodall. The motion passed unanimously.

Other Business

Chairwoman Shaw suggested reprieving the month of July and to come back August.

Board Member Dr. Hill noted having the IGA signed if approved by council. Chairwoman Shaw noted submitting revision of the IGA by a certain timeframe. Attorney Wiley noted the board could approve the chair to sign the IGA but would still need to hold a meeting for the approval of the IGA once approved by council. Chairwoman Shaw inquired on approving a sub-committee that would oversee the back and forth. Attorney Wiley noted still need public notices and having an open meeting for the sub-committee to meet; noted leaving July open or call a Special Called Meeting.

Chairwoman Shaw requested the board impower the chair to cancel the July meeting no later than July 6th. The board agreed.

Adjourn

Board Member Dr. Hill made a motion to adjourn the meeting at 9:28 pm. The motion was seconded by Board Member Woodall. The motion passed unanimously.

Minutes prepared by: Randi Rainey, Deputy City Clerk
Location: Levi Meeting Room
Stockbridge City Hall 4060 North Henry Blvd. Stockbridge, GA 30281