CITY OF STOCKBRIDGE
DEVELOPMENT AUTHORITY
REGULAR MEETING
SUMMARY MINUTES
Tuesday, January 10, 2023 6:00 P.M.

Mark Glenn, Board Member
Samantha Samuels, Board Member
Cathy Hill, Board Member
Ariel Shaw, Board Member
Kalpesh Patidar, Board Member
Gadson Woodall, Board Member
Vacant – Board Member
Kim Allonce, Economic Development Director

Guest in Attendance: Attorney Winston Denmark, Attorney Kirby Glaze and Deputy City Clerk, Randi Rainey

The meeting was called to order at 6:03 p.m. by Chairwoman Shaw.

All board members were present.

Dr. Hill made a motioned to adopt the agenda as printed; Second by Mr. Woodall. The motion passed 5-0.

Dr. Hill read the December 13, 2022 minutes aloud.

Mr. Glen made a motioned to adopt the December 13, 2022 minutes with changes made by the board: Second by Mr. Patidar. The motion passed 5-0.

<u>Old Business</u>
<u>Board Attorney and Subcommittee Choice:</u>
Chairwoman Shaw presented two law firms to choose from: Fincher Denmark, LLC and Hecht Walker Jordan, P.C. with the recommendation of choosing Fincher Denmark, LLC.

Winston Denmark, representing Fincher Denmark, LLC. gave a brief overview and noted the firm has served as an appointed general council for over 30 separate local governmental entities such as the City of College Park, Lake City, Jonesboro and has also served as council for the Hapeville Development Authority and the

Stonecrest Urban Redevelopment Agency. Mr. Denmark noted providing services for developments, bonds, Tax Allocation Districts (TAD) and has specially trained contingent lawyers and support staff for over 350,000 citizens. Mr. Denmark noted the firm would provide general council for the Citywide Development Authority for $175/hour with a monthly cap for general services of $4,000 with the fees for bonds and public finance paid to the firm through the proceeds of each bond transaction with the bond fees reflecting the traditional standard rate.

Ms. Samuels motioned to recess the meeting for a 5-minute break: Second by Dr. Hill. The motion passed 5-0.
Dr. Hill motioned to reconvene the meeting: Second by Mr. Glenn. The motion passed 5-0.

Kirby Glaze, representing Hecht Walker Jordan, P.C. gave a brief overview and noted the firm being instrumental in proposing legislation and policies governing public-private partnerships in the state of Georgia and currently serves as general counsel to the East Point Business and Industrial Development Authority and the Development Authority of the City of Forest Park. Mr. Glaze noted being the president of 4PM and CDP and has helped manage the delivery of over $70 million in public and public-private developments and currently manages the development of municipal complexes for the Cities of Jonesboro and Powder Springs. Mr. Glaze noted serving as a program speaker and seminar leader for the University of Georgia's Office of Economic Assistance, the Georgia Economic Developers Association, and the Georgia Municipal Association (GMA). Mr. Glaze noted proposing a retaining fee of $2,500/month that would cover all routine day to day advice and counsel to the Authority.

Dr. Hill motioned to recess the meeting for a 5-minute break: Second by Mr. Glenn. The motion passed 5-0.
Dr. Hill motioned to reconvene the meeting: Second by Mr. Glenn. The motion passed 5-0.

Mr. Allonce, Economic Development Director introduced himself to the board and noted being from Haiti. He was the previous Economic Development Manager for the City of Wilton Manors located in Florida, and the City of Orlando. Mr. Allonce worked with the Downtown Development Authority and CRA, has marketing experience and has also worked for the Department of Community Affairs (DCA). Mr. Allonce noted obtaining his master's in public administration from the University of Georgia and is currently a PHD candidate at the University of Central Florida.

Chairwoman Shaw noted Fincher Denmark, LLC. has an hourly cap and suggested

going down from $4,000 to $3,000 for the general services. Chairwoman Shaw noted Hecht Walker Jordan, P.C. recommends being paid upfront with a $2,500 retainer, which is roughly a $500 difference and suggested voting to be able to register with the State to become a legitimate board.
Dr. Hill motioned to appoint Fincher Denmark, LLC. as the Citywide Development Authority’s legal counsel: Second by Mr. Glenn. The motion passed 4-1 (Woodall in opposition).

New Business
Department of Community Affairs (DCA) Bonds and Financing
No discussion

Incentive Subcommittee:
Chairwoman Shaw presented the recommendation of starting an incentives subcommittee.

Kim Allonce, Economic Development Director noted working on an incentive package and requested time to come back with recommendations.

Ms. Samuels motioned to form a subcommittee for the creation of incentives: Second by Dr. Hill. The motion passed 5-0. Mr. Patidar, Chairwoman Shaw, and Dr. Hill all agreed to become volunteers for the committee.

Mark Glenn left the meeting at 7:19pm.

2023 Budget:
Chairwoman Shaw noted the board having a budget of $45,000.

No action taken.

Mission and Vision Statement of the Board/Logo:
Chairwoman Shaw presented the proposed mission and vision statement read as “The City of Stockbridge Citywide Development Authority (SDA) is dedicated to stimulating & sustaining economic development and quality growth, in and throughout the entire City of Stockbridge”, and suggested including in the verbiage: in alignment with the City of Stockbridge”.

Dr. Hill made a motioned to approve the mission and vision statement with the added verbiage “in alignment with the City of Stockbridge”: Second by Mr. Patidar. The motion passed 4-0.

Chairwoman Shaw noted Fredrick Gardiner, City Manager noting having cohesiveness and being aligned with other boards. Chairwoman Shaw recommended adding the Citywide Development Authority's name to the City's current logo.

Mr. Allonce inquired if anyone has checked with the City's Public Information Officer (PIO) to see if the logo matched with the city's branding guidelines. Chairwoman Shaw noted the logo is already on the city's website and whatever is voted on could be amended later. Chairwoman Shaw also noted the board does not have to submit a logo to the city seeing the city has given the approval to place on the website.

Mr. Allonce requested more time to discuss the logo and branding before voting.

Dr. Hill inquired on the urgency with voting on a logo; Chairwoman Shaw noted being able to print business cards out for meetings outside of the city.

Ms. Samuels suggested not to put anything out and to identify themselves, and inquired on how the current logo was added to the city's website. Chairwoman Shaw noted the Information Technology Dept. (IT) added the logo to the city's website for the sake of the meeting agenda for the clerk's office. Ms. Samuels noted having the board look at the logo before being released to the city. Chairwoman Shaw noted presenting the logo to the city clerk and was unaware IT would add the logo to the website and noted taking the advice of the city manager.

Dr. Hill recommended adding to the motion once made with limited use of using the logo. Chairwoman Shaw noted "contingency" would be fine in the motion.

Mr. Allonce noted to make sure the same language is being used on how the board would like to present themselves to the community for branding purposes. Chairwoman Shaw inquired if the branding would come out of the city's budget or the Citywide Development Authority's budget. Mr. Allonce, Economic Development Director noted the board is currently new and would need to discuss what the vision looks like.

Mr. Patidar made a motion to approve for the City's Economic Director, Mr. Allonce to approve the current logo being used, take off the City of Stockbridge under city's logo with the contingency of not making any purchases until after consulting with the Economic Development Director: Second by Mr. Woodall. The motion passed 4-1 (Dr. Hill in opposition).

Upcoming Meetings

Location: Stockbridge City Hall 4640 North Henry Blvd. Levi Meeting Room Stockbridge, GA 30281

Chairwoman Shaw noted Eggs and Issues will be on January 11, 2023 and the South Metro Development Conference will be on March 8, 2023 with early registration staring at $70/person and inquired on who would like to attend; Mr. Patidar, Dr. Hill and Chairwoman Shaw noted they would go.

Chairwoman Shaw noted the next board meeting will be held on February 7, 2023.

Adjourn

Dr. Hill made a motioned to adjourn the meeting at 8:08pm: Second by Ms. Samuels. The motion passed 4-0.

Minutes prepared by: Randi Rainey, Deputy City Clerk