



Where Community Connects

**DOWNTOWN DEVELOPMENT
AUTHORITY OF THE
CITY OF STOCKBRIDGE**

BOARD MEMBERS

Frangela Merritt, Chair

Roger Custin, Vice-Chair

Robert Swygert, Secretary

Barbara Richardson, Treasurer

Robert Anderson, Board Member

Warren Washington, Board Member

Councilman Elton Alexander

ADMINISTRATION

Kim Allonce

Economic Development Director

Kira Harris-Braggs

Main Street Manager

Vanessa Holiday

Recorder

Blake Sharpton

Attorney

**Downtown Development
Authority Meeting
Agenda
October 17, 2023 6:00 PM**



STOCKBRIDGE WELCOME CENTER

130 M L KING SR. HERITAGE TRAIL

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

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AGENDA DOWNTOWN DEVELOPMENT AUTHORITY MEETING CITY OF STOCKBRIDGE

TUESDAY, OCTOBER 17, 2023 6:00 PM

I. Call to Order

1. Invocation Followed by Pledge
2. Roll Call
3. Approve Agenda
4. Approve Minutes - 8/15/2023 and 9/19/2023

II. Officer's Reports

5. Chair's Comments - Chair Merritt
6. Vice-Chair's Comments - Custin
7. Treasurer Update/Financial Report - Richardson
8. Secretary's Report - Swygert

III. City Staff & City Council Reports

9. Main Street Advisory Board Updates - Ms. Harris-Braggs
10. City Staff Report - Director Kim Allonce
11. City Council Update - Councilman Alexander

IV. Old Business

12. DDA Revolving Load Fund Applications Update
13. Update: Intergovernmental Agreement (IGA) - DDA/City - Merritt
14. MLK Sr. Memorial Public Art Update - Custin
15. Sponsorship - Day of the Dead Event by: Hispanic National Alliance - Allonce
16. DDA (PR) Public Relations Update

V. Executive Session (if needed)

VI. Adjourn

Board Members	City Staff / Speakers
Elton Alexander, Stockbridge City Council	Vanessa Holiday, City Clerk
Frangela Merritt, Chair	Kim Allonce – Economic Development Director
Roger Custin, Vice Chair	Kira Harris-Braggs, Main Street Manager
Barbara Richardson, Treasurer	
Bob Swygert, Secretary	
Robert Anderson, Board Member	
Warren Washington, Board Member	

The meeting was called to order by Chair Merritt at 6:00 p.m.

Secretary Swygert proceeded with the roll call. All members were present except Board Member Washington, who joined the meeting at 6:05 p.m., and Councilman Alexander and, who joined the meeting at 6:20 p.m.

Chair Merritt called for a motion to approve the Agenda. Motion made by Board Member Swygert; seconded by Board Member Custin. The motion passed 5-0.

Chair Merritt called for a motion to approve the July 19, 2023, Meeting Minutes. Motion made by Board Member Swygert; seconded by Board Member Custin. The motion passed 5-0.

Officers Reports

Chairman's Comments – Merritt

Chair Merritt extended a warm welcome to Mr. Washington, owner of a business in the downtown district, Frozen Smoke Restaurant & Bar; noted the Board plans to highlight new businesses in the downtown; noted committee updates to report, information on Historic Preservation coming forward and referenced the DDA/Main Street Retreat where information will be shared in a report and an update to the 2020 Work Plan.

Ms. Harris-Braggs noted the DDA can adopt the Joint Meeting Minutes of the June 10th Retreat meeting once they have been completed and distributed to the Board.

Vice Chair's Comments – Custin

Vice-Chair Custin welcomed Mr. Washington to the Board.

Treasurer Update – Richardson - Financial report

Board Member Richardson noted there was no income received in July, 2023; expenses included the Insurance Renewal, monthly Zoom fees and a fee from Truist bank that will need to be explained by the bank; noted the Façade Grant Account = \$139,669.65, the Operating Account = \$57,782.24 for a total of \$197,451.89; noted there are currently no outstanding checks ; and referenced upcoming payments to be made to TSW for the Downtown Plan in the amount of \$13,943.79, which may be adjusted, and upcoming Downtown Conference Fees.

Chair Merritt noted there will be legal fees for attorney services.

Board Member Custin reminded the new officers to update the signature cards at the bank.

Councilman Alexander expressed the importance of utilizing the funds that have been allocated to the Board from the City; and to share the information on the DDA Board meetings and activities that promote revitalizing the downtown district.

Secretary Updates – Swygert

Board Member Swygert welcomed Mr. Washington to the Board.

New Business

DDA PR Committee Updates – Merritt/Anderson/Richardson/Custin

Chair Merritt noted there has been great progress with the business cards, and marketing materials are in the proof stage; noted the DDA will participate and be present with a tent at BridgeFest on September 30th; noted the next steps is to get apparel, and speak as one with talking points, organize a canvassing campaign to the downtown businesses and meet with the business owners and operators distributing brochures and to make them aware of the resources available, specifically the Façade grant; thanked the committee for their efforts, and will reach out to the DDA Chair to bring in the Youth Council members to assist with volunteer efforts.

Board member Custin noted the proofs are design ready.

DDA Webpage – New update request – Merritt

Chair Merritt noted the DDA page on the city's website needs to be updated, and asked where the meetings are located.

The Clerk advised the meetings are on the Civic Clerk platform and is where all meetings and committee information can be found.

Chair Merritt noted other boards and committees have a separate Facebook page and would like to move forward with a Facebook page for the DDA and will have further discussions on who will manage the page.

The Clerk noted as part of the Open Records rules, comments cannot be removed; although derogatory comments can be hidden from public view.

Historic Preservation project (Proposal) – Anderson

Board member Anderson noted he has researched information to preserve the city's history, and referenced a handout, noting the city is missing opportunities to seek funding to help preserve some of the city's historic structures and highlight the history.

Ms. Harris-Braggs referenced the Stone Cottage adjacent to the Events Administration Office, noting the cottage is included in the RSVP Plan as a potential Events space.

Board Member Anderson noted this has been brought forward to start the dialogue about the preservation of historical properties in the city, noting the criteria of 50+ years old, and noted that funding is available from the state and federal agencies.

Chair Merritt noted it would be great if the DDA could partner with other organizations and use Revolving Fund Loans, or place markers, and noted May is National Historic Preservation Month.

Ms. Harris-Braggs noted this would be a great project for the DDA.

Board member Anderson agreed, noting it would be a group effort and would need assistance from city staff as well.

Councilman Alexander suggested speaking with the liaison, Mr. Allonce, who will relay the request to the City Manager before moving forward.

Board Member Custin noted he is interested in the DDA seeking the history of the individuals who have been honored with street names throughout the downtown district in the city, noting the Library may have information.

Old Business

2024 DDA Budget Proposal – Merritt/Richardson

Chair Merritt noted the DDA Budget is being proposed at the same \$45,000 and same line-item allocations.

New DDA Meeting Schedule Proposal Update– Merritt

Chair Merritt noted the Open Meetings Act information was shared with the Board to review noting when the Board can meet and remain in compliance.

Board Member Anderson suggested members visit the 114 building before agreeing to a deal.

Councilman Alexander stated the DDA board members do not have the expertise to inspect properties, and noted the role of the DDA is to be a conduit, and noted appraisals should always be attached to all property transactions.

Board Member Anderson noted the DDA is responsible for finding low interest loans or other funding mechanisms to make improvements to buildings in the downtown district.

Board Member Washington noted he sees both sides where you need an expert to come in and inspect the building(s), and also sees where the DDA members need to see what it is that you are purchasing, and need the visionary part to see what you are going to do.

Councilman Alexander noted, you must own the property to obtain a grant.

Board Member Custin noted that all DDA members can and should view and inspect all properties.

Ms. Harri-Braggs noted the Board may want to move forward with a Work Session.

The Clerk noted she could not commit to another meeting based on her current schedule.

Board Member Swygert suggested the Board meet as needed.

Board Member Washington noted all extra meetings should only have action items on the Agenda and should conclude with action taken.

Intergovernmental agreement (IGA) with City – Merritt

Chair Merritt noted the IGA (Intergovernmental Agreement) between the City of Stockbridge and the DDA was presented to the City Council at the July 25, 2023 meeting where the Council amended the language for distribution of fund from shall to may.

Councilman Alexander reached out to the City Attorney who noted the IGA has been given to the DDA.

Chair Merritt noted the IGA has not been returned to the DDA for approval.

Board Member Richardson noted IGA issue is precisely why the City Council has a perception that the DDA is holding up progress, and that has never been the case, noting the DDA has always acted and moved on items once the information has been submitted to the Board.

Chair Merritt noted she would follow up with Attorney Sharpton regarding the IGA.

Connecting with Downtown Business Owners – Merritt/Custin

Chair Merritt noted the process to notify the DDA of new downtown businesses is in place and information will be shared with the Board.

2023 Georgia Downtown Conference- Merritt

Chair Merritt noted the conference will begin on August 21st and she plans to attend, along with Board members Anderson and Richardson.

Ms. Harris-Braggs noted Main Street staff and Main Street Advisory Board members will also attend the conference, and noted the city's Main Street Program has been invited to present at the conference and will present "The Big Deal About Downtown."

MLK Sr Memorial public art update – Custin

Board Member Custin noted the committee has scheduled a meeting on August 29th to talk about the approach to present the project to the City Council.

Board Member Anderson noted there is an outline of the proposal to honor M L King, Sr.; referenced a project by the proposed artist in Richmond, VA; and noted the framework for the project has been completed and needs a decision on if the artwork would be a statue or monument, and if this project would be a public/private partnership and get City Council buy-in and approval.

TSW Master Plan restart (updates) – Custin

Board member Custin noted the topic was discussed earlier in the meeting.

City Staff Reports

Main Street Advisory Board Updates – Harris-Braggs / Allonce

Ms. Harris-Braggs noted members of the Board would be attending the Georgia Downtown Conference; referenced the recent Retreat Report to be shared with the DDA Board; noted Main Street will host the Small Business Blitz to include all businesses throughout the city and will have a participation fee of \$20 for the first time due to budget constraints and will apply toward marketing and promotions; noted the Main Street Program is building a partnership with the Henry County Arts Consortium who will provide artwork and gallery for an event to be hosted every quarter in the downtown beginning in October, and the first event will take place during the building's Open House and Ribbon Cutting; noted Main Street would have a booth at BridgeFest on September 30th and would like to participate with the return of the Muscle and Mystique Car Show to take place in the downtown on M L King, Sr. Heritage Trail, and asked the DDA to assist with the expenses, noting the car show has always been a success and the DDA would have a presence; and noted the caveat for the car show would be the closing of E. Atlanta Rd., Ward Street, and MLK, and right now, those streets are not being closed, based on what was stated in a recent committee meeting with city staff; and noted the name for the building that has received positive vibes is "Downtown Connection Center"; noted the Gallery events would take place on Thursdays, although no date has been set as yet; referenced the upcoming ribbon cutting for the new business Vin & Rosh on September 8th, and Profuse Barber Shop on September 22nd; noted the purchase letter were mailed out to property owners to accept or donate their properties, noted there are less than ten impacted properties, and the property owners have 30 days to respond; noted the Wayfinding project is moving forward noting it is a 2-step process - RFQ (Request for Qualifications) and the first step is to select the fabricator (does not include the digital signage near the fountain across from city hall); noted there are issues with downtown parking, and that a committee is being formed to make recommendations to take to the City Council to take action; and commended staff member Lisa Fareed for her work on the webpage and other postings.

Chair Merritt encouraged Board members to attend the ribbon cuttings when possible.

Councilman Alexander noted that during the city's recent Retreat, the Council is expecting the traditional BridgeFest footprint with the streets referenced to be closed, and a festival atmosphere, with a concert, and closure of the streets to be aligned with vendors; and noted the DDA should be included on all marketing materials for the car show if the board approves the partnership.

Board Member Richardson exited the meeting.

Ms. Harris-Braggs confirmed that the materials, flyers, etc. would highlight the DDA and Main Street as partners.

Boards Members Custin and Washington would welcome the foot traffic downtown area along M L King, Sr. Heritage Trail.

Ms. Harris-Braggs noted she expressed safety concerns if E. Atlanta Rd. is not closed.

Board Member Swygert motioned to partner with Main Street in support of the Muscle & Mystique Car Show with funding not to exceed \$3,200; seconded by Board Member Richardson. The motion passed unanimously.

City Staff Updates – Kim Allonce

Mr. Allonce noted his department is working on the Economic Development Strategic Plan with KB Advisory Group and Urban Pulse and will be seeking public input; requested one hour on the Agenda at the next DDA meeting on September 19th.

Councilman Alexander suggested the BRICS (Building a Resilient Innovative Connecting Stockbridge) information be pushed out by the more by the city to educate and inform the business community.

Mr. Allonce noted an upcoming webinar highlighting the Façade Grant, Downtown Special Events and Main Street and the PIO have been pushing the webinar on social media with 40 people currently registered; referenced a partnership that has been established with Southern Crescent Technical College, and is working on a marketing campaign with new incentives; created a local job incentive offering up to \$2,000 per job and an extra \$500 for downtown businesses with a max of \$100,000, and uses State calculations based on wages.

City Council Updates – Councilman Alexander

Councilman Alexander noted the City Council approved the Pedestrian Trail Plan during the August 14th meeting.

Board Member Custin noted he, along with several members of the community attended a series of meetings and sessions regarding the city's Master Park Plan and asked for the status of the plan.

Councilman Alexander noted an update of the Master Park Plan is being presented to the City Council during the August 29th meeting; noted as a concession for the warehouse being built on Candler Rd., the developer will install beautification plantings, a dog park, and walking trail; noted the Flippen Rd. development will include sidewalks along Flippen Rd. that will free up \$2.8 million dollars of TSPLOST funds to allow for the reallocation of funds to resurface Walt Stephens and

Mt. Zion Rd., and will connect to the Reeves Creek Trail, and have trails connecting to Walt Stephens Rd., noted the PATH Foundation is on board to partner with the city with linear parks, and noted plans for a full pocket park on Campground Rd.

Board Member Custin noted his frustration with plans that seem to stall one after the other, noting the RSVP Plan going back to 2018, the Downtown Master Plan and the Parks Master Plan.

Ms. Holiday noted the city has made the decision not to renew the Transfer Station contract to free up land for additional parking at Memorial Park.

Councilman Alexander noted city officials and staff plan to meet to prioritize city projects and will include a new list of projects from SPLOST VI, if approved by voters; noted Flippen Rd. and Hwy. 42 to 675 are scheduled to be widened; and noted he would meet with other officials and staff to talk about BridgeFest and the need to close E. Atlanta Rd. for safety reasons; and noted the excitement of another business in the downtown, Bombay Bazaar; noted the proposed FY2024 budget was discussed during the Retreat, noting the budget is being proposed at \$26 million dollars; and referenced the Millage Rate of 3.77 that was imposed of help offset public safety costs, noting all Henry County residents were already paying 1.904 towards public safety; noted the State of Georgia is giving its citizens an additional credit in the Property Tax Relief bill for a credit, if the homeowner has filed for homestead exemption.

Board Member Anderson asked if Stockbridge is looking to become a golf cart community.

Councilman Alexander noted that is the goal, referencing connectivity is a plus for communities, and that it is easier for GDOT (Georgia Department of Transportation) to do it rather than the cities take it on; noted the widening of Rock Quarry Rd, and the Bridges of Jodeco development that has exploded with COSTCO opening in November and a two level Chick-Fil-A coming on board with more developments coming online.

Councilman Alexander asked that Minutes from these Board meetings be shared with the City officials and other boards, so that everyone knows what is happening in the downtown and with future developments throughout the city.

Motion to adjourn made by Councilman Alexander; seconded by Board Member Washington; the motion passed unanimously at 8:12 p.m.

Minutes Recorded by:
Vanessa Holiday, City Clerk



Developing Downtown Stockbridge

Downtown Development Authority of the City of Stockbridge

REGULAR MEETING SUMMARY MINUTES

Tuesday, August 15, 2023 @ 6 PM

130 MLK Senior Heritage Trail
Stockbridge, GA 30281

Executive Session Criteria	GA Code
Discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege. Identify the case or claim discussed but not the substance of the attorney-client discussion.	50-14-2(1) and 50-14-3(b)(1)(A)
Discuss or vote to authorize negotiations to purchase, dispose of or lease property.	50-14-3(b)(1)(B)
Discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate.	50-14-3(b)(1)(C)
Discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote.	50-14-3(b)(1)(D)
Discuss or vote to enter into an option to purchase, dispose of, or lease real estate.	50-14-3(b)(1)(E)
Discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.	50-14-3(b)(2)
Meeting to interview one or more applicants for the position of the executive head of an agency.	50-14-3(b)(2)
A meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was [identify the matter but not the substance of the discussion.	50-14-2(1)
Staff meeting held for investigative purposes under duties or responsibilities imposed by law.	50-14-3(a) (1)

Minutes Recorded by:
Vanessa Holiday, City Clerk

Board Members	City Staff / Speakers
Elton Alexander, Stockbridge City Council	Vanessa Holiday, City Clerk - Absent
Frangela Merritt, Chair	Kim Allonce – Economic Development Director
Roger Custin, Vice Chair	Kira Harris-Braggs, Main Street Manager - Absent
Barbara Richardson, Treasurer	
Bob Swygert, Secretary	
Robert Anderson, Board Member	
Warren Washington, Board Member	

Chair Merritt called the meeting to order at 6:06p.m.

Secretary Swygert called the roll. All members were present except City Councilman Elton Alexander who joined the meeting at 6:15p.m and Board member Washington who joined the meeting at 6:45p.m.

Chair Merritt called for a motion to approve the meeting agenda. Motion made by Board member Swygert and seconded by Board member Richardson. The motion passed 5-0.

Chair Merritt called for a motion to approve the August 15 meeting minutes. Because some Board members had not yet had an opportunity to review the minutes, Chair Merritt decided to defer approval until the next meeting.

Officer Reports

Chair's Comments-Merritt

Chair Merritt noted that she and Board members Anderson and Richardson had attended the recent GDA Training Conference in Macon, and they all said the conference was very valuable and informative.

Treasurer Update-Richardson-Financial Report

Board member Richardson noted that as of August 31st the DDA had total assets of \$194,650.19 which consists of \$139,669.65 in the façade grant account and \$54,980.54 in the operating account. Expenses for the previous month totaled \$2,801.70 which consisted on \$2,175 in legal fees, \$265.00 for reimbursements for DDA training and \$72.00 for Board member name badges. Board member Richardson said she has been incurring a total of \$1,221 in software expenses related to her accounting work for the DDA. Board member Custin said she should not be personally responsible for those costs and made a motion to reimburse Richardson for the \$1,221 expense. Board member Swygert seconded the motion and the motion passed 4-1 with Board member Richardson abstaining.

City Staff Reports

City Staff Updates- Kim Allonce, Stockbridge Economic Development Director

Director Allonce noted that planning for the September 30th Mystique and Muscle Car Show is going well. This is a joint venture funded by the DDA and Stockbridge Main Street. Director Allonce noted that the \$3,200 funding which the DDA had previously approved is now due. Treasurer Richardson will be making that payment. Director Allonce noted he has met with Falcon Design to discuss the renovation of “the Breezeway” (the open area between the hair salon and the Ted Strickland Center on MKL Senior Heritage Trail). Board member Washington hoped the design would include possible outdoor restaurant seating and several Board members expressed the hope that they could provide input. Director Allonce said the design is now in the preliminary stages and additional design suggestions will be considered.

Director Allonce also noted his department will be holding two upcoming events—a September 28th small business mixer and an October 7th “Live Boldly” home ownership seminar and he urged Board members to attend if possible.

Director Allonce and Chair Merritt then introduced Tate Davis and Chris Pike from KB Advisory Group, an economic development/ real estate consulting group. They will be touring Stockbridge and 3 other Southside Atlanta cities. Ms. Tate and Mr. Pike are reviewing the RSVP and other downtown Stockbridge development plans and will make recommendations on how they can be combined into an overall plan.

KB Advisory Group has a business survey on the Stockbridge webpage and in the Stockbridge business newsletter to collect feedback from business owners. Board member Custin expressed frustration that he was unaware of the survey even though he owns a downtown Stockbridge business. He suggested that perhaps the survey should be pushed to all local business owners. Director Allonce noted that some business owners told him they do not wish to be contacted by the economic development department.

Ms. Tate and Mr. Pike then asked board members to tell them what they would like to see in downtown Stockbridge. Chair Merritt said she would like to see blight and trash removed from the downtown area and wants more historical preservation. She would also like to see an ice cream shop or a brewery and wants the area to be more pedestrian-friendly.

Board member Custin noted that 114 MLK Senior Heritage Trail is an eyesore right next to his business. He also said he would like to see more coordination between the city and the DDA. Mr. Custin noted that the Intergovernmental Agreement (“IGA”) between the city and the DDA has been in development for one and ½ years and the DDA is mistakenly accused of being a roadblock to progress.

Board member Richardson also expressed her frustration with this perception and wants better cooperation between the city, the DDA and other stakeholders.

Board member Custin said he would like to see better connectivity between the Amphitheatre and the downtown area across the railroad tracks, noting that there is no sidewalk or designated walkway to encourage pedestrian traffic. Mr. Custin also wants more connectivity, like linear parks, to link Clark and Memorial Parks. He would also like more recognition of the historic connection between Martin Luther King, Sr. and Stockbridge and would like to see more signage or other recognition along MLK Sr. Heritage Trail.

Board member Anderson said the city is presenting the “Carrie Mae Hambrick Center” as a cultural arts facility and a performing arts facility when those are two separate things. He also would like to see more family-friendly and kid-friendly businesses downtown.

Board member Washington would like to see the amphitheater used for high school graduations and other events. Mr. Washington also wants package deals with links to restaurants and hotels for out-of-town amphitheater visitors. He also would like to see more development projects with “drop dead” dates so they are not needlessly delayed.

Board member Swygert said he wished the long gray building on Burke Street and the Food Depot and adjacent strip mall could be renovated with a nice brick façade. He would also like to see the alleyway between Burke Street and MLK Senior Heritage Trail developed into a comfortable area for dining and seating. He thinks this area would be an ideal location for a statue/ monument to MLK, Sr.

Council Updates

City Councilmember Elton Alexander noted that the television cable poles along East Atlanta Road will be moved very soon, which will help speed along the renovation upgrades along East Atlanta and in front of the Amphitheater parking lot. He noted the average home in Stockbridge was built in 1966 and said there is certainly a need for better/ newer housing.

Mr. Alexander said the recent opening of Vin and Rose Realty in the downtown area is a good sign of the intense interest housing developers and potential businesses have in the city. Councilmember Alexander also noted the recent closing of the Nolan Street railroad crossing and the establishment of a railroad quiet zone, which will benefit downtown businesses and homeowners. He said the development of a new restaurant at the old fire station along MLK, SR. Heritage Trail is moving along well and will also include some housing options as well as a nice rooftop seating area. He said lots of progress will be seen over the next 90-120 days in this area.

Councilmember Alexander said Stockbridge has \$1-million dollars available for a pedestrian bridge over the railroad track. This money includes T-SPLOST funds and federal funds secured for the city by U.S. Representative David Scott.

New Business

Economic Director Kim Allonce presented a request for funding proposal from the Hispanic National Alliance which plans to hold a “Day of the Dead” celebration in downtown Stockbridge on October 22nd. Board member Swygert called for a motion, seconded by Board member Washington, to approve \$2,500 to help fund the event. Motion passed 5-0. Several Board members expressed their support for this event as showing the broad cultural diversity of Stockbridge.

Board member Custin briefly discussed the Martin Luther King Sr. public art project and asked for volunteers to form a sub-committee to help complete this project. Board Chair Merritt and Board members Washington and Swygert volunteered.

Chair Merritt called for a motion to adjourn. Board member Custin, seconded by Board member Washington, made this motion. Motion passed unanimously. Meeting adjourned 8:10p.m.

Minutes written by Board Secretary Bob Swygert.

Executive Session Criteria	GA Code
Discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege. Identify the case or claim discussed but not the substance of the attorney-client discussion.	50-14-2(1) and 50-14-3(b)(1)(A)
Discuss or vote to authorize negotiations to purchase, dispose of or lease property.	50-14-3(b)(1)(B)
Discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate.	50-14-3(b)(1)(C)
Discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote.	50-14-3(b)(1)(D)
Discuss or vote to enter into an option to purchase, dispose of, or lease real estate.	50-14-3(b)(1)(E)
Discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.	50-14-3(b)(2)
Meeting to interview one or more applicants for the position of the executive head of an agency.	50-14-3(b)(2)
A meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was [identify the matter but not the substance of the discussion.	50-14-2(1)
Staff meeting held for investigative purposes under duties or responsibilities imposed by law.	50-14-3(a) (1)