



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
November 14, 2023 6:00 PM**



STOCKBRIDGE WELCOME CENTER

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STOCKBRIDGE, GA 30281

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AGENDA DOWNTOWN DEVELOPMENT AUTHORITY MEETING CITY OF STOCKBRIDGE

TUESDAY, NOVEMBER 14, 2023 6:00 PM

I. Call to Order

1. Roll Call
2. Approve Agenda
3. Approve October 17, 2023 Meeting Minutes

II. Officer's Reports

4. Chairman's Comments
5. Vice-Chair's Comments
6. Treasurer's Update - Financial Report

III. City Staff Reports / City Council Update

7. Main Street Advisory Board Updates
8. Economic Development Direct Updates
9. City Council Updates

IV. New Business

10. DDA Brainstorming & Ideation Session: 2024 Projects
11. Development Authority Resolution for Approved Revolving Loan Fund: NOLA Bistro & Daiquiri Bar
12. Proposal: Funding Downtown Holiday Lighting

V. Old Business

13. MLK Sr. Memorial Public Art Update

VI. Executive Session (if needed)

VII. Adjourn

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

Chair Merritt called the meeting to order at 6:10 p.m.

Chair Merritt proceeded with a roll call. Board members Merritt, Custin, and Anderson were present. There was no quorum.

Councilman Alexander joined the meeting at 6:30 p.m.

A quorum was established to continue the meeting at 6:30 p.m.

Chair Merritt called for a motion to approve the meeting Agenda. Motion made by Vice-Chair Custin; seconded by Councilman Alexander. The motion passed unanimously 4-0.

Chair Merritt called for a motion to approve the August 15, 2023 meeting Minutes. Motion to approve with amendment noted by Chair Merritt made by Vice-Chair Custin; seconded by Councilman Alexander. The motion passed unanimously 4-0.

Chair Merritt called for a motion to approve the September 19, 2023 meeting Minutes. Motion to approve made by Vice-Chair Custin; seconded by Councilman Alexander. The motion passed unanimously 4-0.

Officers Reports

Chairman's Comments – Merritt

There were no comments from the Chair.

Vice Chair's Comments – Custin

There were no comments from the Vice-Chair.

Treasurer Update – Financial Report - Richardson/Merritt

There was no Financial Report (Richardson not in attendance)

Secretary Updates – Swygert

There were no comments from the Secretary (Swygert not in attendance)

City Staff Reports

Main Street Advisory Board Updates – Harris-Braggs

There were no comments from the Staff (Harris-Braggs was not in attendance)
Chair Merritt noted there will be an update on the car show at the November meeting.

City Staff Updates – Director Allonce

There were no comments from the Staff (Allonce was not in attendance)

City Council Updates – Councilman Alexander

Councilman Alexander noted that AT&T is moving the utility poles on Lee St. and E. Atlanta Rd., with the project being back on track for construction of the turning lane; noted the City has put out an RFP for the property across from city hall with an anchor building and residential, noting there are multiple proposals that include substantial retail; noted there are several residential projects happening around the downtown area; and noted the City of Stockbridge City Council has transferred properties to the URA (Urban Redevelopment Agency) for development opportunities.

Board member Anderson noted that there was pushback from citizens regarding the Davis Rd. development.

Councilman Alexander stated there is a need for quality housing and the need is critical in this area.

Vice-Chair Custin noted the referenced RFP which includes the Downtown Development Authority's name on it without any notice or input, and asked if the DDA will be made aware of the responses and included in the evaluation process.

Chair Merritt noted Mr. Gardiner, the City Manager, has advised that the DDA will be included in the conversations regarding the RFP and the proposals.

Councilman Alexander noted the DDA Board will be notified when the RFP comes back for evaluation.

Vice-Chair Custin asked which properties were transferred to the URA.

The Clerk responded: 4498 N. Henry Blvd.; 142 Wilson Ave.; and 108 First Street.

Vice-Chair Custin noted the Downtown Development Authority's has slated the property adjacent to Floyd Chapel Baptist Church to be a potential location for the M L King, Sr. statue.

Old Business

DDA Revolving Loan Fund Applications Update

Chair Merritt noted the NOLA Bistro application has been approved for the first Revolving Loan from the DCA and GMA in Stockbridge, specifically, the downtown area, and will be forwarded to the attorney for review, and the DDA just needs to accept.

Vice-Chair Custin noted the application has been signed and stated that he is fine with the Chair signing following review by the attorney, further noting, the DDA has zero liability for the project, and just wants to make sure the development is in line with the vision for downtown.

Councilman Alexander noted this is great news and a groundbreaking event.

Update: Intergovernmental Agreement (IGA) with City – Merritt

Chair Merritt read the City of Stockbridge/Downtown Development Authority Resolution for the Intergovernmental Agreement in its entirety.

Vice Chair Custin noted that he has a concern with the section that referenced the City Attorney's Authority, and asked if the DDA's attorney had an issue with that section of the agreement.

Chair Merritt noted there was no feedback from the attorney noting a concern.

Board Member Anderson stated that as it currently reads, the City Attorney has the authority to change an agreement, and therefore, the agreement is breached because there is no longer a mutual agreement between the parties.

Vice-Chair Custin noted there would be no expressed consent of either party.

Chair Merritt noted the attorney expressed had no issues with the IGA (Intergovernmental Agreement).

Councilman Alexander noted the intent is to partner with the DDA to revitalize the downtown.

Vice-Chair Custin made a motion to authorize the Chair and Secretary to sign the Intergovernmental Agreement between the City of Stockbridge and the Downtown Development Authority; seconded by Councilman Alexander. The motion passed unanimously 4-0.

114 MLK Sr Heritage Trail – Custin

Vice-Chair Custin referenced a proposal received from Ms. Linda Jones regarding the purchase of 114 M L King, Sr. Heritage Trail, and noted that he had been personally made aware of two additional proposals; noted everyone wants to see a business in this location that really needs a tenant, and asked what the city's intention is regarding the property.

Councilman Alexander stated that he thought there was a deal already in place contingent upon the City of Stockbridge/Downtown Development Authority IGA being approved, further noting, one of the offers will be accepted.

Vice-Chair Custin noted the language around project work was struck, and there needs to be another document in place relating specifically to the PSA (Purchase & Sell Agreement) with specific language and terms.

Chair Merritt asked Councilman Alexander if the Purchase and Sell Agreement is expected to move forward within the next thirty days, noting the DDA board wants to be fair in its selection since there are multiple offers.

Councilman Alexander noted the City of Stockbridge will determine who the property is sold to.

Chair Merritt noted she is not in agreement with that.

Councilman Alexander stated the DDA is only a conduit.

Vice-Chair Custin stated that does not equate to being a partnership and there needs to be transparency, unlike the prior sale of the old fire station, which was covert, and was sold at a low cost to the buyer and that is why he did not approve of the sale.

Councilman Alexander noted that upon completion of the IGA (Intergovernmental Agreement), the City could use the Citywide Development Authority, the Urban Redevelopment Agency, or the Henry County Development Authority to complete the transaction.

Vice-Chair Custin asked why not engage the DDA and not operate covertly.

Councilman Alexander noted there will be terms in the Purchase and Sell Agreement on who the property is sold to; and referenced the property on the green where the City is going to enter into an agreement with a developer, noting the end user (buyer) has already been chosen; and noted deals and developers should be brought to the City by the DDA.

Board member Anderson noted that because the DDA does not own the property, the board is not in a position to move against the City's directive and should look into a millage during the 2025 budget season for the DDA.

Councilman Alexander noted the buyer of the 114 M L King property will be required to renovate and will have a lead time to complete the project.

Vice-Chair Custin noted this is a volunteer more advance notice to review items of this nature to act appropriately.

MLK Sr Memorial public art update – Custin

There was no update.

Sponsorship – Day of the Dead Event by Hispanic National Alliance- Allonce

Chair Merritt referenced notes provided by Director Allonce where the City Council approved an increase for the event from \$2500 to \$5000 for expenses and supplies; and noted the event will take place at 130 M L King, Sr. Heritage Trail (Welcome Center) on Sunday, October 22, 2023 from 12pm – 5pm.

DDA PR Update

Chair Merritt noted marketing materials have been received and distributed the rack cards; noted the business cards, the DDA tent and banner have also arrived and will be ready to set up at the next event.

Board member Anderson noted the rack cards need to be given to the Business Services/Occupational Tax department to be placed in the welcome kits for new businesses downtown.

Chair Merritt noted there needs to be an Action Plan on how the DDA is promoting its resources.

Councilman Alexander reminded the board that apparel, specifically shirts are needed.

Motion to adjourn made by Vice-Chair Custin; seconded by Councilman Alexander. The motion passed unanimously 4-0.

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.