



Where Community Connects

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

BOARD MEMBERS

Frangela Merritt, Chair

Vacant, 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 Special Called
Meeting Agenda
December 21, 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

Fax: 770-389-7912



AGENDA DOWNTOWN DEVELOPMENT AUTHORITY MEETING CITY OF STOCKBRIDGE

THURSDAY, DECEMBER 21, 2023 6:00 PM

I. Call to Order

1. Roll Call
2. Approve Agenda
3. Approve November 14, 2023 Minutes

II. Officers Reports

4. Chairman's Comments - Merritt
5. Treasurer Update - Financial Report - Richardson
6. Secretary's Updates - Swygert

III. Executive Session (if needed)

7. Executive Session - Real Estate

IV. City Staff & City Council Reports

8. Main Street Advisory Board Updates - Braggs-Harris / Allonce
9. City Staff Updates - Director Allonce
10. City Council Updates - Councilman Alexander

V. Adjourn

Board Members	City Staff
Elton Alexander, Stockbridge City Council - Present	Vanessa Holiday, City Clerk - Absent
Frangela Merritt, Chair - Present	Kim Allonce – Economic Development Director - Present
Roger Custin, Vice Chair - Present	Kira Harris-Braggs, Main Street Manager - Absent
Barbara Richardson, Treasurer- Absent	
Bob Swygert, Secretary - Present	Guest Speaker
Robert Anderson, Board Member – Present	Kirby Glaze, President of 4PM
Warren Washington, Board Member - Present	

Chair Merritt called the meeting to order at 6:02 p.m.

Secretary Swygert proceeded with a roll call. All members were present except member Barbara Richardson.

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

Chair Merritt Chair called for motion to approve the October 17 meeting minutes. Board member Custin made that motion and Board member Swygert seconded. Motion passed 5-0.

Officer Reports

Chair's Comments-Merritt

Chair Merritt noted that Board member Custin needed to leave the meeting at 7:30pm to attend another engagement and that guest speaker Kirby Glaze would be leading the Board in a “brainstorming session” to discuss how to implement possible DDA projects. In the interest of time, Chair Merritt deferred her comments.

Treasurer Update-Richardson-Financial Report

In Board member Richardson’s absence, Chair Merritt presented the Registration Report for the September 30th Downtown Stockbridge Muscle Mystique Car Show for which the DDA had provided \$3,200 in funding. Chair Merritt noted the DDA still owed \$230 of that amount and that Board member Richardson would be making that payment.

City Staff Reports

City Staff Updates- Kim Allonce, Stockbridge Economic Development Director

Director Allonce said in the interest of saving time for the brainstorming session he would email his updates to the Board.

Council Updates

City Councilmember Elton Alexander noted that four television cable poles along East Atlanta Road have been moved and the remaining poles will be removed very soon as part of the road improvements along East Atlanta Road and North Henry Boulevard. Councilmember Alexander also noted that Council had just approved the townhome project at 55 Valley Hill in Downtown Stockbridge and that Costco would have its ribbon-cutting opening on Thursday, November 16th as part of the I-75 and Jodeco Road development.

New Business

Chair Merritt presented the draft of a resolution approving a \$250,000 Revolving Loan under the Georgia Department of Community Affairs Revolving Loan Fund Program. The loan from the Georgia Department of Community Affairs would be to the proposed “NOLA Bistro and Daquiri Bar LLC” to construct and operate a restaurant and lounge at 132 MLK Sr. Heritage Trail in Downtown Stockbridge. The DDA would be the conduit for the loan. After the Board reviewed the draft, Chair Merritt asked for a motion to approve the resolution. Board member Custin so moved and Board member Swygert seconded the motion. Motion passed 5-0.

Next, Board member Custin presented a proposal from local business owner Linda Jones (who owns a beauty salon downtown) to install solar-powered string lights on the trees on either side of MLK Sr. Heritage Trail in order to provide some decorative holiday lighting. He said the lights could be used year-round. If approved, the City Public Works department could install the lights and Main Street would help manage the installation. Member Custin also suggested perhaps a small sign could be installed informing passersby that the lighting was funded by the DDA. Mr. Custin requested \$700 as funding for 22 light sets to be installed on the eleven trees. Board Member Washington motioned to approve the \$700 funding proposal and Board member Swygert seconded the motion, which was approved 4-0. Mr. Custin abstained since he had presented the proposal to the Board.

Next, Chair Merritt introduced guest speaker Kirby Glaze, President of 4PM a business located at 205 Corporate Center, Suite B in Downtown Stockbridge. 4PM provides project management and developmental expertise to various public facility projects around the state. Mr. Glaze said his firm has helped develop \$90-million worth of projects around Georgia—including the renovation of an old fire station in Jonesboro which was turned into a successful restaurant, the renovation of a historic church in Gainesville into a public/ private events facility, and the re-building of burned-out buildings in Clarksville which now house successful retail businesses.

Mr. Glaze said 4PM helps manage projects through four phases: (1) the initial conceptualization, (2) the preliminary design, (3) the establishment of a guaranteed fixed price contract and (4) construction. 4PM charges a fee as it helps complete each phase, working with construction firms, architects, the local DDA and local government entities as well as financing firms.

Mr. Glaze asked what ideas the DDA had for Stockbridge. Board members mentioned the art project to honor MLK Sr. as well as relieving the blighted condition of several buildings downtown including the poor appearance of the “alleyway” behind the buildings on MLK Sr. Heritage Trail and Love Street. Mr. Glaze received a copy of the RSVP downtown development plan and said he would review it and would like an opportunity to meet with the Board again to discuss how his firm might help implement some of those ideas. Chair Merritt thanked Mr. Glaze for his time and said the Board looked forward to meeting with him again.

Board member Custin had left the meeting at 7:30pm as planned.

Chair Merritt called for a motion to adjourn. Board member Washington, seconded by City Councilmember Alexande, made this motion. Motion passed unanimously. Meeting adjourned 8:01p.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)