Stockbridge

Where Community Connects

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STOCKBRIDGE

BOARD MEMBERS

Frangela Merritt, Chair

Vacant, Vice-Chair & Treasurer

Robert Swygert, Secretary

Robert Anderson, Board Member

Warren Washington, Board Member

Darrell Stamper, Board Member

Councilmember 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 January 23, 2024 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, JANUARY 23, 2024 6:00 PM

I. Call to Order

1. Roll Call
   Approve Today's Meeting Agenda
   Approve December 21, 2023 Meeting Minutes

II. Officers and City Staff Reports

2. Chairman's Comments - Merritt
   Treasurer's Update - Merritt
   Financial Report
   Secretary's Update - Swygert

III. New Business

3. Selection of DDA Liaison to Main Street Advisory Board
   Election - 2024 Board Executive Officers and Formation of Sub-Committees

IV. Executive Session - Real Estate

V. Old Business

4. MLK, Sr. Art Project

VI. City Staff Reports / City Council Update

5. Main Street Advisory Board Updates - Harris-Braggs
   City Staff Updates - Economic Development - Director Allonce
   City Council Updates - Councilmember Alexaner

VII. DDA Round Table

VIII. Adjourn

Developing Downtown Stockbridge

Downtown Development Authority of the City of Stockbridge

REGULAR MEETING SUMMARY MINUTES

Thursday, December 21, 2023 @ 6 PM

130 MLK Senior Heritage Trail
Stockbridge, GA 30281

Board Members	**City Staff**
Elton Alexander, City Councilmember - Present	Vanessa Holiday, City Clerk - Present
Frangela Merritt, Chair - Present	Kim Allonce – Economic Development Director - Present
Vacant, Vice Chair -	Kira Harris-Braggs, Main Street Manager - Absent
Barbara Richardson, Treasurer- Absent	Frederick Gardiner, City Manager - Present
Robert Swygert, Secretary - Present	**Guest Speaker**
Robert Anderson, Board Member – Present	
Warren Washington, Board Member - Present	

Chair Merritt called the meeting to order at 6:00 p.m.

Secretary Swygert proceeded with a roll call. All members were present except Board Member Richardson who joined the meeting at 6:10 p.m.

Chair Merritt called for a motion to approve the meeting Agenda. Motion to approve and add discussion of the IGA (Intergovernmental Agreement) made by Board Member Swygert; seconded by Board member Washington. The motion passed 5-0.

Chair Merritt Chair called for motion to approve the November 14, 2023 meeting Minutes. Board Member Custin motioned to approve; seconded by Board Member Anderson. The motion passed 5-0.

Officer Reports

Chair's Comments-Merritt

Chair Merritt noted the City Council transferred the 114 M L King Sr. Heritage Trail property to the DDA at their December 11, 2023 meeting; noted that only during the last 24 hours has the Board received paperwork, documents and copies of Minutes regarding the property, and a sense of urgency to meet; Chair Merritt stated that she does not believe the Board has been given sufficient time to review the information and be prepared to make a decision regarding the sale of the property, further stating she feels rushed, and as Chair, wants to make a wise and informed decision, noting there has been multiple interests on the property; noted the 114 building is a blighted eyesore, and that the DDA is here and in place to align with the vision of the City and the people of Stockbridge.

Councilman Alexander called for a point of order, stating the Chair should run the meeting and not engage in debate; noted the DDA should handle the business of the City in the best way possible, and that the rules of engagement are that the Chair navigates the meeting and does not advocate.

Treasurer Update-Richardson-Financial Report

Board Member Richardson reported the financial information as of November 30, 2023 as follows: Façade Grant balance $139,669.65; Checking account and operations balance of $31,264.15 for a total of $170,993.80 on hand, and expenses of $23,716.39 for training, marketing materials, Day of the Dead event expenses, postage and payment to TSW; noted monthly subscription for Xero software, and referenced payments due for legal expenses, The GNHHAA event sponsorship and reimbursement for decorative items along M L King, Sr. Heritage Trail.

Councilmember Alexander noted the Façade Grant has been modified to $25,000, and that the process needs to be revamped.

Mr. Gardiner noted he would ask the attorney about the flexibility of the Façade Grant funds and will send a copy to the Board.

Secretary Update-Swygert
No Updates

Executive Session
Motion to convene Executive Session to discuss Real Estate made by Board Member Swygert; seconded by Board Member Washington. The motion passed 6-0.

Motion to adjourn Executive Session and approve the Executive Session Affidavit made by Board Member Swygert; seconded by Board Member Anderson passed 6-0.

Motion to reconvene the meeting made by Board Member Swygert; seconded by Board Member Anderson passed 6-0.

Motion to accept the transfer of 114 M L King, Sr, Heritage Trail to the Downtown Development Authority made by Board Member Swygert; seconded by Board Member Washington. The motion passed 5-0-1 (Alexander abstained, citing his vote to transfer the property as a member of the City Council).

Intergovernmental Agreement
Chair Merritt noted the change to the document was the name change of the city's legal firm from Bell Washington to Washington Dreyer, and that the agreement is ready to be signed by the Chair and Secretary.

City Staff Reports

City Staff Updates- Kim Allonce, Stockbridge Economic Development Director
Director Allonce noted BarnBeautiful was closing in January 2024 and asked that everyone to please support.

Chair Merritt noted Roger Custin and Barbara Richardson would not be returning to the Board and wished Ms. Richardson all the best; noted a new member has been appointed, and the Board would be electing new officers in January.

Council Updates
City Councilmember Elton Alexander noted the fountain has been restored at the Amphitheater, which is a centerpiece of Amphitheater Park with the preferred walking trail; noted there are EV charging stations installed in the parking lot behind city hall; noted E. Atlanta Rd. and Lee Street projects are moving forward with parking lots underway on N. Lee Street, utilities are moved and the right turn lane from the railroad tracks at Love Street to N. Henry is under construction, noting that will also be a primary walking course with walking paths along both sides of E. Atlanta Rd.; noted Stockbridge High School was the first public school in Henry County to make it to the championship game at Mercedes Benz Stadium; noted the bid for the STEM High School has gone out and the school is scheduled to open in 2027; and noted Costo is open and doing $1million dollars per day.

Chair Merritt called for a motion to adjourn. Board Member Swygert motioned to adjourn; seconded by Board Member Washington. Motion passed unanimously 6-0. Meeting adjourned 8:05p.m.

Minutes written by City Clerk, Vanessa Holiday.

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)