Where Community Connects

City of Stockbridge
Citywide Development Authority

STOCKBRIDGE

Development Authority

Ariel Shaw, Chair

Samantha Samuels, Vice Chair

Mark Glenn, Secretary

Gadson Woodall, Treasurer

Terri Gleaton, Board Member

Vacant, Board Member

LaKeisha Gantt, Council Member

Frederick Gardiner

City Manager

Vacant

Economic Development Director

Vanessa Holiday

Recorder

STOCKBRIDGE CITY HALL
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281
Website: www.stockbridgega.org
Phone: 770-389-7900
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Citywide Development Authority Meeting Agenda VIA ZOOM May 14, 2024 6:00 PM

Citywide Development Authority (DA) The work of development authorities is crucial for the ability for local government to create a legacy of sustained prosperity and requires strong leadership from board members, staff, and elected officials. The Citywide Development Authority is a (7) seven-member authority consisting of (6) residents of the City and/or business owners and operators preferably with subject-matter expertise such as attorneys, realtors, developers, and zoning experts and (1) member of the Governing Body. The directors shall be taxpayers residing in the county or municipal corporation for which the authority is created, and their successors shall be appointed as provided by the resolution provided for in Code Section 36-62-4

Stockbridge

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AGENDA
CITYWIDE DEVELOPMENT AUTHORITY MEETING
CITY OF STOCKBRIDGE

TUESDAY, MAY 14, 2024 6:00 PM

I. Zoom Meeting Information - https://us06web.zoom.us/j/83317976775?pwd=hrz7JxQC6BfBkZjqdd7h9D9HU4ngrA.6mx1TSbSouuU2_-I Passcode: 297324 Or One tap mobile : +13126266799,,83317976775#,,,,*297324# US (Chicago) +16469313860,,83317976775#,,,,*297324# US

II. Welcome & Call to Order - Board Chair

1. Roll Call - Chair
2. Approve Agenda

III. Old Business

3. Approval of the April 9, 2024 Meeting Minutes
4. Approval of the April 16, 2024 Special Called Meeting Minutes

IV. Executive Session - Real Estate Matters

V. New Business

5. 3 Way Sponsorship
6. Chair Updates

VI. Adjourn

Stockbridge

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Citywide Development Authority

Citywide Development Authority
Meeting Minutes
Tuesday, April 9, 2024
Stockbridge City Hall (Levi Meeting Room) 6:00 P.M.

Ariel Shaw, Chair Present	Mark Glenn, Secretary Present via Teleconference
Samantha Samuels, Vice-Chair Present	Gadson Woodall, Treasurer Present
Deverick Tem Morgan – Board Member Absent	Terri Gleaton – Board Member Present
LaKeisha Gantt, Council Member - Present	LaTonya Wiley, Board Attorney Present

Also Present: Recorder and City Clerk, Vanessa Holiday
Economic Development Director, Kim Allonce
Acting City Manager, Decius Aaron

Presenter: Ms. Aisha Thomas of the Thomas Agency

The Meeting was called to order by Chair Shaw at 6:09 p.m.

Roll Call by Chair Shaw; all members were present except Board Member Morgan and Board Member Gleaton.

Motion to amend and approve the Agenda to add a presentation from The Thomas Agency, who has been referred by Board Member Gleaton, was made by Chair Shaw; seconded by Board Member Samuels. The motion passed unanimously 5-0.

Following review of the Minutes, Chair Shaw motioned to approve the March 12. 2024 Minutes with edits to page 3 & page; seconded by Board Member Samuels. The motion passed 4-0-1 (Board Member Gantt Abstained).

The Thomas Agency Presentation

Ms. Thomas referenced the agency's Capability Statement, noted she is a licensed attorney in the State of Georgia, and that the firm has been active for 23 years, with locations in Georgia, Michigan and California, where the firm has generated $40 million in Georgia alone; noted the firm's goal is to assist the Development Authority with successful transactions; noted the firm has a Transaction Manager and Internal/External Marketing Manager as specializes in leveraging relationships; noted if selected, the Development Authority would be presented with a Representative Agreement and package that would include the property description, photo, site plans, comps, financial analysis, a small feasibility study, market profile, and demographics; referenced their commercial real estate network and heavy online and social media presence and utilization of Co-Star; noted offline promotions include the attendance of events, CSC Retail, trade shows, regional conferences, utilizing list serve database, and word of mouth referrals. Ms. Thomas noted the timeline would depend on the price range, noting there are a number of unknowns regarding the land, and would be difficult to estimate without more information.

Chair Shaw noted the Board is fairly new and actively looking to move real estate, and asked if there was a sample address with conservative prices that could be viewed and asked what if the client wanted to go higher than the price presented.

Ms. Thomas noted she has looked at the area and the demographics, noted the area is zoned 3 (Heavy Commercial), noted there would be a significant Timber Value that should be included as a revenue stream, noted there was approximately 23,000 cars of traffic, there is an Overlay District, and the area is ideal for mixed-use, seniors and healthcare; noted the active comps were pulled along with the sold comps, and asked the Board what is their timeline for making a selection for a broker.

Chair Shaw noted the Board wants to decide soon and referenced the upcoming Broker's Open planned for August 2024.

Board Member Glenn requested a digital copy of the presentation.

Ms. Thomas concluded her presentation, noting she would provide a digital copy to the Chair Shaw, who confirmed she would distribute the digital copy to the Board.

Attorney Wiley noted that once the selection is made regarding the Broker, documents can be executed fairly quickly.

Chair Shaw welcomed Council Member LaKeisha Gantt to the Board.

New Business

Board member Gleaton joined the meeting at 6:45 p.m.

Bylaws Updates and Policies
Chair Shaw referenced the Bylaws which currently state no council member is to be a member of the Board.

Attorney Wiley referenced the proposed amendments to the Bylaws as submitted by Chair Shaw noting the Governing Body created the Board with the intent to include a member of the Governing Body and would require a change of Article III, Section 3.1 from none to one.

Council Member Gantt suggested the Bylaws include the same language as referenced in the City's Board/Committee Application pertaining to the Citywide Development Authority.

Attorney Wiley referenced Section 5.1 Election: and noted the recommended amendment regarding the Election of Officers in December of each year for Chair, Vice Chair, Treasurer, Sergeant at Arms and Recording Secretary be deleted.

Chair Shaw and Board Member Gleaton recommended removing the position of Sergeant-at-Arms.

Attorney Wiley referenced Section 5.2 Term and Removal: and noted the recommended amendment to change Officer terms from twelve months to two years.

Attorney Wiley referenced Section 6.2 Decorum: and noted the recommended amendment to add: Serving as a member of the Authority is a privilege. Board members serve in a public role and are expected to exhibit conduct that promotes confidence and integrity in the Authority's operation. Each Board member shall exercise the duties and responsibilities of their positions with integrity, collegiality, and care. This includes but is not limited to:

a) Cooperating with and respecting the opinions of fellow Board members, and leaving personal prejudices, attacks, out of all board discussion and communications.
b) Being respectful of as well as supporting decisions of the Board even when the member did not personally support the action taken.
c) Putting the interests of the Authority above the member's personal interest and preferences.
d) Representing the Authority in a positive and supportive manner at all times and in all places.
e) Showing respect and exhibiting courteous conduct in all meetings and communications.
f) Refraining from engaging in any disruptive or contentious conduct that undermines the integrity and proper functions of the Authority.

Attorney Wiley referenced Section 6.3 Violations: and noted the recommended amendment to add: The Board shall be authorized to take appropriate action, including public sanction or reprimand to address any violation of Section 6.1 and any repealed violation of the provisions of Section 6.2

Board member Glenn asked for a copy of the highlighted proposed Bylaws and asked what the drivers for the recommended changes were.

Councilmember Gantt noted the City has a Code of Conduct Policy in place.

Attorney Wiley noted repeated violations of Section 6.2 would call for a majority of the Board to impose actions on a case-by-case basis, noting there is no prescribed forum.

Attorney Wiley referenced Section 10.1 Amendments: and noted the recommended amendment to add: The Board by a majority vote of at least five (5) members may waive the ten (10) day notice requirement as proposed herein regarding amendments to the Bylaws.

Board member Samuels stated that because the changes were being presented to the Board for the first time today, she will need more time to review and opposes any changes at this time.

Board member Glenn opposed any changes.

Board member Samuels noted that there was a committee who reviewed the previous iteration of the Bylaws and brought changes and recommendations back to the Board for approval and wants to protect that process.

Council members Gantt expressed concern with the language of sanctions, and reprimands, and also needs more time to review the Bylaws.

Chair Shaw stated the Board is in place to make decisions and needs to act.

Attorney Wiley stated that it is not uncommon to have a Code of Conduct in place.

Board Member Gleaton motioned to amend the Bylaws Section 3.1 to be consistent with the City's Board/Committee Application language provisions for Board

Members and to remove Section 5.8 Sergeant at Arms position; and amending Section 10.1 to waive the 10-day notice to amend the Bylaws by (5) five members; seconded by Board Member Woodall. Board Members Gleaton, Woodall and Shaw voted in favor. Board Members Glenn, Samuels and Gantt Opposed. The motion failed.

Board Member Gantt motioned to amend Section 3.1 to be consistent with the City's Application language; Remove Section 5.8 the Sergeant at Arms position; remove Section 6.2 and 6.3 and add to Section 10.1 a Code of Conduct; seconded by Board Member Samuels. Board Members Gantt and Samuels voted in favor. Board Members Glenn, Gleaton, Woodall and Shaw Opposed. The motion failed.

Attorney Wiley noted per Section 5.3, the Chair only votes in the event of a tie.

The Board questioned prior votes with action taken by the Chair.

Attorney Wiley stated the prior votes made by the Chair would not be negated.

Board Member Gantt asked those who opposed to state their concerns.

Board Member Glenn noted the Sergeant at Arms is not a concern, it is Section 6.2 and 6.3, and recommends the Bylaws committee review and bring it back to the Board for consideration.

Attorney Wiley suggested the Board revise the Bylaws that need to be addressed now and asked the Board to consider a motion to amend Section 3.1 regarding membership and to be in line with the City's Board/Committee Application language; amend Section 5.3 to allow the Chair to vote; and amend Section 10.1 waiving the 10-day notice to amend Bylaws.

Board Member Gantt made the motion as recommended by Attorney Wiley; seconded by Board Member Gleaton. Board Members Gantt, Gleaton, Woodall, and Samuels voted in favor. Board Member Glenn Abstained. The motion failed 4-0-1, noting amendments to the Bylaws requires a vote of (5) five Board members.

Mr. Allonce joined the meeting at 7:20 p.m.

<u>FY2024 Budget</u>
Chair Shaw noted the Board's FY2024 Budget of $75,000 would need to be revised based on the funding of $45,000 received from the City.

Treasurer Woodall gave no updates.

<u>Economic Development</u>
Mr. Kim Allonce, Economic Development Director notified the Board of his resignation effective April 19, 2024, and thanked everyone for the opportunity to work with the members and assist in making progress.

The Board thanked Mr. Allonce for his services and wished him well with his new endeavor.

Board Member Glenn exited the meeting at 7:45 p.m.

<u>Executive Session</u>
Motion to convene Executive Session made by Board Member Gantt; seconded by Board Member Glenn. The motion passed unanimously 4-0 (Gantt, Gleaton, Woodall, and Samuels).

Board Member Samuels exited the meeting at 8:07 p.m.

Motion to adjourn Executive Session at 8:55 p.m. made by Chair Shaw; seconded by Board member Gleaton. The motion passed unanimously 3-0. (Gantt, Gleaton and Woodall).

Motion to reconvene the meeting at 8:55 p.m. made by Board Member Gleaton; seconded by Board Member Woodall. The motion passed unanimously 3-0. (Gantt, Gleaton and Woodall).

Motion to sign an Executive Session Affidavit made by Board Member Gleaton; seconded by Board Member Gantt. The motion passed unanimously 3-0. (Gantt, Gleaton and Woodall).

Motion to adjourn by Board Member Gleaton; there was not a second to the motion.

Chair Shaw presented a Policy for Reimbursement Form requesting approval.

Attorney Wiley read the policy.

Board member Gleaton exited the meeting at 8:58 p.m.

The meeting was adjourned at 8:59 p.m. due to lack of a quorum.

Minutes recorded by: Vanessa Holiday, City Clerk

Citywide Development Authority (DA) The work of development authorities is crucial for the ability for local government to create a legacy of sustained prosperity and requires strong leadership from board members, staff, and elected officials. The Citywide Development Authority is a (7) seven-member authority consisting of (6) residents of the City and/or business owners and operators preferably with subject-matter expertise such as attorneys, realtors, developers, and zoning experts and (1) member of the Governing Body. The directors shall be taxpayers residing in the county or municipal corporation for which the authority is created, and their successors shall be appointed as provided by the resolution provided for in Code Section 36-62-4.

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Citywide Development Authority

Citywide Development Authority
Special Called Meeting Minutes
Tuesday, April 16, 2024
Via Zoom 10:30 A.M.

Ariel Shaw, Chair Present	Mark Glenn, Secretary Absent
Samantha Samuels, Vice-Chair Present	Gadson Woodall, Treasurer Present
Vacant – Board Member	Terri Gleaton – Board Member Present
LaKeisha Gantt, Council Member - Absent	LaTonya Wiley, Board Attorney Present

Also Present: Recorder and City Clerk, Vanessa Holiday
Economic Development Director, Kim Allonce

The Meeting was called to order by Chair Shaw at 10:38 a.m.

The City Clerk, Vanessa Holiday, was asked to proceed with the roll call. All members were present except Board Member Glenn and Council Member Gantt.

Motion to approve the Agenda made by Chair Shaw; seconded by Board Member Gleaton. The motion passed unanimously 4-0.

Attorney Wiley noted an Executive Session would not be necessary and referenced the first amendment to the Purchase and Sell Agreement between the Stockbridge Citywide Development Authority and Alliance Investment and Management, LLC whereas Section 6.2 of the agreement is being amended to extend the closing date to June 5, 2024 and the purchaser is submitting an additional $25,000 of earnest money; and noted an amendment to Section II of the Purchase and Sell Agreement whereas the purchaser accepts the physical condition of the property; and noted the allowance of minor variations that are non-substantive by the purchaser.

Motion to authorize the Chair to execute the referenced first amendment to the Purchase and Sell Agreement between the Stockbridge Citywide Development Authority and Alliance Investment and Management, LLC was made by Board Member Woodall; seconded by Board Member Samuels. The motion passed unanimously 4-0.

Chair Shaw adjourned the meeting at 10:43 a.m.

Minutes recorded by: Vanessa Holiday, City Clerk

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Citywide Development Authority

Joint Sponsorship Proposal

The Economic Development Dept in partnership with the City of Stockbridge Development Authority and the Downtown Development Authority wants to jointly sponsor one shared table at the Stockbridge Amphitheater. Items that will he included are the following:

- CDA Promotional Video to be played at the beginning of the concert
- Joint Banner that promotes all three brands
- 3 seats per board
- Criteria is each respective Board Member must invite potential or current investors that is investing in the city or has potential to invest in the city.
- Board Chair to decide Board Attendee Representative and Board Member can also submit request

Intended Goal

- Incentivize Bringing Investors to the City
- Marketing to Attendees at the Amphitheater
- Incentivize Investors to Invest In The City
- Ensures All Board Members are actively recruiting businesses and investors to come to the city.

Total Investment $3500 per Board

- 16 Shows
- 9 chairs
- Video
- Banner with logos
- Does not include Private Rental And Concerts

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