



City of Stockbridge Citywide Development Authority

STOCKBRIDGE Development Authority

Ariel Shaw, Chair

Terri Gleaton, Vice Chair

LaKeisha Gantt, Secretary

Gadson Woodall, Treasurer

Monica Jones, Board Member

Kim Mays, Board Member

Ivy D. Sears, Board Member

Vacant, Board Member

Vacant, Board Member

Frederick Gardiner, City Manager

Gerald Sanders, Economic
Development Director

Vanessa Holiday, Recorder

EAGLES LANDING COUNTRY CLUB
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STOCKBRIDGE, GA 30281

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Citywide Development Authority Retreat Meeting Agenda November 15, 2024 9:00 AM



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



AGENDA

CITYWIDE DEVELOPMENT AUTHORITY MEETING

CITY OF STOCKBRIDGE

FRIDAY, NOVEMBER 15, 2024 9:00 AM

I. Call to Order

1. Roll Call
2. Approve Agenda
3. Approval of the Minutes
Review and Approval of the October 8, 2024 Summary Meeting Minutes

II. Retreat Agenda

4. Citywide Development Authority Retreat Agenda November 15, 2024



Citywide Development Authority
Meeting Minutes
Tuesday, October 8, 2024
Stockbridge City Hall Levi Meeting Room 6:00 P.M.

Ariel Shaw, Chair Present	LaKeisha Gantt, Secretary/Councilmember Absent
Terri Gleaton, Vice-Chair Present	Gadson Woodall, Treasurer Present (joined following Roll Call)
Kim Mays, Board Member Present	Ivy D. Sears, Board Member Present
Monica Jones, Board Member Present	Vacant – Board Member
Vacant – Board Member	Elle Whigham, Board Attorney Present

Also Present: City Clerk, Vanessa Holiday
City Manager, Frederick Gardiner

The Meeting was called to order by Chair Shaw at 6:01 p.m.

Roll Call by Chair Shaw; all members were present except Councilmember Gantt.

Motion to approve the Agenda with amendment to add a Zoom call from the City's Financial Advisor, Ed Wall at 6:30 p.m. was made by Chair Shaw; seconded by Board Member Gleaton. The motion passed unanimously 6-0.

Motion to approve the September 10, 2024 Meeting Minutes with correction to the attendance of Board Member Gleaton was made by Chair Shaw; seconded by Board Member Gleaton. The motion passed unanimously 6-0.

Chair Updates

Chair Shaw referenced the upcoming City Tour with T. Dallas Smith and other Real Estate Brokers on Thursday at 10:00 a.m.; noted the recent Economic



Development Conference that took place in Savannah, GA was very information, noting her attendance along with Board Members Gleaton and Sears; noted a number of connections were made, and was pleased to see several representatives from the Atlanta Metro area.

Board Member Gleaton noted the conference was fluid and received an education on the operations of the Savannah port; Board Member Sears agreed.

Chair Shaw noted the Board's November meeting is scheduled to be replaced by a Board Retreat on Friday, November 15th and will look to draft and approve the FY2025 Budget with more information to follow.

Economic Development Updates

Mr. Gardiner referenced a meeting with a hotel developer for a Marriott product along Mt. Zion Pkwy. near AT Home; noted there is a rezoning request for a Planned Use development similar to mixed-use along Patrick Henry Parkway; noted work has started along the Western Parallel Connector and that city is working with GDOT for easements across from Bridges of Jodeco where there continues to be ongoing permitting and plan review; noted a meeting with a retail group who has provided data for the downtown area of the city, noting the City of Stockbridge did not sign on to the Henry County Development Authority Retail Group Intergovernmental Agreement.

Chair Shaw noted the Board has signed a Commercial Broker and would need to be included on projects and work together.

Treasurer Updates

Board Member Woodall noted the account is funded at \$721,802.34, noting payments are due to the City of Stockbridge for reimbursement of expenses incurred for Economic Development Conference, and payment is also due for Legal expenses; and noted the invoice has been issued to HJ Russell for table sponsorship.



Financial Presentation

Mr. Ed Wall, the City's Financial Advisor, and Board Attorney LaTonya Wiley joined the meeting at 6:30 p.m., noting he has been working with the Board Chair, lending his knowledge and expertise at no charge; noted his financial background spans over forty years for various municipalities and authorities, and that is typical fee is \$250/hour and 1% fee to issue and close bonds.

Chair Shaw noted Mr. Wall's support of the City of Stockbridge and recommends the Board bring Mr. Wall on board as the Financial Advisor.

Board Member Gleaton asked what the role will be, or what the ask is of Mr. Wall.

Mr. Wall stated he would assist with the Budget, Levy Millage Rates and Audit Reports, along with prepare models of incentives, taxes, sales tax, credit, and background checks for potential developments, vetting the developer to make sure they are capable of completing the project; and would be involved in data regarding the TAD (Tax Allocation District), regarding revenue increments, and legislation at the State Capital; and noted tax abatements are paid by the developer, not the Development Authority.

Chair Shaw asked Mr. Wall to elaborate on what the Board can do as a Development Authority.

Mr. Wall noted the Georgia Development Authority Law enables the City Boards and Authorities to be tools in the toolbox to attract economic development within the municipality and has more power to operate than the city due to restrictions; and noted properties for sale are not required to be bid out; noted the Boards and Authorities can issue bonds; and noted the City of Stockbridge has the Citywide Development Authority, the Downtown Development Authority, the Public Facilities Authority and the Urban Redevelopment Agency working to create jobs and economic development for the City.



Attorney Wiley noted Mr. Wall has extensive financial knowledge and would be a great benefit to the Board and gave an example of the Cobblestone Hotel (first in Georgia), that will issue bonds and issue debt and the Authority will own the hotel.

Mr. Wall welcomed the opportunity to work with the Board.

Chair Shaw motioned for a recess at 6:53 p.m.; seconded by Board Member Gleaton. The motion passed unanimously 6-0.

Chair Shaw motioned to reconvene the meeting at 7:05 p.m.; seconded by Board Member Mays. The motion passed unanimously 6-0.

Executive Session

Motion to convene Executive Session for Real Estate was made by Chair Shaw; seconded by Board Member Gleaton. The motion passed unanimously 6-0.

Motion to adjourn Executive Session and to sign an Executive Session Affidavit with no action was made by Chair Shaw; seconded by Board Member Gleaton. The motion passed unanimously 6-0.

Motion to reconvene the meeting. was made by Chair Shaw; seconded by Board member Gleaton. The motion passed unanimously 6-0.

Motion to adjourn the meeting at 8:12 p.m. was made by Chair Shaw; seconded by Board Member Gleaton. The motion passed unanimously 6-0.

Minutes recorded by: Vanessa Holiday, City Clerk

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STOCKBRIDGE CITYWIDE
DEVELOPMENT
AUTHORITY



2024 RETREAT

EAGLES LANDING COUNTRY CLUB

100 Eagles Landing Way, Stockbridge GA 30281

FRIDAY, NOVEMBER 15, 2024

9AM- 6PM

ALL ITEMS ARE SUBJECT TO CHANGE

Breakfast & Lunch Included

8:45 AM- 9:00AM	Arrival & Welcome (Mayor & Council)
9:00AM- 9:45 AM	Winston Denmark of Denmark Ashby
9:45 AM- 10:30AM	DCA 101 with Tracie Sanchez
10:30 AM- 11:30 AM	Ed Wall, Financial Advisor of Piper Sandler, Co & R. Mark Woodworth, Woodworth Core Hospitality
11:30 AM - 12:15 PM	Sarah-Elizabeth Langford, Fulton County Development Authority
12:30 PM - 1:30 PM	Douglass P Selby, Esq. of Hunton Andrews Kurth LLP
1:30 PM - 2:30 PM	T. Dallas Smith & Co
2:30PM - 3:40 PM	Team Building with LEAP Consultancy
3:40 PM - 4:30 PM	Chair Ariel Shaw. MBA, Stockbridge Citywide Development Authority
4:30 PM - 5:15 PM	State Representative El-Mahdi Holly
5:15 PM	<i>Conclude</i>