Stockbridge

Where Community Connects

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STOCKBRIDGE

BOARD MEMBERS

Kenya Cook, Chair

Warren Washington, Vice-Chair

Nathan Banks, Treasurer

Jerry Mays, Secretary

Nycholas Armstead, Board Member

Darryl Stamper, Board Member

Councilmember Elton Alexander

ADMINISTRATION

Vacant, City Manager

Gerald Sanders

Economic Development Director

Lisa Fareed

Downtown Main Street Manager

Cassandra Lester, Recorder

Blake Sharpton, Attorney

Downtown Development Authority Meeting Agenda April 15, 2025 6:00 PM

STOCKBRIDGE DOWNTOWN CONNECTION CENTER
130 M L KING SR. HERITAGE TRAIL
STOCKBRIDGE, GA 30281
Website: www.stockbridgega.org
Phone: 770-389-7900
Fax: 770-389-7912

Stockbridge
Where Community Connects

AGENDA
DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF STOCKBRIDGE

TUESDAY, APRIL 15, 2025 6:00 PM

I. Call to Order

1. Invocation Followed by Pledge
2. Roll Call
3. Approve Agenda
4. Approve March 18th Meeting Minutes

II. Officers and City Staff Reports

5. Chairman's Comments – Cook
6. Vice Chair's Comments – Washington
7. Secretary's Updates – Mays

III. Old Business

8. Update on the Joint Sponsorship Amphitheater Table Promotion
9. Update on the 120 MLK Sr. Façade Grant for Edward G. Renehan
10. P.O. Box Reimbursement to Chair Cook
11. Payment to Attorney Sharpton for 116 Davis Rd.
12. Mainstreet Advisory Board Liaison update

IV. New Business

13. Membership fees for Georgia Downtown Development Authority
14. Renewal date for DDA Insurance Policy with The Cincinnati Insurance
15. File Quarterly Report to City Council April 15, 2025
16. Provide William Conner, Senior Accountant, with the 2024 Financial Reports for the City Audit

V. City Staff Report

17. City Council Liason - Councilman Alexander
18. Economic Development Department – Gerald Sanders
19. Main Street Advisory Board Liason – Lisa Fareed

VI. Executive Session (if needed)

VII. Adjourn

Developing Downtown Stockbridge

Downtown Development Authority of the City of Stockbridge

MEETING SUMMARY MINUTES

Tuesday March 18th, 2025 @ 6 PM

130 MLK Senior Heritage Trail
Stockbridge, GA 30281

Board Members	City Staff
Kenya Cook, Chair - Present	Cassandra Lester, Deputy City Clerk - Present
Warren Washington, Vice-Chair - Present	Gerald Sanders, Economic Development Director - Absent
Nathan Banks, Treasurer - Absent	Lisa Fareed, Main Street Manager - Present
Jerry Mays, Secretary - Present	Vacant, City Manager
Darrell Stampler, Board Member - Present	**Guest:**
Nycholas Armstead, Board Member - Present	Representative from EverLine Coating and Services
Elton Alexander, City Council Liaison - Present	Terezy Ochoa Mainstreet Coordinator

Chair Cook called the meeting to order at 6:02 p.m. and proceeded with a roll call. Treasurer Nathan Banks was absent from the meeting; Elton Alexander arrived at 6:07 p.m.; Vice-Chair Warren Washington arrived at 6:19 p.m.

Chair Cook called for a motion to approve the agenda. Motion to approve made by Nycholas Armstead; Seconded by Darrell Stampler; The Motion passed unanimously.

Chair Cook called for a Motion to approve February 18th, 2025 meeting minutes. Motion to approve by Nycholas Armstead; Seconded by Darrell Stampler; The Motion passed unanimously.

Chair Cook called for a Motion to approve March 5th, 2025 special called meeting minutes. Motion to approve by Nycholas Armstead; Seconded by Darrell Stampler; The Motion passed unanimously.

Officer Reports

Chair's Comments-Cook

Chair Cook informed the new Board member about the training requirements and reminded the Board of the Main Street Advisory Board retreat scheduled for May 10th, 2025. He presented an invoice from the DDA Attorney totaling $2,529.15 and announced that he is seeking reimbursement for the payment he made for the P.O. Box, which is now paid up for the next six months.

Vice-Chair Comments-Washington

Vice-Chair Warren Washington mentioned to the Board that he would like to see a project board displaying the projects the DDA is currently working on in the downtown area; he states this would serve as a visual for progress and public interest.

Treasurer-Nathan Banks

No Updates

Secretary Update-Jerry Mays

It was noted that the secretary had received the DDA seal and credentials.

Old Business

Payment to Everline Coatings and Services

Invoice 1005 was paid to Everline Coating and Services at the end of the meeting for $7,506.00. The Board discussed the next phase of the parking lot renovation job scope. Chair Cook requested that the Board define the job scope for the resolution to be presented to the Stockbridge City Council. After discussion, the job scope for Resolution R25-02 is as follows:

Chair Cook made the Motion to ask the City of Stockbridge to install and fund community garbage collection services, which will include a trash pad with a trash compactor dumpster, as well as the costs for trash removal and grease collection services. Board member Nycholas Armsted seconded the Motion; The Motion passed 4-0-1, with Councilmember Alexander abstaining.

New Business

Payment to Attorney Blake Sharpton

Chair Cook stated the DDA will make this payment to the attorney.

City Council Update

Elton Alexander – City Council Liaison

Informed the Board of the City Council Planning Retreat is scheduled for March 19, 20, and 21 and invited them to attend; Emphasized the importance of the upcoming concert series as a valuable opportunity to enhance economic development and inform investors that downtown Stockbridge is open for business; Encouraged all Board members to bring out the DDA's tourism and hospitality items and attend the concerts as ambassadors for the Downtown Development Authority (DDA); Reminded the Board of their primary role in supporting and recruiting new businesses to the area; Advocated for an increase in the DDA's social media presence to improve outreach and engagement; Provided an update on the $73 million STEM school demolition project, which is nearing completion and will be home to 1000 students and staff; Vertical construction is expected to commence within the next few months, was exited to share that the school will include a 250-seat auditorium; Updated the Board on the city's participation in the National League of Cities in Washington, D.C; Mentioned discussions with Senator Warnock, Senator Ossoff and Representative Scott to seek funding for upcoming projects.

City Staff Reports

Gerald Sanders – Economic Development Director

Ms. Fareed delivered a message to the Board on behalf of Mr. Sanders. Cynthia Jenkins, the CEO of Habitat for Humanity, has not yet received the closing documents for 116 Davis Road. She is inquiring whether these documents are necessary for the closing process or if they are only needed for the transfer of title. Mr. Sanders requests that the DDA contact its attorney to provide an update on the property transfer status.

Lisa Fareed – Main Street Manager

Ms. Fareed introduced Terezy Ochoa to the DDA Board, highlighting that Terezy is the Main Street Coordinator and Downtown Development Marketing Specialist. She noted that Terezy will attend DDA meetings occasionally; Ms. Fareed celebrated the achievement of Stockbridge's Main Street Program, which received its 10-year accreditation on March 6th, 2025. She emphasized that this is a proud moment for the Main Street Program, especially since the downtown area does not have the typical downtown square layout, making this recognition even more significant; Additionally, Ms. Fareed invited the DDA to attend training sessions offered at the Georgia Downtown Conference and the Main Street Orientation. She believes this is an excellent way for the DDA to gain a better understanding of what the Main Street Program entails and how it relates to the Board and the community; Lastly, with the Tiny Tent season approaching, she is currently interviewing talent for the series.

Executive Session – No Update

Chair Cook called for a motion to adjourn at 7:00 p.m.; Elton Alexander motioned to adjourn; Seconded by Vice-Chair Washington. The Motion passed unanimously. The minutes were written by Deputy City Clerk Cassandra Lester.

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)
meeting held for investigative purposes under duties or responsibilities imposed by law.	50-14-3(a) (1)