

**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

Scott Hughes, Board Member

Jacqueline Humphries, Board Member

Gerald Sanders

Economic Development Director

Vanessa Holiday, Recorder

LOCATION: CITY HALL

LEVI MEETING ROOM

4640 N. HENRY BLVD.

STOCKBRIDGE, GA 30281

**Citywide Development
Authority
Meeting Agenda
August 12, 2025 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 (9) nine-member authority consisting of (8) 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

TUESDAY, AUGUST 12, 2025 6:00 PM

- I. Welcome & Call to Order - Board Chair**
- II. Roll Call - Chair**
- III. Approval of Agenda**
- IV. Old Business**
 - 1. Review & Approval of April 14, 2025 Meeting Minutes
 - 2. Review & Approval of July 21, 2025 Meeting Minutes & Sign Affidavit of Virtual Executive Session
 - 3. Bylaws Update & 2025 Board Officers Resolution
 - 4. Review & Approval of Update of Subcommittees Resolutions
- V. New Business**
 - 5. Retail Report by Economic Partners, Georgia Power
 - 6. Chair Updates
 - Spring Brokers Open
 - CCC Municipal Economic Development Event
 - April 25th City Tour
 - Chair/Dept Quarterly Reports to Council
 - City Audits
 - GEDA Conference
 - 7. Treasurer Update
 - 8. Economic Development Update
- VI. Executive Session to Discuss Real Estate Matters**
- VII. Adjourn**



Citywide Development Authority
Meeting Minutes
Monday, April 14th, 2025
Stockbridge City Hall Levi Meeting Room 6:00 P.M.

Ariel Shaw, Chair Present	LaKeisha Gantt, Secretary/Councilmember (from 6:08pm to 6:22pm)
Terri Gleton, Vice-Chair Present	Gadson Woodall, Treasurer Not Present
Scott Hughes, Board Member Present	Kim Mays, Board Member Present
Jacqueline Humphries, Board Member Present	Ivy D. Sears, Board Member Not Present
Monica Jones, Board Member Not Present	Elle Whigham, Board Attorney Present

Also Present: Cassandra Lester, Deputy City Clerk (Recorder)
Christine Chavis, Economic Development Coordinator
Susan Langford, Bond Attorney, Butler & Snow LLP

The meeting was called to order by Chair Shaw at 6:03 p.m.

Vice-Chair Gleton conducted a roll call. Board Members Monica Jones, Gadson Woodall, and Ivy Sears were absent. Councilmember Gantt attended the meeting from 6:08 p.m. to 6:22 p.m. It should be noted that Councilmember Gantt had to attend a similarly scheduled City Council meeting, preventing her from attending the CDA meeting. She requested that the Board refrain from voting on any critical items during her absence.

A motion was made to amend the agenda to include an item before the Board Elections regarding the Bylaws, specifically to remove one role.

A motion was made to amend the agenda to allow Bond Attorney Susan Pease Lanford to introduce herself and her organization to the Board prior to conducting business.



Board Member Mays made a motion to approve the amended agenda, which was seconded by Board Member Gleaton. The motion passed unanimously 5-0.

Bond Attorney Susan Pease Lanford

Immediately after the vote, Bond Attorney Susan Pease Lanford from Butler Snow LLP introduced herself and her firm. She highlighted their experience, clarified the different types of legal counsel they offer, and provided each board member with an informational packet. After her presentation, she addressed questions from the board. Chair Shaw and the other board members thanked Ms. Lanford for her time before continuing with the meeting.

Chair Shaw brought forward the motion to approve the Minutes from the March 11, 2025 meeting - with an amendment to strike the January Minutes from the Old Business section. She cites that the language in the January Minutes is inaccurate and clarified that what passed was the Resolution to approve 40% of the funds from the sale back to the City. Board Member Mays seconded the motion. The motion passed unanimously 5-0.

OLD BUSINESS

Bylaws Amendment

An amendment was presented to the Board to strike section 5.8 of the Bylaws, thereby eliminating the position of Sergeant at Arms. Chair Shaw made a motion to approve this amendment, which was seconded by Board Member Gleaton. The motion passed unanimously with a vote of 5-0.

Board Elections

After discussion, the Board agreed not to hold elections at this time. Instead allowing for a motion authorizing the Board Attorney to amend the Bylaws to draft a third amendment allowing for two-year terms for officers. Board Member Gleaton made the motion, seconded by Chair Shaw. The motion passed unanimously 5-0.

Amendment to the Resolution for 20% Balance Due to the City of Stockbridge

Chair Shaw made a motion to approve the Resolution allowing for the payment of invoice #2025002 in the amount of \$135,973.20 from the Citywide Development Authority to the City of Stockbridge.



This payment represents a total of 60% from the sale of Henry County Tax Parcel No. 032-01030015 made to the City of Stockbridge. Board Member Gleaton seconded the motion. The Motion passed unanimously with a vote of 5-0.

NEW BUSINESS

Chair Updates: Chair Shaw presented her update to the Board as follows:

Resolution to Create and Approve Marketing Subcommittee:

Chair Shaw highlighted the importance of establishing the marketing subcommittee to prevent the Board from waiting in 30-day cycles for marketing approvals. She called for a motion to approve the resolution that would authorize the committee to approve necessary marketing items without waiting 30 days. The motion was seconded by Kim Mays and passed unanimously with a vote of 5-0.

The members of the Marketing Subcommittee are:

- Ariel Shaw (Subcommittee Chair)
- Scott Hughes
- Terri Gleaton

Marketing:

Chair Shaw presented prospective digital billboard mockups to the Board, requesting their feedback and discussion. The billboards are to be displayed starting the first weekend in May. No vote or decision was made regarding the mockups.

Chair Shaw stated the Development Inducement Applications will be available on the CDA website for the Board Members and can be distributed to potential developers by Board Members.

Chair Shaw also announced that the Spring Brokers Open will take place on April 30th from 6 PM to 8 PM at Hacienda Mexican Restaurant, located at the Bridges @ Jodeco.

Resolution To Approve Strategic Positioning Subcommittee:

Chair Shaw emphasized the importance of establishing a strategic positioning subcommittee to involve a couple more members in the conversation beyond just



the Chair and the Board Attorney. This committee aims to promote feedback as needed. After discussion, Chair Shaw called for a motion to approve the resolution that would designate a subcommittee to approve necessary strategic initiative items. The motion was seconded by Kim Mays and passed unanimously.

The members of the Strategic Positioning Subcommittee are:

- Ariel Shaw (Subcommittee Chair)
- Terri Gleaton
- Jacqueline Humphries

Economic Development Updates: No Update

Treasurer Updates: No Update

Broker Updates: A Strategic Action Plan handout was given to the Board for review.

Executive Session

Motion to convene Executive Session for Real Estate was made by Chair Shaw; seconded by Board Member Gleaton. The motion passed unanimously 5-0.

Motion to adjourn Executive Session and to sign an Executive Session Affidavit with no action was made by Chair Shaw; seconded by Board Member Hughes. The motion passed unanimously 5-0.

Motion to reconvene the meeting was made by Chair Shaw; seconded by Board Member Mays. The motion passed unanimously 5-0.

Motion to adjourn the meeting at 8:00 p.m. was made by Chair Shaw; seconded by Board Member Gleaton. The motion passed unanimously 5-0.

Minutes recorded by: Cassandra Lester, Deputy 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.



Citywide Development Authority
Meeting Minutes
Monday, July 21, 2025
via Zoom 10:00 A.M.

Ariel Shaw, Chair Present	LaKeisha Gantt, Secretary/Councilmember Present
Terri Gleaton, Vice-Chair Present	Gadson Woodall, Treasurer Present
Scott Hughes, Board Member Not Present	Kim Mays, Board Member Present
Jacqueline Humphries, Board Member Present	Ivy D. Sears, Board Member Present
Monica Jones, Board Member Present	Elle Whigham, Board Attorney Present Alicia Thompson, Board Attorney Present

Also Present: Vanessa Holiday, City Clerk (Recorder)
Tommy Collins, T. Dallas Smith

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89401720912?pwd=fkO8ziF4FRru5fUMvBq34BHEmTexdn.1>

The meeting was called to order by Chair Shaw at 6:03 p.m.

Roll Call by Chair Shaw. All board members were present except Board Member Hughes and Sears

Motion to approve the Agenda was made by Councilmember Gantt; seconded by Board Member Woodall. The motion passed unanimously 6-0.

Executive Session

Motion to convene Executive Session for Real Estate was made by Councilmember Gantt; seconded by Board Member Mays. The motion passed unanimously 6-0.



Councilmember Gantt and Board Member Gleaton exited the meeting during Executive Session at 11:30 a.m.

Motion to adjourn Executive Session and to sign an Executive Session Affidavit with no action was made by Board Member Woodall; seconded by Board Member Mays. The motion passed unanimously 4-0.

Motion to reconvene the meeting was made by Board Member Woodall; seconded by Board Member Humphries. The motion passed unanimously 4-0.

Motion to adjourn the meeting at 12:00 p.m. was made by Board Member Woodall; seconded by Board Member Humphries. The motion passed unanimously 4-0.

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.



August 6, 2025

SENT VIA ELECTRONIC MAIL

Stockbridge Citywide Development Authority

Attn: Board of Directors

Gadson Woodall | gwoodall-da@stockbridgega.org

Terri Gleaton | tgleaton-DA@stockbridgega.org

Kim Mays | kmaysDA@stockbridgega.org

Ivy Sears | isearsDA@stockbridgega.org

Councilwoman LaKeisha Gantt LGantt@stockbridgega.org

Monica Jones | mjonesDA@stockbridgega.org

Scott Hughes | shughes189@gmail.com

Jacqueline Humphries | jhumphriesda@stockbridgega.org

RE: Notice of an Amendment to the Bylaws on August 12, 2025

Dear Stockbridge Citywide Development Authority Board Member:

This correspondence shall serve as official notice that on Tuesday, August 12, 2025, the Stockbridge Citywide Development Authority ("Authority") shall vote on an amendment to the bylaws of the Authority dated April 11, 2023 ("Bylaws") at its regular Board of Directors ("Board") meeting located at 4640 N Henry Blvd, Stockbridge, Georgia 30281, in the Levi Meeting Room, at 6:00 p.m.

Pursuant to Section 10.1 of the Bylaws, the Bylaws shall be amended or revised by a majority vote of at least five (5) members of the Board who must be present to vote. Please note that the purpose of the proposed amendment is to amend Sections 5.1 and 5.2 of the Authority's Bylaws. The amendment shall allow officers of the Board to serve for a term of two (2) years in lieu of one (1) year. Additionally, the amendment shall allow for elections of the officers to occur in November of the appropriate year in lieu of December as the Authority may not meet in the month of December.

Sincerely,

ARIEL SHAW, *CHAIR*

Stockbridge Citywide Development Authority

ashawda@stockbridgega.org

Cc: Vanessa Holiday, *City Clerk* | vholiday@stockbridgega.org
Elle Whigham, *Authority Attorney* | ewhigham@dam.law

STATE OF GEORGIA
COUNTY OF HENRY

RESOLUTION 2025-_____

**A RESOLUTION OF THE CITY OF STOCKBRIDGE DEVELOPMENT
AUTHORITY TO EXTEND THE 2025 TERM OF THE OFFICERS OF THE BOARD OF
DIRECTORS; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER
LAWFUL PURPOSES.**

WHEREAS, the City of Stockbridge Development Authority (“Authority”) is a public body, corporate and politic authority; and

WHEREAS, the Authority’s Board of Directors (“Board”) adopted the Bylaws of the Authority on April 11, 2023 (“Bylaws”), more particularly described in **Exhibit A** attached hereto and incorporated herein; and

WHEREAS, Article V, Sections 5.1 and 5.2 of the Bylaws states the officers of the Board shall serve a one (1) year term; and

WHEREAS, the Authority desires to revise the term of the Bylaws through a separate amendment to allow for officers to serve terms for two (2) years; and

WHEREAS, the Authority desires to retain the current officers of the Board until the end of the 2025 calendar year; and

WHEREAS, the term of the newly elected officers of the Board via the results of the November 2025 shall officially commence on January 1, 2026.

**NOW THEREFORE, THE CITY OF STOCKBRIDGE DEVELOPMENT
AUTHORITY HEREBY RESOLVES:**

Section 1. Approval. The term of the Board’s current officers shall remain in full force and effect until December 31, 2025 as presented to the Authority on August 12, 2025 is hereby approved.

Section 2. Public Record. This document shall be maintained as a public record by the Authority Secretary and shall be accessible to the public during all normal business hours of the Authority.

Section 3. Authorization of Execution. The Chair is hereby authorized to sign all documents necessary to effectuate this Resolution.

Section 4. Attestation. The Authority’s Secretary is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the Authority Attorney.

Section 5. Effective Date. This Resolution shall become effective immediately upon its approval.

SO RESOLVED this _____ day of _____, 2025.

**CITY OF STOCKBRIDGE DEVELOPMENT
AUTHORITY:**

By: _____

Name: _____

Title: CHAIR

ATTEST:

Authority Secretary

APPROVED AS TO FORM:

Authority Attorney

EXHIBIT A

Bylaws of the Development Authority of the City of Stockbridge

ARTICLE I **NAME**

The name of the Authority shall be the Development Authority of the City of Stockbridge or Citywide Development Authority, (the "Authority").

ARTICLE II **PURPOSE AND POWER**

Section 2.1. Purpose. The Authority is a "public body, corporate and politic" instrumentality and political subdivision of the State of Georgia established pursuant to the authority of the Official Code of Georgia, Annotated, §36-62-1, *et seq.*, as amended, and by resolution duly adopted on April 12, 2021 by the Mayor and Council of the City of Stockbridge, Georgia ("City of Stockbridge"). The purpose of the Authority shall be to develop and promote, for the public good and general welfare, trade, commerce, industry and employment opportunities within the City of Stockbridge.

Section 2.2. Powers. The powers and duties of the Authority shall be those granted by the Constitution and laws of the State of Georgia. The Authority shall have the power to make such rules, regulations and policies consistent with state law as expressly provided under O.C.G.A. § 36-62-6 *et seq* and as incorporated herein.

ARTICLE III **BOARD OF DIRECTORS**

Section 3.1. Membership. The Board of Directors (the "Board") of the Authority shall be composed of seven (7) members, each of whom shall be a taxpayer residing in the City of Stockbridge and none of whom shall be a member of the governing body of the City.

Section 3.2. Terms. The initial terms of office of the Board shall be staggered to include four (4) members to serve an initial term of two (2) years and three (3) members to serve an initial term of four (4) years. Thereafter, any succeeding Board member shall serve a term of four (4) years as set forth by Law. If, at the end of any term of office of any Board member, a successor thereto has not been elected, the Board members whose term of office has expired shall continue to hold office until his or her successor is so elected as provided under the Development Authorities Law (O.C.G.A. § 36-62-4 *et. seq.*).

Section 3.3. Reimbursement. The Board shall receive no compensation for their services but shall be reimbursed for their actual expenses incurred in the performance of their duties.

Section 3.4. Vacancies. A vacancy on the Board shall exist in the event of any member of the Board being convicted of a felony, or a member being convicted of a crime which involves moral turpitude or entering a plea of nolo contendere thereto; who fails to attend three (3) consecutive regular meetings of the Authority without an excused approval by the Board Chairperson. A vacancy on the Board shall also exist in the event of death, resignation, or relocation of a member outside of the City of Stockbridge, Georgia area. A vacancy shall be filled by an appointment by resolution of the Mayor and Council of the City.

ARTICLE IV **MEETINGS**

Section 4.1. Regular Meetings. Regular meetings shall be determined by the resolution of the Authority. Unless otherwise suspended by action of the Board, meetings shall be held not less than once per quarter. Notice of meetings shall be given in accordance with the Georgia Open Meetings Act, O.C.G.A. § 50-14-1, *et seq.*

Section 4.2. Special Meetings. Special meetings may be called by the Chairperson or any three members of the Board. Notice of any special meeting shall be given in accordance with the Georgia Open Meetings Act, O.C.G.A. § 50-14-1, *et seq.* at such place within the City of Stockbridge, Georgia, as shall be specified in the notice of such meeting.

Section 4.3. Notice of Meetings. Notice of regular meetings, including the time and place therefore, shall be provided to the members at least two business days ahead of the scheduled meeting. Notice of special meetings must be provided no less than twenty-four (24) hours before the start of the meeting. Public notice of all meetings must be made in accordance with the appropriate provisions of the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 *et. seq.*).

Section 4.4. Notice of Special Meetings. Notice of special meetings may be either oral or written. Oral notice may be delivered personally or by telephone and shall be given at least twenty-four (24) hours prior to the time of the meeting. Written notice may be sent by mail or electronic mail or delivered personally. If delivered personally or by electronic mail, such notice shall be delivered twenty-four (24) hours prior to the time of the meeting. If written notice is sent by mail, such notice shall be mailed three (3) days prior to the time of the meeting. Unless specified otherwise, any notice hereinafter called for in these by-laws shall be given as specified in this section. No notice of a meeting needs to be given to the Board unless such the Board states an objection to the place and time of the meeting. The Board may object to the manner in which a meeting has been called or convened or to the transaction of business. No notice shall be required by the Board if at any time before or after the meeting, such notice was waived in writing.

Section 4.5. Quorum. Four (4) members or a majority of the directors, including either the Chairperson or Vice-Chairperson to preside, at a meeting duly assembled and present to vote, shall constitute a quorum for the transaction of business. However, no action may be taken by the board without the affirmative vote of a majority of the full membership of the board. If at any meeting of the Authority there shall be less than a quorum, a majority of those present may adjourn and or postpone the meeting to another date, time place without further notice, subject to all requirements of these bylaws and the Open Meetings Law. This Authority shall also comply with any additional requirements of the Open Meetings Law pertaining to its minutes.

Section 4.6. Executive Session. For the purposes of these bylaws the terms executive meeting(s) or session(s) and/or executive meeting(s) or session(s) shall mean one and the same. The Chairperson may call for an executive session of the Authority only from within an open meeting, and no additional notice is required.

Section 4.7. Scope of Executive Sessions. Consistent with the scope detailed under O.C.G.A. §50-14-3(6) and §50-14- 1(d)(l) of the Open Meetings Act, the Board may enter into Executive Session if authorized by the majority of a quorum to (1) consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions pending or threatened by or against the Authority, or any of the members of the Board in their official capacity as Board members; (2) discuss the acquisition of real estate; (3) discuss or deliberate upon personnel matters; or (4) for any other reason recognized by the Open Meetings Act.

Section 4.8. Procedures. Executive sessions shall be closed to the public. Any resolution, rule, regulation, ordinance, or other official action of an agency adopted, taken, or made at a meeting which is not open to the public as required by O.C.G.A. §50-14-1, *et seq.*, shall not be binding. Voting on issues discussed in executive session shall only be made binding by a vote in an open meeting.

Section 4.9. Ex officio members. The Authority may include in its meetings and activities persons known as Ex officio members who shall be non-voting members representing governments, agencies or institutions in Henry County. Ex officio members may participate in Authority discussions and activities, provide reports from their respective agencies, and serve on Authority committees, subject to approval by the Chairperson. The Authority may create or disband Ex officio memberships as deemed necessary. Ex officio members are afforded regular participation in the Authority's public meetings and thereby contribute information and exercise influence in these discussions. As such, Ex officio Members shall agree to be bound as are Directors by the rules as they apply regarding Conflicts of Interest and Confidentiality as recorded in these Bylaws.

ARTICLE V OFFICERS

Section 5.1. Election. The directors shall elect from one of their number a Chairperson, a Vice Chairperson, a Secretary, a Recording Secretary, a Treasurer and a Sergeant-at-Arms. The Treasurer and the Recording Secretary may be, but need not be, a director. A meeting shall be held during the month of December of each year for the purpose of electing new officers for the following twelve (12) months. Notice of the time and place of such meeting shall be given by the retiring Chairperson as provided for herein for regular meetings.

Section 5.2. Term and Removal. All officers will serve one-year terms, with no limits on the number of terms they may serve. All officers shall be elected by and serve at the discretion of the directors and any officer may be removed from office, either with or without cause, at any time, by the affirmative vote of the majority of the directors of the authority then in office. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, shall be filled by the directors for the unexpired portion of the term. Resignations shall be submitted in writing to the Chairperson.

Section 5.3. Duties of Chairperson. The Chairperson shall be responsible for directing all Board affairs and shall preside at all meetings of the Board. He or she may sign any documents, which have been authorized by the Board or are required by law to be signed or executed. In general, he or she shall perform all duties incident to the office of Chairperson and such other duties as may be prescribed by the Board from time to time. The Chairperson of the Authority shall be entitled to vote only in the event of a tie. The Chairperson shall appoint committees and committee chairpersons as may be necessary. The Chairperson shall be a member of all committees. The Chairperson, or its designee, shall be responsible to the City Council for reports and information on the Authority.

Section 5.4. Duties of Vice Chairperson. In the absence of the Chairperson, or in the event of his or her inability or refusal to act, as determined by a majority of the members present at a meeting at which a quorum is present, the Vice Chairperson shall perform the duties of the Chairperson and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairperson. The Vice Chairperson shall perform such other duties as from time to time may be assigned to him or her by the Chairperson.

Section 5.5. Duties of Secretary. The Secretary shall act as custodian of Authority records, books, as well as the Seal of the Authority. The Secretary shall affix the Authority seal to any lawfully executed documents requiring it and shall attest to the signature of the Chairperson and/or the Vice Chairperson of the Authority who are authorized to execute documents of the Authority. The Secretary shall maintain a current list of the names, addresses and telephone numbers of the Chairperson, Vice Chairperson, the officers, and legal counsel. The Secretary shall give appropriate notices in accordance with the bylaws and as required by law.

Section 5.6. Duties of Recording Secretary. The Recording Secretary shall attend meetings for the purpose of recording the minutes of such meetings. The Recording Secretary need not be a member of the board. If a non-member, the Recording Secretary shall not have any of the powers, rights, or duties of directors.

Section 5.7. Duties of Treasurer. The treasurer shall be the chief financial officer and custodian of the funds of the Authority and shall supervise the collection of monies due to the Authority, the expenditures of the Authority funds, and the preparation and maintenance of appropriate books of accounts including banks, trust companies and any other depositories institutions. The Treasurer shall have the responsibility of keeping an accurate list and descriptions of all financial records, accounts, properties and business transactions of the Authority. The Treasurer shall receive and give receipts for monies due and payable to the Authority from any source. The Treasurer shall make or cause to be made such disbursements as the Authority may direct and to see to the proper drafting of all checks, drafts, notes and order for the payment of the money as required in the business of the Authority and as the Authority may direct. The Treasurer shall oversee development of the Annual Budget. The Treasurer shall cause an Annual Audit of the books

of the Authority to be made by the firm that audits the books of the City of Stockbridge and present such audit to the Boards members of the Authority. A copy of the audit shall be filed with the state Auditor, if necessary, to comply with Local Government Financial Standards Act (Georgia Laws, 1980, p. 1738). The Treasurer shall make reports to the Authority as to its financial condition. The Treasurer shall make available all financial information of the Authority to the Mayor and Council of Stockbridge, Georgia. In general, the Treasurer shall perform all duties usually incident to the office of Treasurer and such other duties as may be prescribed by the members of the Authority from time to time. The Treasurer need not be a of the board. If a non-member, the Treasurer will not have any of the powers, rights, or duties of the Board.

Section 5.8. Duties of Sergeant at Arms. Sergeant at Arms is the chief bylaws enforcement and protocol officer of the Authority and is responsible for order and efficiency during meetings. The Sergeant at Arms reviews and implements all issues relating to the safety and security of the Authority members and meeting environments. The Sergeant-at-Arms shall have the responsibility to verify attendance and compliance with "Open Meeting" Laws and quorums at meetings. If the Authority votes by raised hands, the sergeant-at-arms counts the hands; if the Authority votes by ballot, the Sergeant-at-Arms will distribute, collect and count the ballots.

Section 5.9. External Advisors. The Board may appoint professional advisors such as engineers, attorneys, fiscal agents, accountants, and employees and may assign such duties as are necessary to accomplish the purpose of the Authority. Professional advisors and legal counsel serve at the pleasure of the Authority and may be dismissed by a majority vote of the Board. The Board may provide for their compensation and duties.

Section 5.10. Subcommittees. Standing or special subcommittees of the Board may be created as deemed appropriate by the Chairperson or a majority of the members of the Board. The Authority may appoint members of the subcommittees such as individuals who live or work in the City of Stockbridge as the Authority deems appropriate and such members do not have to be members of the Authority. The subcommittee shall serve in an advisory capacity to the Authority. The Chairperson of the Authority shall choose from among the members of each subcommittee a person to serve as chairperson of that subcommittee. The chairperson of each subcommittee shall serve a term assigned by a majority of the Board and be eligible for reappointment. Each subcommittee shall make reports of its activities to the Authority as the Chairperson or the Board requests.

ARTICLE VI **CONFLICT OF INTEREST AND CODE OF ETHICS**

Section 6.1. Code of ethics. The provisions of Georgia Code of ethics for members of boards, commissions, and authorities (O.C.G.A. Code Sections 45-10-3 and 45-10-4) shall apply to all Board members of the authority. No member or employee of the Authority shall have, directly or indirectly, any financial interest, profit, or benefit, in any contract work or business of the Authority, nor in the sale, lease, or purchase of any property to or from the Authority. Should one or more members or employees have acquired, prior to their affiliation with the Authority, property located in an area in which the Authority is undertaking to implement a development plan, and the Authority wishes to purchase or otherwise acquire such property from the employee or member, then in such event, the sale or transfer of such property, upon full disclosure of the employee or member's interest in property, shall not be deemed a violation of this Article. In addition to the foregoing, the members of the Authority may by resolution adopt a conflict of interest and ethics policy that incorporates a Code of Ethics appropriately similar to those maintained by the State of Georgia and/or City. For purposes of clarification, the members and employees of the Authority shall be required to comply with applicable provision of the laws of the State of Georgia as such relate to conflicts of interest and ethics.

ARTICLE VII **FISCAL YEAR**

Section 7.1. Time. The fiscal year of the Authority shall begin on the first day of January of each year and end on the last day of December of each year.

Section 7.2. Annual Audit. The Treasurer of the Development Authority shall cause an annual audit of the books of the Authority to be made by the firm that audits the books of the City of Stockbridge and present such audit to the Board members of the Authority. An audited financial statement shall be provided to the City of Stockbridge fiscal officer, within six months of the end of the previous fiscal year. A copy of the audit shall be filed with the State Auditor; if necessary, to comply with the Local Government Financial Management Standards Act. (Georgia Laws, 1980, p. 1738).

ARTICLE VIII **BYLAWS, SEAL AND POLICIES**

Section 8.1. Establishment of Bylaws. These bylaws are established pursuant to further efficiency and operation of the Authority and shall become effective upon a majority vote of the members of the Board provided, however, that as and to the extent of any inconsistency between the provisions of these bylaws and state law, the provisions of state law shall prevail.

Section 8.2. Rules, Regulations and Policies. The Board shall have the power and authority to make such rules, regulations, and policies consistent with state law as said Board may deem expedient concerning the purpose of the Authority provided for by state law.

Section 8.3. Seal. The Seal of the Authority shall consist of an impression bearing the name "Development Authority of the City of Stockbridge, Georgia" around the perimeter and the word "SEAL" and the year of activation in the center thereof. In lieu thereof, the Authority may use an impression or writing bearing the word "SEAL" enclosed in parentheses or scroll, which shall also be deemed the seal of the Authority.

ARTICLE IX **LEGAL AND FINANCIAL AUTHORITY TO ACT**

Section 9.1. Finances. All funds of the Authority shall be deposited into a bank account or depository as designated by the Authority. All funds must remain in the care and custody of the Treasurer or Chairperson until such bank deposit occurs.

Section 9.2. Execution of Notes, Drafts, and Checks. All drafts, checks, etc. drawn against accounts of the Authority shall be approved by the Board and signed by the Chairperson or the Vice Chairperson or Treasurer.

Section 9.3. Bookkeeping. The Treasurer shall keep regular books of accounts showing receipts and expenditures and shall render to the members of the Board of the Authority and the Mayor and City Council for the City of Stockbridge, at least quarterly, an account of Authority transactions, and also of the financial condition of the Authority.

Section 9.4. Contracts and legal Instruments. When necessary and proper for carrying into execution the powers and purposes set forth under O.C.G.A. § 36-62-6 *et seq.*, contracts and other instruments to be executed by the Authority shall be signed by, unless otherwise required by law, the chairperson, and the secretary.

Section 9.5. Financial Obligations and Expenditures. When necessary and proper for carrying into execution the powers and purposes set forth in the Development Authorities Law pursuant to O.C.G.A. § 36-62-6 *et seq.*, the Board may authorize by majority vote, in writing, any officer or City of Stockbridge personnel to execute financial transactions and undertake financial obligations required for operations of the business of the Authority. The Authority will employ the use of signed vouchers for disbursement of funds.

Section 9.6. Conveyance of Title. Upon the action of the Authority resolving to convey title or take title to real property, the signature of the Chairperson as well as the signature of the Secretary shall be required.

ARTICLE X **AMENDMENTS**

Section 10.1. Amendments. The by-laws of the Authority shall be amended, revised, suspended or released by a majority vote of at least five (5) members of the Board who must be present to vote. Notice of proposed amendments shall be submitted in writing via certified mail or by electronic mail to each member of the Board at least ten (10) days prior to such meeting at which such proposed amendment(s) shall be presented. The notice must include a fair statement of what amendment or revision is proposed.

ARTICLE XI **ATTENDANCE**

Section 11.1. Attendance. In the event of a state of emergency or emergency conditions, the Authority may call a virtual teleconference meeting pursuant to Section 4.1, as provided herein. The Authority may meet by virtual teleconference, so long as the notice requirements are adhered to according to the Georgia Open Meetings Act under O.C.G.A. § 50-14-1 *et. seq.* The Authority shall afford means for the public to have simultaneous access to the teleconference meeting. Emergency conditions shall include but are not limited to, a threat to public safety, a threat to the preservation of property, or a threat to public services. If the Authority meets in-person, and any one member of the Board suffers from an emergency condition, and if no undue burden is presented, there may be an option for a hybrid, virtual teleconference and in-person meeting.

The foregoing Bylaws were adopted by the Development Authority of the City of Stockbridge this 11th day of April, 2023.

Chairperson of the Authority

Secretary of the Authority

STATE OF GEORGIA
COUNTY OF HENRY

**AMENDMENT TO THE BYLAWS OF THE
DEVELOPMENT AUTHORITY OF THE CITY OF STOCKBRIDGE, GEORGIA**

This Amendment to the Bylaws of the Development Authority of the City of Stockbridge, Georgia (“**Amendment**”) is made this ____ day of _____, 2025 (“**Effective Date**”) by the Development Authority of the City of Stockbridge, Georgia (d/b/a Stockbridge Citywide Development Authority), a public body corporate and politic established pursuant to the laws of the State of Georgia (“**Authority**”).

WITNESSETH:

WHEREAS, the Authority is established pursuant to O.C.G.A. 36-62-1, et seq. and by resolution duly adopted on April 12, 2021 by the Mayor and Council of the City of Stockbridge, Georgia (“**City**”); and

WHEREAS, the purpose of the Authority shall be to develop and promote, for the public good and general welfare, trade, commerce, industry, and employment opportunities within the City; and

WHEREAS, to accomplish such development and promotion, the authority’s Board of Directors (“**Board**”) adopted the Bylaws of the Development Authority of the City of Stockbridge on April 11, 2023 (“**Bylaws**”), more particularly described in **Exhibit A** attached hereto and incorporated herein; and

WHEREAS, subsequent to the full execution of the Bylaws, the Authority has by majority vote on August 12, 2025 at the Authority’s Board meeting authorized certain provisions of the Bylaws to be amended; and

WHEREAS, the Authority intends that the terms, conditions, duties, and language otherwise set forth in the Bylaws and not expressly addressed or modified herein to remain in full force and effect.

NOW THEREFORE, in consideration of the foregoing recitals and the covenants, promises, terms, and conditions set forth below, and for other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the Authority agrees as follows:

TERMS:

- (1) Section 5.1 “Election” of the Bylaws are hereby amended with permanent additions in **bold** font and permanent deletions in ~~strike through~~ font to be read and codified as follows:

“Section 5.1. Election. The directors shall elect from one of their number a Chairperson, a Vice Chairperson, a Secretary, a Recording Secretary, and a Treasurer. The Treasurer and the Recording Secretary may be, but need not be, a director. A meeting shall be held during the month of ~~December~~ **November** of each ~~election~~ year for the purpose of electing new officers for the following ~~twelve (12)~~ **a term of twenty-four (24) months, which term shall commence in January of the following year.** Notice of the time and place of such meeting shall be given by the retiring Chairperson as provided for herein for regular meetings.”

- (2) Section 5.2 “Term and Removal” of the Bylaws are hereby amended with permanent additions in **bold** font and permanent deletions in ~~strike through~~ font to be read and codified as follows:

“All officers will serve ~~one-~~ **two (2)** year terms, with no limits on the number of terms they may serve. All officers shall be elected by and serve at the discretion of the directors and any officer may be removed from office, either with or without cause, at any time, by affirmative vote of the majority of the directors of the authority then in office. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, shall be filled by the directors for the unexpired portion of the term. Resignations shall be submitted in writing to the Chairperson.”

- (3) Except as expressly set forth herein, the Bylaws remain unmodified and unchanged. In the event of any conflict or inconsistency between the terms and conditions of the Bylaws and the terms and conditions of this Amendment, the terms and conditions of the latter shall control.
- (4) The Amendment shall be governed by and construed in accordance with the laws of the State of Georgia.
- (5) The provisions of this Amendment shall inure to the benefit of and shall be binding upon the Authority’s Board hereto and their respective successors, devisees, and assigns.
- (6) This Amendment may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same Amendment. Electronic signatures shall be acceptable as original signatures.

IN WITNESS WHEREOF, the Authority’s Board have caused this Amendment to be executed by its duly authorized Chair as of the Effective Date first written above.

**DEVELOPMENT AUTHORITY OF THE CITY
OF STOCKBRIDGE, GEORGIA (d/b/a
Stockbridge Citywide Development Authority)**

By: _____

Ariel Shaw, *Chair*

ATTEST:

Authority Secretary

ATTEST:

Authority Attorney

EXHIBIT A

Bylaws of the Development Authority of the City of Stockbridge

ARTICLE I **NAME**

The name of the Authority shall be the Development Authority of the City of Stockbridge or Citywide Development Authority, (the "Authority").

ARTICLE II **PURPOSE AND POWER**

Section 2.1. Purpose. The Authority is a "public body, corporate and politic" instrumentality and political subdivision of the State of Georgia established pursuant to the authority of the Official Code of Georgia, Annotated, §36-62-1, *et seq.*, as amended, and by resolution duly adopted on April 12, 2021 by the Mayor and Council of the City of Stockbridge, Georgia ("City of Stockbridge"). The purpose of the Authority shall be to develop and promote, for the public good and general welfare, trade, commerce, industry and employment opportunities within the City of Stockbridge.

Section 2.2. Powers. The powers and duties of the Authority shall be those granted by the Constitution and laws of the State of Georgia. The Authority shall have the power to make such rules, regulations and policies consistent with state law as expressly provided under O.C.G.A. § 36-62-6 *et seq* and as incorporated herein.

ARTICLE III **BOARD OF DIRECTORS**

Section 3.1. Membership. The Board of Directors (the "Board") of the Authority shall be composed of seven (7) members, each of whom shall be a taxpayer residing in the City of Stockbridge and none of whom shall be a member of the governing body of the City.

Section 3.2. Terms. The initial terms of office of the Board shall be staggered to include four (4) members to serve an initial term of two (2) years and three (3) members to serve an initial term of four (4) years. Thereafter, any succeeding Board member shall serve a term of four (4) years as set forth by Law. If, at the end of any term of office of any Board member, a successor thereto has not been elected, the Board members whose term of office has expired shall continue to hold office until his or her successor is so elected as provided under the Development Authorities Law (O.C.G.A. § 36-62-4 *et. seq.*).

Section 3.3. Reimbursement. The Board shall receive no compensation for their services but shall be reimbursed for their actual expenses incurred in the performance of their duties.

Section 3.4. Vacancies. A vacancy on the Board shall exist in the event of any member of the Board being convicted of a felony, or a member being convicted of a crime which involves moral turpitude or entering a plea of nolo contendere thereto; who fails to attend three (3) consecutive regular meetings of the Authority without an excused approval by the Board Chairperson. A vacancy on the Board shall also exist in the event of death, resignation, or relocation of a member outside of the City of Stockbridge, Georgia area. A vacancy shall be filled by an appointment by resolution of the Mayor and Council of the City.

ARTICLE IV **MEETINGS**

Section 4.1. Regular Meetings. Regular meetings shall be determined by the resolution of the Authority. Unless otherwise suspended by action of the Board, meetings shall be held not less than once per quarter. Notice of meetings shall be given in accordance with the Georgia Open Meetings Act, O.C.G.A. § 50-14-1, *et seq.*

Section 4.2. Special Meetings. Special meetings may be called by the Chairperson or any three members of the Board. Notice of any special meeting shall be given in accordance with the Georgia Open Meetings Act, O.C.G.A. § 50-14-1, *et seq.* at such place within the City of Stockbridge, Georgia, as shall be specified in the notice of such meeting.

Section 4.3. Notice of Meetings. Notice of regular meetings, including the time and place therefore, shall be provided to the members at least two business days ahead of the scheduled meeting. Notice of special meetings must be provided no less than twenty-four (24) hours before the start of the meeting. Public notice of all meetings must be made in accordance with the appropriate provisions of the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 *et. seq.*).

Section 4.4. Notice of Special Meetings. Notice of special meetings may be either oral or written. Oral notice may be delivered personally or by telephone and shall be given at least twenty-four (24) hours prior to the time of the meeting. Written notice may be sent by mail or electronic mail or delivered personally. If delivered personally or by electronic mail, such notice shall be delivered twenty-four (24) hours prior to the time of the meeting. If written notice is sent by mail, such notice shall be mailed three (3) days prior to the time of the meeting. Unless specified otherwise, any notice hereinafter called for in these by-laws shall be given as specified in this section. No notice of a meeting needs to be given to the Board unless such the Board states an objection to the place and time of the meeting. The Board may object to the manner in which a meeting has been called or convened or to the transaction of business. No notice shall be required by the Board if at any time before or after the meeting, such notice was waived in writing.

Section 4.5. Quorum. Four (4) members or a majority of the directors, including either the Chairperson or Vice-Chairperson to preside, at a meeting duly assembled and present to vote, shall constitute a quorum for the transaction of business. However, no action may be taken by the board without the affirmative vote of a majority of the full membership of the board. If at any meeting of the Authority there shall be less than a quorum, a majority of those present may adjourn and or postpone the meeting to another date, time place without further notice, subject to all requirements of these bylaws and the Open Meetings Law. This Authority shall also comply with any additional requirements of the Open Meetings Law pertaining to its minutes.

Section 4.6. Executive Session. For the purposes of these bylaws the terms executive meeting(s) or session(s) and/or executive meeting(s) or session(s) shall mean one and the same. The Chairperson may call for an executive session of the Authority only from within an open meeting, and no additional notice is required.

Section 4.7. Scope of Executive Sessions. Consistent with the scope detailed under O.C.G.A. §50-14-3(6) and §50-14- 1(d)(l) of the Open Meetings Act, the Board may enter into Executive Session if authorized by the majority of a quorum to (1) consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions pending or threatened by or against the Authority, or any of the members of the Board in their official capacity as Board members; (2) discuss the acquisition of real estate; (3) discuss or deliberate upon personnel matters; or (4) for any other reason recognized by the Open Meetings Act.

Section 4.8. Procedures. Executive sessions shall be closed to the public. Any resolution, rule, regulation, ordinance, or other official action of an agency adopted, taken, or made at a meeting which is not open to the public as required by O.C.G.A. §50-14-1, *et seq.*, shall not be binding. Voting on issues discussed in executive session shall only be made binding by a vote in an open meeting.

Section 4.9. Ex officio members. The Authority may include in its meetings and activities persons known as Ex officio members who shall be non-voting members representing governments, agencies or institutions in Henry County. Ex officio members may participate in Authority discussions and activities, provide reports from their respective agencies, and serve on Authority committees, subject to approval by the Chairperson. The Authority may create or disband Ex officio memberships as deemed necessary. Ex officio members are afforded regular participation in the Authority's public meetings and thereby contribute information and exercise influence in these discussions. As such, Ex officio Members shall agree to be bound as are Directors by the rules as they apply regarding Conflicts of Interest and Confidentiality as recorded in these Bylaws.

ARTICLE V OFFICERS

Section 5.1. Election. The directors shall elect from one of their number a Chairperson, a Vice Chairperson, a Secretary, a Recording Secretary, a Treasurer and a Sergeant-at-Arms. The Treasurer and the Recording Secretary may be, but need not be, a director. A meeting shall be held during the month of December of each year for the purpose of electing new officers for the following twelve (12) months. Notice of the time and place of such meeting shall be given by the retiring Chairperson as provided for herein for regular meetings.

Section 5.2. Term and Removal. All officers will serve one-year terms, with no limits on the number of terms they may serve. All officers shall be elected by and serve at the discretion of the directors and any officer may be removed from office, either with or without cause, at any time, by the affirmative vote of the majority of the directors of the authority then in office. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, shall be filled by the directors for the unexpired portion of the term. Resignations shall be submitted in writing to the Chairperson.

Section 5.3. Duties of Chairperson. The Chairperson shall be responsible for directing all Board affairs and shall preside at all meetings of the Board. He or she may sign any documents, which have been authorized by the Board or are required by law to be signed or executed. In general, he or she shall perform all duties incident to the office of Chairperson and such other duties as may be prescribed by the Board from time to time. The Chairperson of the Authority shall be entitled to vote only in the event of a tie. The Chairperson shall appoint committees and committee chairpersons as may be necessary. The Chairperson shall be a member of all committees. The Chairperson, or its designee, shall be responsible to the City Council for reports and information on the Authority.

Section 5.4. Duties of Vice Chairperson. In the absence of the Chairperson, or in the event of his or her inability or refusal to act, as determined by a majority of the members present at a meeting at which a quorum is present, the Vice Chairperson shall perform the duties of the Chairperson and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairperson. The Vice Chairperson shall perform such other duties as from time to time may be assigned to him or her by the Chairperson.

Section 5.5. Duties of Secretary. The Secretary shall act as custodian of Authority records, books, as well as the Seal of the Authority. The Secretary shall affix the Authority seal to any lawfully executed documents requiring it and shall attest to the signature of the Chairperson and/or the Vice Chairperson of the Authority who are authorized to execute documents of the Authority. The Secretary shall maintain a current list of the names, addresses and telephone numbers of the Chairperson, Vice Chairperson, the officers, and legal counsel. The Secretary shall give appropriate notices in accordance with the bylaws and as required by law.

Section 5.6. Duties of Recording Secretary. The Recording Secretary shall attend meetings for the purpose of recording the minutes of such meetings. The Recording Secretary need not be a member of the board. If a non-member, the Recording Secretary shall not have any of the powers, rights, or duties of directors.

Section 5.7. Duties of Treasurer. The treasurer shall be the chief financial officer and custodian of the funds of the Authority and shall supervise the collection of monies due to the Authority, the expenditures of the Authority funds, and the preparation and maintenance of appropriate books of accounts including banks, trust companies and any other depositories institutions. The Treasurer shall have the responsibility of keeping an accurate list and descriptions of all financial records, accounts, properties and business transactions of the Authority. The Treasurer shall receive and give receipts for monies due and payable to the Authority from any source. The Treasurer shall make or cause to be made such disbursements as the Authority may direct and to see to the proper drafting of all checks, drafts, notes and order for the payment of the money as required in the business of the Authority and as the Authority may direct. The Treasurer shall oversee development of the Annual Budget. The Treasurer shall cause an Annual Audit of the books

of the Authority to be made by the firm that audits the books of the City of Stockbridge and present such audit to the Boards members of the Authority. A copy of the audit shall be filed with the state Auditor, if necessary, to comply with Local Government Financial Standards Act (Georgia Laws, 1980, p. 1738). The Treasurer shall make reports to the Authority as to its financial condition. The Treasurer shall make available all financial information of the Authority to the Mayor and Council of Stockbridge, Georgia. In general, the Treasurer shall perform all duties usually incident to the office of Treasurer and such other duties as may be prescribed by the members of the Authority from time to time. The Treasurer need not be a of the board. If a non-member, the Treasurer will not have any of the powers, rights, or duties of the Board.

Section 5.8. Duties of Sergeant at Arms. Sergeant at Arms is the chief bylaws enforcement and protocol officer of the Authority and is responsible for order and efficiency during meetings. The Sergeant at Arms reviews and implements all issues relating to the safety and security of the Authority members and meeting environments. The Sergeant-at-Arms shall have the responsibility to verify attendance and compliance with "Open Meeting" Laws and quorums at meetings. If the Authority votes by raised hands, the sergeant-at-arms counts the hands; if the Authority votes by ballot, the Sergeant-at-Arms will distribute, collect and count the ballots.

Section 5.9. External Advisors. The Board may appoint professional advisors such as engineers, attorneys, fiscal agents, accountants, and employees and may assign such duties as are necessary to accomplish the purpose of the Authority. Professional advisors and legal counsel serve at the pleasure of the Authority and may be dismissed by a majority vote of the Board. The Board may provide for their compensation and duties.

Section 5.10. Subcommittees. Standing or special subcommittees of the Board may be created as deemed appropriate by the Chairperson or a majority of the members of the Board. The Authority may appoint members of the subcommittees such as individuals who live or work in the City of Stockbridge as the Authority deems appropriate and such members do not have to be members of the Authority. The subcommittee shall serve in an advisory capacity to the Authority. The Chairperson of the Authority shall choose from among the members of each subcommittee a person to serve as chairperson of that subcommittee. The chairperson of each subcommittee shall serve a term assigned by a majority of the Board and be eligible for reappointment. Each subcommittee shall make reports of its activities to the Authority as the Chairperson or the Board requests.

ARTICLE VI

CONFLICT OF INTEREST AND CODE OF ETHICS

Section 6.1. Code of ethics: The provisions of Georgia Code of ethics for members of boards, commissions, and authorities (O.C.G.A. Code Sections 45-10-3 and 45-10-4) shall apply to all Board members of the authority. No member or employee of the Authority shall have, directly or indirectly, any financial interest, profit, or benefit, in any contract work or business of the Authority, nor in the sale, lease, or purchase of any property to or from the Authority. Should one or more members or employees have acquired, prior to their affiliation with the Authority, property located in an area in which the Authority is undertaking to implement a development plan, and the Authority wishes to purchase or otherwise acquire such property from the employee or member, then in such event, the sale or transfer of such property, upon full disclosure of the employee or member's interest in property, shall not be deemed a violation of this Article. In addition to the foregoing, the members of the Authority may by resolution adopt a conflict of interest and ethics policy that incorporates a Code of Ethics appropriately similar to those maintained by the State of Georgia and/or City. For purposes of clarification, the members and employees of the Authority shall be required to comply with applicable provision of the laws of the State of Georgia as such relate to conflicts of interest and ethics.

ARTICLE VII

FISCAL YEAR

Section 7.1. Time. The fiscal year of the Authority shall begin on the first day of January of each year and end on the last day of December of each year.

Section 7.2. Annual Audit. The Treasurer of the Development Authority shall cause an annual audit of the books of the Authority to be made by the firm that audits the books of the City of Stockbridge and present such audit to the Board members of the Authority. An audited financial statement shall be provided to the City of Stockbridge fiscal officer, within six months of the end of the previous fiscal year. A copy of the audit shall be filed with the State Auditor, if necessary, to comply with the Local Government Financial Management Standards Act. (Georgia Laws, 1980, p. 1738).

ARTICLE VIII **BYLAWS, SEAL AND POLICIES**

Section 8.1. Establishment of Bylaws. These bylaws are established pursuant to further efficiency and operation of the Authority and shall become effective upon a majority vote of the members of the Board provided, however, that as and to the extent of any inconsistency between the provisions of these bylaws and state law, the provisions of state law shall prevail.

Section 8.2. Rules, Regulations and Policies. The Board shall have the power and authority to make such rules, regulations, and policies consistent with state law as said Board may deem expedient concerning the purpose of the Authority provided for by state law.

Section 8.3. Seal. The Seal of the Authority shall consist of an impression bearing the name "Development Authority of the City of Stockbridge, Georgia" around the perimeter and the word "SEAL" and the year of activation in the center thereof. In lieu thereof, the Authority may use an impression or writing bearing the word "SEAL" enclosed in parentheses or scroll, which shall also be deemed the seal of the Authority.

ARTICLE IX **LEGAL AND FINANCIAL AUTHORITY TO ACT**

Section 9.1. Finances. All funds of the Authority shall be deposited into a bank account or depository as designated by the Authority. All funds must remain in the care and custody of the Treasurer or Chairperson until such bank deposit occurs.

Section 9.2. Execution of Notes, Drafts, and Checks. All drafts, checks, etc. drawn against accounts of the Authority shall be approved by the Board and signed by the Chairperson or the Vice Chairperson or Treasurer.

Section 9.3. Bookkeeping. The Treasurer shall keep regular books of accounts showing receipts and expenditures and shall render to the members of the Board of the Authority and the Mayor and City Council for the City of Stockbridge, at least quarterly, an account of Authority transactions, and also of the financial condition of the Authority.

Section 9.4. Contracts and legal Instruments. When necessary and proper for carrying into execution the powers and purposes set forth under O.C.G.A. § 36-62-6 *et seq*, contracts and other instruments to be executed by the Authority shall be signed by, unless otherwise required by law, the chairperson, and the secretary.

Section 9.5. Financial Obligations and Expenditures. When necessary and proper for carrying into execution the powers and purposes set forth in the Development Authorities Law pursuant to O.C.G.A. § 36-62-6 *et seq*, the Board may authorize by majority vote, in writing, any officer or City of Stockbridge personnel to execute financial transactions and undertake financial obligations required for operations of the business of the Authority. The Authority will employ the use of signed vouchers for disbursement of funds.

Section 9.6. Conveyance of Title. Upon the action of the Authority resolving to convey title or take title to real property, the signature of the Chairperson as well as the signature of the Secretary shall be required.

ARTICLE X **AMENDMENTS**

Section 10.1. Amendments. The by-laws of the Authority shall be amended, revised, suspended or released by a majority vote of at least five (5) members of the Board who must be present to vote. Notice of proposed amendments shall be submitted in writing via certified mail or by electronic mail to each member of the Board at least ten (10) days prior to such meeting at which such proposed amendment(s) shall be presented. The notice must include a fair statement of what amendment or revision is proposed.

ARTICLE XI **ATTENDANCE**

Section 11.1. Attendance. In the event of a state of emergency or emergency conditions, the Authority may call a virtual teleconference meeting pursuant to Section 4.1, as provided herein. The Authority may meet by virtual teleconference, so long as the notice requirements are adhered to according to the Georgia Open Meetings Act under O.C.G.A. § 50-14-1 *et. seq.* The Authority shall afford means for the public to have simultaneous access to the teleconference meeting. Emergency conditions shall include but are not limited to, a threat to public safety, a threat to the preservation of property, or a threat to public services. If the Authority meets in-person, and any one member of the Board suffers from an emergency condition, and if no undue burden is presented, there may be an option for a hybrid, virtual teleconference and in-person meeting.

The foregoing Bylaws were adopted by the Development Authority of the City of Stockbridge this 11th day of April, 2023.

Chairperson of the Authority

Secretary of the Authority

**STATE OF GEORGIA
COUNTY OF HENRY**

RESOLUTION 2025-_____

A RESOLUTION OF THE CITY OF STOCKBRIDGE DEVELOPMENT AUTHORITY TO ESTABLISH THE STRATEGIC INITIATIVE SUBCOMMITTEE; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Stockbridge Development Authority (“Authority”) is a public body, corporate and politic authority; and

WHEREAS, the Authority’s Board of Directors (“Board”) adopted the Bylaws of the Authority on April 11, 2023 (“Bylaws”), more particularly described in **Exhibit A** attached hereto and incorporated herein; and

WHEREAS, Article V, Section 5.10 of the Bylaws state the Board may create as deemed appropriate by the Chair or a majority of the members of the Board subcommittees to serve in an advisory capacity to the Authority; and

WHEREAS, the purpose of the Authority shall be to develop and promote, for the public good and general welfare, trade, commerce, industry, and employment opportunities within the City; and

WHEREAS, the Authority hereby establishes the “Strategic Initiative Subcommittee” which shall be responsible to support the strategic purpose and mission of the Authority as mentioned above; and

WHEREAS, the Strategic Initiative Subcommittee shall bring all strategies and pronouncements concerning the Authority to the Authority for final verdict; and

WHEREAS, the persons designated to be on the Strategic Initiative Subcommittee shall be Ariel Shaw, Jacqueline Humphries, and Terri Gleaton; and

WHEREAS, Article V, Section 5.10 of the Bylaws state the Chair of the Authority shall choose from among the members of the subcommittee a person to serve as chairperson of that subcommittee and the chairperson of that subcommittee shall serve a term assigned by the majority of the Board and be eligible for reappointment; and

WHEREAS, the chairperson of the Strategic Initiative Subcommittee is Ariel Shaw.

NOW THEREFORE, THE CITY OF STOCKBRIDGE DEVELOPMENT AUTHORITY HEREBY RESOLVES:

Section 1. Approval. The Strategic Initiative Subcommittee as presented to the City of Stockbridge Development Authority on April 14, 2025 is hereby approved.

Section 2. Public Record. This document shall be maintained as a public record by the Authority Secretary and shall be accessible to the public during all normal business hours of the Authority.

Section 3. Authorization of Execution. The Chair is hereby authorized to sign all documents necessary to effectuate this Resolution.

Section 4. Attestation. The Authority's Secretary is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the Authority Attorney.

Section 5. Effective Date. This Resolution shall become effective immediately upon its approval.

SO RESOLVED this _____ day of _____, 2025.

**CITY OF STOCKBRIDGE DEVELOPMENT
AUTHORITY:**

By: _____

Name: _____

Title: CHAIR

ATTEST:

Authority Secretary

APPROVED AS TO FORM:

Authority Attorney

EXHIBIT A

Bylaws of the Development Authority of the City of Stockbridge

ARTICLE I NAME

The name of the Authority shall be the Development Authority of the City of Stockbridge or Citywide Development Authority, (the "Authority").

ARTICLE II PURPOSE AND POWER

Section 2.1. Purpose. The Authority is a "public body, corporate and politic" instrumentality and political subdivision of the State of Georgia established pursuant to the authority of the Official Code of Georgia, Annotated, §36-62-1, *et seq.*, as amended, and by resolution duly adopted on April 12, 2021 by the Mayor and Council of the City of Stockbridge, Georgia ("City of Stockbridge"). The purpose of the Authority shall be to develop and promote, for the public good and general welfare, trade, commerce, industry and employment opportunities within the City of Stockbridge.

Section 2.2. Powers. The powers and duties of the Authority shall be those granted by the Constitution and laws of the State of Georgia. The Authority shall have the power to make such rules, regulations and policies consistent with state law as expressly provided under O.C.G.A. § 36-62-6 *et seq* and as incorporated herein.

ARTICLE III BOARD OF DIRECTORS

Section 3.1. Membership. The Board of Directors (the "Board") of the Authority shall be composed of seven (7) members, each of whom shall be a taxpayer residing in the City of Stockbridge and none of whom shall be a member of the governing body of the City.

Section 3.2. Terms. The initial terms of office of the Board shall be staggered to include four (4) members to serve an initial term of two (2) years and three (3) members to serve an initial term of four (4) years. Thereafter, any succeeding Board member shall serve a term of four (4) years as set forth by Law. If, at the end of any term of office of any Board member, a successor thereto has not been elected, the Board members whose term of office has expired shall continue to hold office until his or her successor is so elected as provided under the Development Authorities Law (O.C.G.A. § 36-62-4 *et. seq.*).

Section 3.3. Reimbursement. The Board shall receive no compensation for their services but shall be reimbursed for their actual expenses incurred in the performance of their duties.

Section 3.4. Vacancies. A vacancy on the Board shall exist in the event of any member of the Board being convicted of a felony, or a member being convicted of a crime which involves moral turpitude or entering a plea of nolo contendere thereto; who fails to attend three (3) consecutive regular meetings of the Authority without an excused approval by the Board Chairperson. A vacancy on the Board shall also exist in the event of death, resignation, or relocation of a member outside of the City of Stockbridge, Georgia area. A vacancy shall be filled by an appointment by resolution of the Mayor and Council of the City.

ARTICLE IV MEETINGS

Section 4.1. Regular Meetings. Regular meetings shall be determined by the resolution of the Authority. Unless otherwise suspended by action of the Board, meetings shall be held not less than once per quarter. Notice of meetings shall be given in accordance with the Georgia Open Meetings Act, O.C.G.A. § 50-14-1, *et seq.*

Section 4.2. Special Meetings. Special meetings may be called by the Chairperson or any three members of the Board. Notice of any special meeting shall be given in accordance with the Georgia Open Meetings Act, O.C.G.A. § 50-14-1, *et seq.* at such place within the City of Stockbridge, Georgia, as shall be specified in the notice of such meeting.

Section 4.3. Notice of Meetings. Notice of regular meetings, including the time and place therefore, shall be provided to the members at least two business days ahead of the scheduled meeting. Notice of special meetings must be provided no less than twenty-four (24) hours before the start of the meeting. Public notice of all meetings must be made in accordance with the appropriate provisions of the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 *et. seq.*).

Section 4.4. Notice of Special Meetings. Notice of special meetings may be either oral or written. Oral notice may be delivered personally or by telephone and shall be given at least twenty-four (24) hours prior to the time of the meeting. Written notice may be sent by mail or electronic mail or delivered personally. If delivered personally or by electronic mail, such notice shall be delivered twenty-four (24) hours prior to the time of the meeting. If written notice is sent by mail, such notice shall be mailed three (3) days prior to the time of the meeting. Unless specified otherwise, any notice hereinafter called for in these by-laws shall be given as specified in this section. No notice of a meeting needs to be given to the Board unless such the Board states an objection to the place and time of the meeting. The Board may object to the manner in which a meeting has been called or convened or to the transaction of business. No notice shall be required by the Board if at any time before or after the meeting, such notice was waived in writing.

Section 4.5. Quorum. Four (4) members or a majority of the directors, including either the Chairperson or Vice-Chairperson to preside, at a meeting duly assembled and present to vote, shall constitute a quorum for the transaction of business. However, no action may be taken by the board without the affirmative vote of a majority of the full membership of the board. If at any meeting of the Authority there shall be less than a quorum, a majority of those present may adjourn and or postpone the meeting to another date, time place without further notice, subject to all requirements of these bylaws and the Open Meetings Law. This Authority shall also comply with any additional requirements of the Open Meetings Law pertaining to its minutes.

Section 4.6. Executive Session. For the purposes of these bylaws the terms executive meeting(s) or session(s) and/or executive meeting(s) or session(s) shall mean one and the same. The Chairperson may call for an executive session of the Authority only from within an open meeting, and no additional notice is required.

Section 4.7. Scope of Executive Sessions. Consistent with the scope detailed under O.C.G.A. §50-14-3(6) and §50-14- 1(d)(l) of the Open Meetings Act, the Board may enter into Executive Session if authorized by the majority of a quorum to (1) consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions pending or threatened by or against the Authority, or any of the members of the Board in their official capacity as Board members; (2) discuss the acquisition of real estate; (3) discuss or deliberate upon personnel matters; or (4) for any other reason recognized by the Open Meetings Act.

Section 4.8. Procedures. Executive sessions shall be closed to the public. Any resolution, rule, regulation, ordinance, or other official action of an agency adopted, taken, or made at a meeting which is not open to the public as required by O.C.G.A. §50-14-1, *et seq.*, shall not be binding. Voting on issues discussed in executive session shall only be made binding by a vote in an open meeting.

Section 4.9. Ex officio members. The Authority may include in its meetings and activities persons known as Ex officio members who shall be non-voting members representing governments, agencies or institutions in Henry County. Ex officio members may participate in Authority discussions and activities, provide reports from their respective agencies, and serve on Authority committees, subject to approval by the Chairperson. The Authority may create or disband Ex officio memberships as deemed necessary. Ex officio members are afforded regular participation in the Authority's public meetings and thereby contribute information and exercise influence in these discussions. As such, Ex officio Members shall agree to be bound as are Directors by the rules as they apply regarding Conflicts of Interest and Confidentiality as recorded in these Bylaws.

ARTICLE V

OFFICERS

Section 5.1. Election. The directors shall elect from one of their number a Chairperson, a Vice Chairperson, a Secretary, a Recording Secretary, a Treasurer and a Sergeant-at-Arms. The Treasurer and the Recording Secretary may be, but need not be, a director. A meeting shall be held during the month of December of each year for the purpose of electing new officers for the following twelve (12) months. Notice of the time and place of such meeting shall be given by the retiring Chairperson as provided for herein for regular meetings.

Section 5.2. Term and Removal. All officers will serve one-year terms, with no limits on the number of terms they may serve. All officers shall be elected by and serve at the discretion of the directors and any officer may be removed from office, either with or without cause, at any time, by the affirmative vote of the majority of the directors of the authority then in office. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, shall be filled by the directors for the unexpired portion of the term. Resignations shall be submitted in writing to the Chairperson.

Section 5.3. Duties of Chairperson. The Chairperson shall be responsible for directing all Board affairs and shall preside at all meetings of the Board. He or she may sign any documents, which have been authorized by the Board or are required by law to be signed or executed. In general, he or she shall perform all duties incident to the office of Chairperson and such other duties as may be prescribed by the Board from time to time. The Chairperson of the Authority shall be entitled to vote only in the event of a tie. The Chairperson shall appoint committees and committee chairpersons as may be necessary. The Chairperson shall be a member of all committees. The Chairperson, or its designee, shall be responsible to the City Council for reports and information on the Authority.

Section 5.4. Duties of Vice Chairperson. In the absence of the Chairperson, or in the event of his or her inability or refusal to act, as determined by a majority of the members present at a meeting at which a quorum is present, the Vice Chairperson shall perform the duties of the Chairperson and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairperson. The Vice Chairperson shall perform such other duties as from time to time may be assigned to him or her by the Chairperson.

Section 5.5. Duties of Secretary. The Secretary shall act as custodian of Authority records, books, as well as the Seal of the Authority. The Secretary shall affix the Authority seal to any lawfully executed documents requiring it and shall attest to the signature of the Chairperson and/or the Vice Chairperson of the Authority who are authorized to execute documents of the Authority. The Secretary shall maintain a current list of the names, addresses and telephone numbers of the Chairperson, Vice Chairperson, the officers, and legal counsel. The Secretary shall give appropriate notices in accordance with the bylaws and as required by law.

Section 5.6. Duties of Recording Secretary. The Recording Secretary shall attend meetings for the purpose of recording the minutes of such meetings. The Recording Secretary need not be a member of the board. If a non-member, the Recording Secretary shall not have any of the powers, rights, or duties of directors.

Section 5.7. Duties of Treasurer. The treasurer shall be the chief financial officer and custodian of the funds of the Authority and shall supervise the collection of monies due to the Authority, the expenditures of the Authority funds, and the preparation and maintenance of appropriate books of accounts including banks, trust companies and any other depositories institutions. The Treasurer shall have the responsibility of keeping an accurate list and descriptions of all financial records, accounts, properties and business transactions of the Authority. The Treasurer shall receive and give receipts for monies due and payable to the Authority from any source. The Treasurer shall make or cause to be made such disbursements as the Authority may direct and to see to the proper drafting of all checks, drafts, notes and order for the payment of the money as required in the business of the Authority and as the Authority may direct. The Treasurer shall oversee development of the Annual Budget. The Treasurer shall cause an Annual Audit of the books

of the Authority to be made by the firm that audits the books of the City of Stockbridge and present such audit to the Boards members of the Authority. A copy of the audit shall be filed with the state Auditor, if necessary, to comply with Local Government Financial Standards Act (Georgia Laws, 1980, p. 1738). The Treasurer shall make reports to the Authority as to its financial condition. The Treasurer shall make available all financial information of the Authority to the Mayor and Council of Stockbridge, Georgia. In general, the Treasurer shall perform all duties usually incident to the office of Treasurer and such other duties as may be prescribed by the members of the Authority from time to time. The Treasurer need not be a of the board. If a non-member, the Treasurer will not have any of the powers, rights, or duties of the Board.

Section 5.8. Duties of Sergeant at Arms. Sergeant at Arms is the chief bylaws enforcement and protocol officer of the Authority and is responsible for order and efficiency during meetings. The Sergeant at Arms reviews and implements all issues relating to the safety and security of the Authority members and meeting environments. The Sergeant-at-Arms shall have the responsibility to verify attendance and compliance with "Open Meeting" Laws and quorums at meetings. If the Authority votes by raised hands, the sergeant-at-arms counts the hands; if the Authority votes by ballot, the Sergeant-at-Arms will distribute, collect and count the ballots.

Section 5.9. External Advisors. The Board may appoint professional advisors such as engineers, attorneys, fiscal agents, accountants, and employees and may assign such duties as are necessary to accomplish the purpose of the Authority. Professional advisors and legal counsel serve at the pleasure of the Authority and may be dismissed by a majority vote of the Board. The Board may provide for their compensation and duties.

Section 5.10. Subcommittees. Standing or special subcommittees of the Board may be created as deemed appropriate by the Chairperson or a majority of the members of the Board. The Authority may appoint members of the subcommittees such as individuals who live or work in the City of Stockbridge as the Authority deems appropriate and such members do not have to be members of the Authority. The subcommittee shall serve in an advisory capacity to the Authority. The Chairperson of the Authority shall choose from among the members of each subcommittee a person to serve as chairperson of that subcommittee. The chairperson of each subcommittee shall serve a term assigned by a majority of the Board and be eligible for reappointment. Each subcommittee shall make reports of its activities to the Authority as the Chairperson or the Board requests.

ARTICLE VI

CONFLICT OF INTEREST AND CODE OF ETHICS

Section 6.1. Code of ethics: The provisions of Georgia Code of ethics for members of boards, commissions, and authorities (O.C.G.A. Code Sections 45-10-3 and 45-10-4) shall apply to all Board members of the authority. No member or employee of the Authority shall have, directly or indirectly, any financial interest, profit, or benefit, in any contract work or business of the Authority, nor in the sale, lease, or purchase of any property to or from the Authority. Should one or more members or employees have acquired, prior to their affiliation with the Authority, property located in an area in which the Authority is undertaking to implement a development plan, and the Authority wishes to purchase or otherwise acquire such property from the employee or member, then in such event, the sale or transfer of such property, upon full disclosure of the employee or member's interest in property, shall not be deemed a violation of this Article. In addition to the foregoing, the members of the Authority may by resolution adopt a conflict of interest and ethics policy that incorporates a Code of Ethics appropriately similar to those maintained by the State of Georgia and/or City. For purposes of clarification, the members and employees of the Authority shall be required to comply with applicable provision of the laws of the State of Georgia as such relate to conflicts of interest and ethics.

ARTICLE VII

FISCAL YEAR

Section 7.1. Time. The fiscal year of the Authority shall begin on the first day of January of each year and end on the last day of December of each year.

Section 7.2. Annual Audit. The Treasurer of the Development Authority shall cause an annual audit of the books of the Authority to be made by the firm that audits the books of the City of Stockbridge and present such audit to the Board members of the Authority. An audited financial statement shall be provided to the City of Stockbridge fiscal officer, within six months of the end of the previous fiscal year. A copy of the audit shall be filed with the State Auditor; if necessary, to comply with the Local Government Financial Management Standards Act. (Georgia Laws, 1980, p. 1738).

ARTICLE VIII **BYLAWS, SEAL AND POLICIES**

Section 8.1. Establishment of Bylaws. These bylaws are established pursuant to further efficiency and operation of the Authority and shall become effective upon a majority vote of the members of the Board provided, however, that as and to the extent of any inconsistency between the provisions of these bylaws and state law, the provisions of state law shall prevail.

Section 8.2. Rules, Regulations and Policies. The Board shall have the power and authority to make such rules, regulations, and policies consistent with state law as said Board may deem expedient concerning the purpose of the Authority provided for by state law.

Section 8.3. Seal. The Seal of the Authority shall consist of an impression bearing the name "Development Authority of the City of Stockbridge, Georgia" around the perimeter and the word "SEAL" and the year of activation in the center thereof. In lieu thereof, the Authority may use an impression or writing bearing the word "SEAL" enclosed in parentheses or scroll, which shall also be deemed the seal of the Authority.

ARTICLE IX **LEGAL AND FINANCIAL AUTHORITY TO ACT**

Section 9.1. Finances. All funds of the Authority shall be deposited into a bank account or depository as designated by the Authority. All funds must remain in the care and custody of the Treasurer or Chairperson until such bank deposit occurs.

Section 9.2. Execution of Notes, Drafts, and Checks. All drafts, checks, etc. drawn against accounts of the Authority shall be approved by the Board and signed by the Chairperson or the Vice Chairperson or Treasurer.

Section 9.3. Bookkeeping. The Treasurer shall keep regular books of accounts showing receipts and expenditures and shall render to the members of the Board of the Authority and the Mayor and City Council for the City of Stockbridge, at least quarterly, an account of Authority transactions, and also of the financial condition of the Authority.

Section 9.4. Contracts and legal Instruments. When necessary and proper for carrying into execution the powers and purposes set forth under O.C.G.A. § 36-62-6 *et seq*, contracts and other instruments to be executed by the Authority shall be signed by, unless otherwise required by law, the chairperson, and the secretary.

Section 9.5. Financial Obligations and Expenditures. When necessary and proper for carrying into execution the powers and purposes set forth in the Development Authorities Law pursuant to O.C.G.A. § 36-62-6 *et seq*, the Board may authorize by majority vote, in writing, any officer or City of Stockbridge personnel to execute financial transactions and undertake financial obligations required for operations of the business of the Authority. The Authority will employ the use of signed vouchers for disbursement of funds.

Section 9.6. Conveyance of Title. Upon the action of the Authority resolving to convey title or take title to real property, the signature of the Chairperson as well as the signature of the Secretary shall be required.

ARTICLE X
AMENDMENTS

Section 10.1. Amendments. The by-laws of the Authority shall be amended, revised, suspended or released by a majority vote of at least five (5) members of the Board who must be present to vote. Notice of proposed amendments shall be submitted in writing via certified mail or by electronic mail to each member of the Board at least ten (10) days prior to such meeting at which such proposed amendment(s) shall be presented. The notice must include a fair statement of what amendment or revision is proposed.

ARTICLE XI
ATTENDANCE

Section 11.1. Attendance. In the event of a state of emergency or emergency conditions, the Authority may call a virtual teleconference meeting pursuant to Section 4.1, as provided herein. The Authority may meet by virtual teleconference, so long as the notice requirements are adhered to according to the Georgia Open Meetings Act under O.C.G.A. § 50-14-1 *et. seq.* The Authority shall afford means for the public to have simultaneous access to the teleconference meeting. Emergency conditions shall include but are not limited to, a threat to public safety, a threat to the preservation of property, or a threat to public services. If the Authority meets in-person, and any one member of the Board suffers from an emergency condition, and if no undue burden is presented, there may be an option for a hybrid, virtual teleconference and in-person meeting.

The foregoing Bylaws were adopted by the Development Authority of the City of Stockbridge this 11th day of April, 2023.

Chairperson of the Authority

Secretary of the Authority

**STATE OF GEORGIA
COUNTY OF HENRY**

RESOLUTION 2025-_____

**A RESOLUTION OF THE CITY OF STOCKBRIDGE DEVELOPMENT
AUTHORITY TO ESTABLISH THE MARKETING & PUBLIC ENGAGEMENT
SUBCOMMITTEE; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR
OTHER LAWFUL PURPOSES.**

WHEREAS, the City of Stockbridge Development Authority (“Authority”) is a public body, corporate and politic authority; and

WHEREAS, the purpose of the Authority shall be to develop and promote, for the public good and general welfare, trade, commerce, industry, and employment opportunities within the City; and

WHEREAS, the Authority’s Board of Directors (“Board”) adopted the Bylaws of the Authority on April 11, 2023 (“Bylaws”), more particularly described in **Exhibit A** attached hereto and incorporated herein; and

WHEREAS, Article V, Section 5.10 of the Bylaws state the Board may create as deemed appropriate by the Chair or a majority of the members of the Board subcommittees to serve in an advisory capacity to the Authority; and

WHEREAS, the Authority hereby establishes the “Marketing and Public Engagement Subcommittee” which shall be responsible to support the strategic purpose and mission of the Authority as mentioned above; and

WHEREAS, the Marketing and Public Engagement Subcommittee shall be responsible for developing annual and/or quarterly marketing strategies to promote real estate development aligned with Authority goals; and

WHEREAS, the Marketing and Public Engagement Subcommittee shall also be responsible for crafting the Authority’s real estate identity and branding across all applicable media platforms by creating content and advertisements; and

WHEREAS, the Marketing and Public Engagement Subcommittee shall bring all marketing strategies and pronouncements concerning the Authority to the Authority for final verdict; and

WHEREAS, the persons designated to be on the Marketing and Public Engagement Subcommittee shall be Ariel Shaw, Scott Hughes, and Terri Gleaton; and

WHEREAS, Article V, Section 5.10 of the Bylaws state the Chair of the Authority shall choose from among the members of the subcommittee a person to serve as chairperson of that

subcommittee and the chairperson of that subcommittee shall serve a term assigned by the majority of the Board and be eligible for reappointment; and

WHEREAS, the chairperson of the Marketing and Public Engagement Subcommittee is Ariel Shaw.

NOW THEREFORE, THE CITY OF STOCKBRIDGE DEVELOPMENT AUTHORITY HEREBY RESOLVES:

Section 1. Approval. The Marketing and Public Engagement Subcommittee as presented to the City of Stockbridge Development Authority on April 14, 2025 is hereby approved.

Section 2. Public Record. This document shall be maintained as a public record by the Authority Secretary and shall be accessible to the public during all normal business hours of the Authority.

Section 3. Authorization of Execution. The Chair is hereby authorized to sign all documents necessary to effectuate this Resolution.

Section 4. Attestation. The Authority's Secretary is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the Authority Attorney.

Section 5. Effective Date. This Resolution shall become effective immediately upon its approval.

SO RESOLVED this ____ day of _____, 2025.

**CITY OF STOCKBRIDGE DEVELOPMENT
AUTHORITY:**

By: _____

Name: _____

Title: CHAIR

ATTEST:

Authority Secretary

APPROVED AS TO FORM:

Authority Attorney

EXHIBIT A

Bylaws of the Development Authority of the City of Stockbridge

ARTICLE I **NAME**

The name of the Authority shall be the Development Authority of the City of Stockbridge or Citywide Development Authority, (the "Authority").

ARTICLE II **PURPOSE AND POWER**

Section 2.1. Purpose. The Authority is a "public body, corporate and politic" instrumentality and political subdivision of the State of Georgia established pursuant to the authority of the Official Code of Georgia, Annotated, §36-62-1, *et seq.*, as amended, and by resolution duly adopted on April 12, 2021 by the Mayor and Council of the City of Stockbridge, Georgia ("City of Stockbridge"). The purpose of the Authority shall be to develop and promote, for the public good and general welfare, trade, commerce, industry and employment opportunities within the City of Stockbridge.

Section 2.2. Powers. The powers and duties of the Authority shall be those granted by the Constitution and laws of the State of Georgia. The Authority shall have the power to make such rules, regulations and policies consistent with state law as expressly provided under O.C.G.A. § 36-62-6 *et seq* and as incorporated herein.

ARTICLE III **BOARD OF DIRECTORS**

Section 3.1. Membership. The Board of Directors (the "Board") of the Authority shall be composed of seven (7) members, each of whom shall be a taxpayer residing in the City of Stockbridge and none of whom shall be a member of the governing body of the City.

Section 3.2. Terms. The initial terms of office of the Board shall be staggered to include four (4) members to serve an initial term of two (2) years and three (3) members to serve an initial term of four (4) years. Thereafter, any succeeding Board member shall serve a term of four (4) years as set forth by Law. If, at the end of any term of office of any Board member, a successor thereto has not been elected, the Board members whose term of office has expired shall continue to hold office until his or her successor is so elected as provided under the Development Authorities Law (O.C.G.A. § 36-62-4 *et. seq.*).

Section 3.3. Reimbursement. The Board shall receive no compensation for their services but shall be reimbursed for their actual expenses incurred in the performance of their duties.

Section 3.4. Vacancies. A vacancy on the Board shall exist in the event of any member of the Board being convicted of a felony, or a member being convicted of a crime which involves moral turpitude or entering a plea of nolo contendere thereto; who fails to attend three (3) consecutive regular meetings of the Authority without an excused approval by the Board Chairperson. A vacancy on the Board shall also exist in the event of death, resignation, or relocation of a member outside of the City of Stockbridge, Georgia area. A vacancy shall be filled by an appointment by resolution of the Mayor and Council of the City.

ARTICLE IV **MEETINGS**

Section 4.1. Regular Meetings. Regular meetings shall be determined by the resolution of the Authority. Unless otherwise suspended by action of the Board, meetings shall be held not less than once per quarter. Notice of meetings shall be given in accordance with the Georgia Open Meetings Act, O.C.G.A. § 50-14-1, *et seq.*

Section 4.2. Special Meetings. Special meetings may be called by the Chairperson or any three members of the Board. Notice of any special meeting shall be given in accordance with the Georgia Open Meetings Act, O.C.G.A. § 50-14-1, *et seq.* at such place within the City of Stockbridge, Georgia, as shall be specified in the notice of such meeting.

Section 4.3. Notice of Meetings. Notice of regular meetings, including the time and place therefore, shall be provided to the members at least two business days ahead of the scheduled meeting. Notice of special meetings must be provided no less than twenty-four (24) hours before the start of the meeting. Public notice of all meetings must be made in accordance with the appropriate provisions of the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 *et. seq.*).

Section 4.4. Notice of Special Meetings. Notice of special meetings may be either oral or written. Oral notice may be delivered personally or by telephone and shall be given at least twenty-four (24) hours prior to the time of the meeting. Written notice may be sent by mail or electronic mail or delivered personally. If delivered personally or by electronic mail, such notice shall be delivered twenty-four (24) hours prior to the time of the meeting. If written notice is sent by mail, such notice shall be mailed three (3) days prior to the time of the meeting. Unless specified otherwise, any notice hereinafter called for in these by-laws shall be given as specified in this section. No notice of a meeting needs to be given to the Board unless such the Board states an objection to the place and time of the meeting. The Board may object to the manner in which a meeting has been called or convened or to the transaction of business. No notice shall be required by the Board if at any time before or after the meeting, such notice was waived in writing.

Section 4.5. Quorum. Four (4) members or a majority of the directors, including either the Chairperson or Vice-Chairperson to preside, at a meeting duly assembled and present to vote, shall constitute a quorum for the transaction of business. However, no action may be taken by the board without the affirmative vote of a majority of the full membership of the board. If at any meeting of the Authority there shall be less than a quorum, a majority of those present may adjourn and or postpone the meeting to another date, time place without further notice, subject to all requirements of these bylaws and the Open Meetings Law. This Authority shall also comply with any additional requirements of the Open Meetings Law pertaining to its minutes.

Section 4.6. Executive Session. For the purposes of these bylaws the terms executive meeting(s) or session(s) and/or executive meeting(s) or session(s) shall mean one and the same. The Chairperson may call for an executive session of the Authority only from within an open meeting, and no additional notice is required.

Section 4.7. Scope of Executive Sessions. Consistent with the scope detailed under O.C.G.A. §50-14-3(6) and §50-14- 1(d)(l) of the Open Meetings Act, the Board may enter into Executive Session if authorized by the majority of a quorum to (1) consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions pending or threatened by or against the Authority, or any of the members of the Board in their official capacity as Board members; (2) discuss the acquisition of real estate; (3) discuss or deliberate upon personnel matters; or (4) for any other reason recognized by the Open Meetings Act.

Section 4.8. Procedures. Executive sessions shall be closed to the public. Any resolution, rule, regulation, ordinance, or other official action of an agency adopted, taken, or made at a meeting which is not open to the public as required by O.C.G.A. §50-14-1, *et seq.*, shall not be binding. Voting on issues discussed in executive session shall only be made binding by a vote in an open meeting.

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Section 5.2. Term and Removal. All officers will serve one-year terms, with no limits on the number of terms they may serve. All officers shall be elected by and serve at the discretion of the directors and any officer may be removed from office, either with or without cause, at any time, by the affirmative vote of the majority of the directors of the authority then in office. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, shall be filled by the directors for the unexpired portion of the term. Resignations shall be submitted in writing to the Chairperson.

Section 5.3. Duties of Chairperson. The Chairperson shall be responsible for directing all Board affairs and shall preside at all meetings of the Board. He or she may sign any documents, which have been authorized by the Board or are required by law to be signed or executed. In general, he or she shall perform all duties incident to the office of Chairperson and such other duties as may be prescribed by the Board from time to time. The Chairperson of the Authority shall be entitled to vote only in the event of a tie. The Chairperson shall appoint committees and committee chairpersons as may be necessary. The Chairperson shall be a member of all committees. The Chairperson, or its designee, shall be responsible to the City Council for reports and information on the Authority.

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Section 5.5. Duties of Secretary. The Secretary shall act as custodian of Authority records, books, as well as the Seal of the Authority. The Secretary shall affix the Authority seal to any lawfully executed documents requiring it and shall attest to the signature of the Chairperson and/or the Vice Chairperson of the Authority who are authorized to execute documents of the Authority. The Secretary shall maintain a current list of the names, addresses and telephone numbers of the Chairperson, Vice Chairperson, the officers, and legal counsel. The Secretary shall give appropriate notices in accordance with the bylaws and as required by law.

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Section 5.7. Duties of Treasurer. The treasurer shall be the chief financial officer and custodian of the funds of the Authority and shall supervise the collection of monies due to the Authority, the expenditures of the Authority funds, and the preparation and maintenance of appropriate books of accounts including banks, trust companies and any other depositories institutions. The Treasurer shall have the responsibility of keeping an accurate list and descriptions of all financial records, accounts, properties and business transactions of the Authority. The Treasurer shall receive and give receipts for monies due and payable to the Authority from any source. The Treasurer shall make or cause to be made such disbursements as the Authority may direct and to see to the proper drafting of all checks, drafts, notes and order for the payment of the money as required in the business of the Authority and as the Authority may direct. The Treasurer shall oversee development of the Annual Budget. The Treasurer shall cause an Annual Audit of the books

of the Authority to be made by the firm that audits the books of the City of Stockbridge and present such audit to the Boards members of the Authority. A copy of the audit shall be filed with the state Auditor, if necessary, to comply with Local Government Financial Standards Act (Georgia Laws, 1980, p. 1738). The Treasurer shall make reports to the Authority as to its financial condition. The Treasurer shall make available all financial information of the Authority to the Mayor and Council of Stockbridge, Georgia. In general, the Treasurer shall perform all duties usually incident to the office of Treasurer and such other duties as may be prescribed by the members of the Authority from time to time. The Treasurer need not be a of the board. If a non-member, the Treasurer will not have any of the powers, rights, or duties of the Board.

Section 5.8. Duties of Sergeant at Arms. Sergeant at Arms is the chief bylaws enforcement and protocol officer of the Authority and is responsible for order and efficiency during meetings. The Sergeant at Arms reviews and implements all issues relating to the safety and security of the Authority members and meeting environments. The Sergeant-at-Arms shall have the responsibility to verify attendance and compliance with "Open Meeting" Laws and quorums at meetings. If the Authority votes by raised hands, the sergeant-at-arms counts the hands; if the Authority votes by ballot, the Sergeant-at-Arms will distribute, collect and count the ballots.

Section 5.9. External Advisors. The Board may appoint professional advisors such as engineers, attorneys, fiscal agents, accountants, and employees and may assign such duties as are necessary to accomplish the purpose of the Authority. Professional advisors and legal counsel serve at the pleasure of the Authority and may be dismissed by a majority vote of the Board. The Board may provide for their compensation and duties.

Section 5.10. Subcommittees. Standing or special subcommittees of the Board may be created as deemed appropriate by the Chairperson or a majority of the members of the Board. The Authority may appoint members of the subcommittees such as individuals who live or work in the City of Stockbridge as the Authority deems appropriate and such members do not have to be members of the Authority. The subcommittee shall serve in an advisory capacity to the Authority. The Chairperson of the Authority shall choose from among the members of each subcommittee a person to serve as chairperson of that subcommittee. The chairperson of each subcommittee shall serve a term assigned by a majority of the Board and be eligible for reappointment. Each subcommittee shall make reports of its activities to the Authority as the Chairperson or the Board requests.

ARTICLE VI **CONFLICT OF INTEREST AND CODE OF ETHICS**

Section 6.1. Code of ethics: The provisions of Georgia Code of ethics for members of boards, commissions, and authorities (O.C.G.A. Code Sections 45-10-3 and 45-10-4) shall apply to all Board members of the authority. No member or employee of the Authority shall have, directly or indirectly, any financial interest, profit, or benefit, in any contract work or business of the Authority, nor in the sale, lease, or purchase of any property to or from the Authority. Should one or more members or employees have acquired, prior to their affiliation with the Authority, property located in an area in which the Authority is undertaking to implement a development plan, and the Authority wishes to purchase or otherwise acquire such property from the employee or member, then in such event, the sale or transfer of such property, upon full disclosure of the employee or member's interest in property, shall not be deemed a violation of this Article. In addition to the foregoing, the members of the Authority may by resolution adopt a conflict of interest and ethics policy that incorporates a Code of Ethics appropriately similar to those maintained by the State of Georgia and/or City. For purposes of clarification, the members and employees of the Authority shall be required to comply with applicable provision of the laws of the State of Georgia as such relate to conflicts of interest and ethics.

ARTICLE VII **FISCAL YEAR**

Section 7.1. Time. The fiscal year of the Authority shall begin on the first day of January of each year and end on the last day of December of each year.

Section 7.2. Annual Audit. The Treasurer of the Development Authority shall cause an annual audit of the books of the Authority to be made by the firm that audits the books of the City of Stockbridge and present such audit to the Board members of the Authority. An audited financial statement shall be provided to the City of Stockbridge fiscal officer, within six months of the end of the previous fiscal year. A copy of the audit shall be filed with the State Auditor; if necessary, to comply with the Local Government Financial Management Standards Act. (Georgia Laws, 1980, p. 1738).

ARTICLE VIII **BYLAWS, SEAL AND POLICIES**

Section 8.1. Establishment of Bylaws. These bylaws are established pursuant to further efficiency and operation of the Authority and shall become effective upon a majority vote of the members of the Board provided, however, that as and to the extent of any inconsistency between the provisions of these bylaws and state law, the provisions of state law shall prevail.

Section 8.2. Rules, Regulations and Policies. The Board shall have the power and authority to make such rules, regulations, and policies consistent with state law as said Board may deem expedient concerning the purpose of the Authority provided for by state law.

Section 8.3. Seal. The Seal of the Authority shall consist of an impression bearing the name "Development Authority of the City of Stockbridge, Georgia" around the perimeter and the word "SEAL" and the year of activation in the center thereof. In lieu thereof, the Authority may use an impression or writing bearing the word "SEAL" enclosed in parentheses or scroll, which shall also be deemed the seal of the Authority.

ARTICLE IX **LEGAL AND FINANCIAL AUTHORITY TO ACT**

Section 9.1. Finances. All funds of the Authority shall be deposited into a bank account or depository as designated by the Authority. All funds must remain in the care and custody of the Treasurer or Chairperson until such bank deposit occurs.

Section 9.2. Execution of Notes, Drafts, and Checks. All drafts, checks, etc. drawn against accounts of the Authority shall be approved by the Board and signed by the Chairperson or the Vice Chairperson or Treasurer.

Section 9.3. Bookkeeping. The Treasurer shall keep regular books of accounts showing receipts and expenditures and shall render to the members of the Board of the Authority and the Mayor and City Council for the City of Stockbridge, at least quarterly, an account of Authority transactions, and also of the financial condition of the Authority.

Section 9.4. Contracts and legal Instruments. When necessary and proper for carrying into execution the powers and purposes set forth under O.C.G.A. § 36-62-6 *et seq*, contracts and other instruments to be executed by the Authority shall be signed by, unless otherwise required by law, the chairperson, and the secretary.

Section 9.5. Financial Obligations and Expenditures. When necessary and proper for carrying into execution the powers and purposes set forth in the Development Authorities Law pursuant to O.C.G.A. § 36-62-6 *et seq*, the Board may authorize by majority vote, in writing, any officer or City of Stockbridge personnel to execute financial transactions and undertake financial obligations required for operations of the business of the Authority. The Authority will employ the use of signed vouchers for disbursement of funds.

Section 9.6. Conveyance of Title. Upon the action of the Authority resolving to convey title or take title to real property, the signature of the Chairperson as well as the signature of the Secretary shall be required.

ARTICLE X
AMENDMENTS

Section 10.1. Amendments. The by-laws of the Authority shall be amended, revised, suspended or released by a majority vote of at least five (5) members of the Board who must be present to vote. Notice of proposed amendments shall be submitted in writing via certified mail or by electronic mail to each member of the Board at least ten (10) days prior to such meeting at which such proposed amendment(s) shall be presented. The notice must include a fair statement of what amendment or revision is proposed.

ARTICLE XI
ATTENDANCE

Section 11.1. Attendance. In the event of a state of emergency or emergency conditions, the Authority may call a virtual teleconference meeting pursuant to Section 4.1, as provided herein. The Authority may meet by virtual teleconference, so long as the notice requirements are adhered to according to the Georgia Open Meetings Act under O.C.G.A. § 50-14-1 *et. seq.* The Authority shall afford means for the public to have simultaneous access to the teleconference meeting. Emergency conditions shall include but are not limited to, a threat to public safety, a threat to the preservation of property, or a threat to public services. If the Authority meets in-person, and any one member of the Board suffers from an emergency condition, and if no undue burden is presented, there may be an option for a hybrid, virtual teleconference and in-person meeting.

The foregoing Bylaws were adopted by the Development Authority of the City of Stockbridge this 11th day of April, 2023.

Chairperson of the Authority

Secretary of the Authority

Retail Leakage Report

Stockbridge

Retail Leakage by Industry

Category	Average Share of Stockbridge Resident Wallet Spent Inside Henry County	Average Share Spent Outside Henry County
General Services	82.9%	17.1%
Grocery and Dept Stores	62.9%	30.1%
Service Stations	69.6%	30.4%
Personal Care and Services	65.6%	34.4%
Fast Food Restaurants	57.8%	42.2%
Dining and Nightlife	57.3%	42.7%
Specialty Retail	47.9%	52.1%
Others	45.6%	54.4%
Leisure, Recreation, and Entertainment	42.9%	57.1%
Transportation	38.7%	61.3%
Clothing and Accessories	35.3%	64.7%
Financial Services	27.1%	72.9%
Dealerships	23.1%	76.9%

Retail Leakage by County: All Industries

Share of Wallet (Spend)

County	Share
Henry	52.9%
Clayton	14.2%
Fulton	13.7%
DeKalb	4.5%
Gwinnett	3.8%

Share of Cardholders

County	Share
Henry	61.9%
Clayton	19.6%
Fulton	18.1%
DeKalb	6.6%
Rockdale	5.1%

Retail Leakage by County: Dining and Nightlife

Share of Wallet (Spend)

County	Share
Henry	57.3%
Fulton	15.6%
Clayton	9.5%
DeKalb	4.5%
Gwinnett	3.4%

Share of Cardholders

County	Share
Henry	72.1%
Fulton	22.8%
Clayton	20.9%
DeKalb	9.4%
Rockdale	6.0%

Additional Spending Insights



Advanced Spending in Stockbridge

AVG. SPEND PER TRIP ▼

\$118.60

AVG. TRANSACTIONS PER TRIP

2.6 transactions

▼ TOTAL SPEND ▼

\$372,439,138

\$279,322,461 - \$465,555,814

TOTAL TRIPS ▼

5,369,116

4,026,784 - 6,711,448

In/Out of State

What is the spending split for in-state vs out-of-state?

● In State

94.4%

● Out-of-State

5.65%



Locals vs Visitor

What is the spending split for locals vs visitors?

● Local

91.5%

● Visitor

8.5%



Min distance filter is not applied to this chart.

Locals: 0 - 50 Miles | Visitors: 50 - 4777 Miles

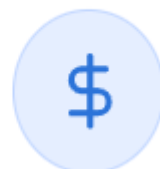
TOP AGE GROUP



45-64

39.3%

TOP INCOME LEVEL



\$0-\$50K

25.6%

TOP EDUCATION LEVEL



High School

54.1%

TOP ETHNICITY



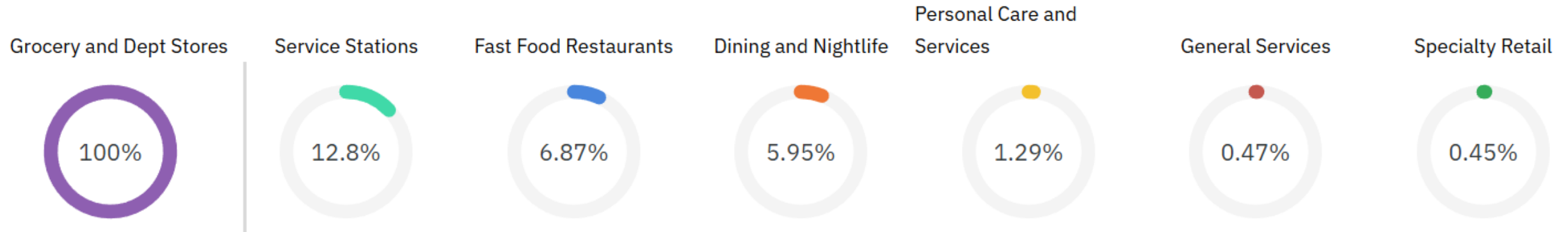
White

58.1%

Advanced Spending in Stockbridge

Of those that spend at **Grocery and Dept Stores**, which other categories did they spend at in the same trip?

Average Correlation



Of those that spend at **Dining and Nightlife**, which other categories did they spend at in the same trip?

Average Correlation





Georgia
Power



STOCKBRIDGE CITYWIDE DEVELOPMENT AUTHORITY **2025 QUARTER 2 REPORT**

To: The Mayor and City Council of the City of Stockbridge, Georgia
From: Stockbridge Citywide Development Authority
Date: July 23, 2025
Subject: Stockbridge Citywide Development Authority 2025 Quarter 2 Report

EVENTS

3rd Annual Economic Development Brunch. The Stockbridge Citywide Development Authority ("Authority") has been invited through Chair Ariel Shaw, MBA and is attending an exclusive high impact economic development, commercial real estate, and development luncheon with over 30 additional cities and authorities from all over the state of Georgia on **Thursday, July 24th, 2025** being held at Gurdian Works in Atlanta, GA, from 10am to 2pm. The CDA also has a display table in which the Economic Development Department will staff to showcase "Select Stockbridge" provide collaterals and collect leads.

MARKETING & BRANDING

Marketing & Public Engagement Subcommittee. The CDA Board is working with a Marketing Agency through the ED Department for Billboard Ad Development off I-75. We are currently on the second round of edits.

The Authority shall adopt a Marketing & Public Engagement Subcommittee ("Subcommittee") which shall be responsible for developing annual and/or quarterly marketing strategies to promote real estate development aligned with Authority goals. This Subcommittee shall also be responsible for crafting the Authority's real estate identity and branding across all applicable media platforms by creating content and advertisements.

Think Link Media Outdoor Digital Billboard. The Authority has negotiated final terms with Think Link Media regarding a digital billboard for the Authority's advertising efforts for the 2025/2026 Fiscal Year. The billboard shall be between the two exits on I-75 of 221 and 218 and shall address both local and interstate travelers with an extremely strong read.

Updated Videos, Interviews and B-Roll. The Authority has authorized marketing budget that will include an update to the Authority's Marketing Video to update B-Roll with the City's newest developments and Key Stakeholder Interviews. We are awaiting the Board & Subcommittee to authorize this to move this project to completion.



Retention and Attraction. The Board has secured the domain names **visitstockbridgega.com** and **visitstockbridgega.org**. As these will be used for redirects to an additional page on the Authority's website to highlight the City's hotels and restaurants. As a note, the Authority's current website and public facing name, *Select Stockbridge*, is www.selectstockbridge.com.

BUSINESS DEVELOPMENT

Strategic Initiative Subcommittee. The Board is working with their Commercial Broker to strategically determine key real properties to secure for *development and redevelopment opportunities*.

The Board has been provided and is reviewing information relating to a business assistance program and façade grant.

The Authority shall adopt a Strategic Initiative Subcommittee ("Subcommittee") which shall be responsible for supporting the Authority's mission of developing and promoting, for the public good and general welfare, trade, commerce, industry, and employment opportunities within the City.

Website Initiatives. The CDA Website has been updated with pertinent updates, adding board members, updated developments within the city, as well as establishing a portal to house bonding documentation requests.

The City has linked The Authority's website to establish more streamlined approach, to provide incentive information to potential developers with ease and efficiency.

Resolution Approving Invoice. The Authority has paid said invoice to The City of Stockbridge for real property transaction facilitated by The Authority.

The Authority has approved a resolution regarding a March 31, 2025, invoice to pay the City a total amount of Four Hundred and Seven Thousand, Nine Hundred and Nineteen and 16/100 Dollars (\$407,919.16) for a prior sale of real property.

Real Estate. The Board has received, reviewed and is in the process of responding to an LOI that is over \$5Million Dollars.

The Board is in receipt of and reviewing additional real estate requests from interested parties that include parties in the financial industry and the hospitality industry.