



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 November 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

WEDNESDAY, NOVEMBER 12, 2025 6:00 PM

- I. Call to Order - Chair**
- II. Roll Call - Secretary**
- III. Approval of Agenda**
- IV. Old Business**
 - 1. Review and Approval of October Meeting Minutes
- V. New Business**
 - 2. Chair Updates
 - 3. 2026 Meeting Schedule
 - 4. Small Business Summit
 - 5. Hispanic Small Business Expo (August 15, 2026)
 - 6. Restaurant Week (2nd week of August 2026)
 - 7. Chris Tucker Golf Tournament and Comedy Show (August 29 & 31, 2026)
 - 8. Economic Development Department
 - 9. Finance and Treasurer Updates
 - 10. Elections for CDA Executive Board
 - Chair
 - Vice Chair
 - Secretary
 - Treasurer
- VI. Executive Session (if needed)**
- VII. Adjourn**



Citywide Development Authority
Meeting Minutes
Tuesday, October 14, 2025
Stockbridge City Hall Levi Meeting Room 6:00 P.M.

Ariel Shaw, Chair Present	LaKeisha Gantt, Secretary/Councilmember Present
Terri Gleton, Vice Chair Present	Gadson Woodall, Treasurer Present
Scott Hughes, Board Member Absent	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

Also Present: Vanessas Holiday, City Clerk (Recorder)
Christine Chavis, Economic Development Coordinator

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

Secretary Gantt conducted the roll call. All members were in attendance except Board Members Hughes and Sears.

Motion to approve the Agenda was made by Chair Shaw; seconded by Board Vice Chair Gleton. The motion passed unanimously 7-0.

Motion to approve the August 12, 2025 Meeting Minutes with the amendment to pg. 3 changing the word from donation to sponsorship was made by Chair Shaw; seconded by Board Member Jones. The motion passed unanimously 7-0.

Board Member Sears joined the meeting.

New Business

Chair Updates – Chair Shaw noted five board members were able to attend the GEDA (Georgia Economic Development Association) Conference in Savannah, where there was more focus on education, and the effect of K-12 and economic



development, and has since reached out to Henry County school board members, asking about the participation in the Ron Clark Academy, and referenced the STEM School set to open next year and asked members for their conference takeaways.

Board member Woodall stated the GEDA Conference was a good conference, with good information.

Vice Chair Gleaton noted she attended the educational sessions where there were engineering firms and learned they provide free services for soil testing, and the data is available and would be a value-add for developers who are looking to build in the Stockbridge community; and spoke with vendors regarding the Worksource on the job training program.

Board member Humphries stated she enjoyed the conference and noted it was good to see and meet local developers who were in attendance.

Ms. Chavis stated the conference was high-level and very impactful, and that data centers were a hot topic of conversation.

Chair Shaw noted the port did not take a bad hit as it relates to the tariffs.

Chair Shaw referenced the upcoming Council for Quality Growth Four Pillars Event, asking if members want to sponsor and/or purchase tickets or table to attend. There was a consensus from the board to participate with a sponsorship table.

Motion to approve sponsorship not to exceed \$2,500 sponsorship/table was made by Chair Shaw; seconded by Vice Chair Gleaton. The motion passed unanimously 8-0.

Chair Shaw referenced the upcoming Small Business Summit in partnership with the City, taking place on Thursday, November 6 from 9am – 2pm, at the Merle Manders Conference Center, where vendors will participate with the funds collected coming back to the Citywide Development Authority Board.



Chair Shaw noted the Board has responded to the latest LOI (Letter of Intent), and the ball is now in their court.

Chair Shaw noted the contract with T. Dallas Smith & Co. as the Board's Broker has expired and is up for renewal, and referenced the language of being the exclusive broker, with an option 1 year renewal agreement.

Chair Shaw reviewed the Power Presentation that was presented during the joint meeting during the City Council Budget Retreat on September 26, where it was noted that while the Board is fairly new, the registrations with the Secretary of State and DCA (Department of Community Affairs) were completed and are in order, and noted the Board has been highly visible with branding, Select Stockbridge, billboards, and marketing; noted the city's Downtown Development Authority would like to sign on to the contract for the digital billboards.

Chair Shaw referenced the Annual Retreat, and made suggestions on a location, and asked the Board to consider the Truist Boardroom. The consensus of the Board was to convene the Retreat on December 9th in lieu of the meeting,

Treasurer Woodall reported the account balance on hand at \$288,509.61.

Chair Shaw presented a proposed FY2026 Budget and referenced a line item for Acquisitions to either be \$2 million or \$5 million dollars.

Councilmember Gantt referenced the city of Madison as a good model to follow.

Chair Shaw asked what the process and protocol would be when there are Board members who own property in the city who may be interested in selling.

Councilmember Gantt noted actions would be considered on a case-by-case basis.

Chair Shaw noted she would send out proposals to the Board for review, noting there may be an opportunity for acquisitions.

Councilmember Gantt noted the government's budgets are run based on the prior year's revenue.



Vice Chair Gleaton asked if that is the consensus of the Board regarding the case-by-case basis on projects.

Councilmember Gantt stated that the city will transfer funds for projects, however, the goal is to have the boards to be self-sufficient.

Chair Shaw noted this Board is newer than the Downtown Development Authority Board, and the case-by-case projects can be negotiated.

Chair Shaw made a motion to approve the FY2026 Budget with a 2nd line item for Acquisitions and submit a request of \$45,000 from the City of Stockbridge; seconded by Vice Chair Gleaton. The motion unanimously 8-0.

Vice Chair Gleaton stated the Board should consider opening an account with VyStar Credit Union for banking services.

Executive Session

Motion to convene Executive Session for Personnel was made by Councilmember Gantt; seconded by Vice Chair Gleaton. The motion passed unanimously 8-0.

Motion to adjourn Executive Session, sign an Affidavit and reconvene the meeting was made by Vice Chair Gleaton; seconded by Councilmember Gantt. The motion passed unanimously 8-0.

Motion to adjourn the meeting at 7:58 p.m. was made by Chair Shaw; seconded by Vice Chair Gleaton. The motion passed unanimously 8-0.

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.



Citywide Development Authority

**2026 NOTICE OF PUBLIC MEETING SCHEDULE
CITYWIDE DEVELOPMENT AUTHORITY
MEETINGS ARE HELD EVERY 2nd TUESDAY OF THE
MONTH AT 6:00 P.M.
LOCATION: THE LEVI MEETING ROOM AT
CITY HALL
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281**

January 13, 2026	July No Meeting
February 10, 2026	August 11, 2026
March 10, 2026	September 15, 2026
April 14, 2026	October 13, 2026
May 12, 2026	November 10, 2026
June No meeting	December 15, 2026

OPTION 3



October 15, 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

Mayor Pro Tem LaKeisha Gantt | LGantt@stockbridgega.org

Monica Jones | mjonesDA@stockbridgega.org

Scott Hughes | shughes189@gmail.com

Jacqueline Humphries | jhumphriesda@stockbridgega.org

RE: Notice of November 12, 2025 Stockbridge CDA Election Meeting

Dear Stockbridge Citywide Development Authority Board Member:

Pursuant to Section 4.1 of the Bylaws regarding regular meetings and Section 5.1 concerning the election of officers, I am writing to formally notify you that the Stockbridge Development Authority will hold its election of officers on Wednesday, November 12, 2025 during the regular meeting of the board. The Authority shall vote on the officers of Chair, Vice-Chair, Secretary, and Treasurer.

This notice is provided in accordance with the Georgia Open Meetings Act and satisfies the requirement under Section 4.3 of the Bylaws. Your attendance and participation in this meeting are essential to ensure the continued effective governance and organizational structure of the Authority. Please make arrangements to attend and be prepared to vote on the slate of officers for the upcoming term.

Should you have any questions regarding the election process or the meeting agenda, please feel free to contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ariel Shaw", with a long horizontal flourish extending to the right.

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