



Where Community Connects

**DOWNTOWN DEVELOPMENT
AUTHORITY OF THE
CITY OF STOCKBRIDGE**

BOARD MEMBERS

Kenya Cook, Chair

Warren Washington, Vice-Chair

Jerry Mays, Treasurer

Tariq Collins, Secretary

Toseika Thomas, Board Member

Darryl Stamper, Board Member

Councilmember Elton Alexander

ADMINISTRATION

Shawn Edmondson, City Manager

William Smith

Economic Development Director

Lisa Fareed

Downtown Manager

Tariq Collins, Recorder

Vacant, Attorney

**Downtown Development
Authority
Meeting Agenda
May 19, 2026 6:00 PM**



**STOCKBRIDGE DOWNTOWN CONNECTION CENTER
130 M L KING SR. HERITAGE TRAIL
STOCKBRIDGE, GA 30281**

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AGENDA

DOWNTOWN DEVELOPMENT AUTHORITY MEETING

CITY OF STOCKBRIDGE

TUESDAY, MAY 19, 2026 6:00 PM

I. Call to Order

1. Invocation
2. Roll Call
3. Motions for additions or deletions to the proposed agenda
4. Approve Agenda
5. Approve February 17, 2026, Meeting Minutes
6. Approve March 11, 2026, Special Call Meeting Minutes
7. Approve January 21, 2026, Meeting Minutes
8. Approve April 21, 2026, Meeting Minutes

II. Officers and City Staff Reports

9. Chairman's Comments - Cook
10. Vice Chair's Comments - Washington
11. Treasurer's Update - Mays
12. Secretary's Updates - Collins

III. Old Business

13. Facade Grant
14. Projects Update
15. Marketing Plan
16. Legal Update

IV. New Business

17. Projects

V. City Staff Report

18. City Council Liaison - Councilman Alexander
19. Economic Development Department William Smith
20. Main Street Advisory Board Liaison - Lisa Fareed

VI. Executive Session (if needed)

VII. Adjourn

Board Members	City Staff
Kenya Cook, Chair - Present	Cassandra Lester, Deputy City Clerk -
Warren Washington, Vice-Chair - Absent	Economic Development Director - Vacant
Jerry Mays, Treasurer - Present	Lisa Fareed, Main Street Manager – Present
Tariq Collins, Secretary - Present	Christine Chavis – Economic Dev Coordinator - Present
Darrell Stampler, Board Member - Present	Guest:
Toseika Thomas, Board Member - Present	Councilman Antwan Cloud
Elton Alexander, City Council Liaison - Present	Anthony Lawson

Chairman Kenya Cook, called the meeting to order at 6:10pm, with an Invocation.

Tariq Collins, Secretary proceeded with a roll call and quorum was established. Warren Washington, Vice-Chair absent.

It was moved by Tariq Collins, Secretary and seconded by Jerry Mays, Treasurer that the agenda be approved and accepted. Motion carried.

Minutes were sent out and posted on the website. No copies available at the meeting, we will revisit the minutes at the next meeting. Kenya Cook, Chairman mentioned we will be moving minutes in house from now on.

Officer Reports

Chairman’s Comments-Cook

Chairman Kenya Cook, attended the main street meeting, also Toseika Thomas has been sworn in as an official board member. There were some discussions at the April 12-16 national conference on main street. Also, the public facility authority is moving forward with the sidewalk project on the MLK trail.

Vice-Chair Comments-Washington

No Updates as the Vice-Chair was absent.

Treasurer Update – Jerry Mays

Jerry Mays, Treasurer gave an update on the accounts.

Projects Account: No activity. As of 30 January 2026 the balance is \$160,353.44.

Operating Account: There was a service charge of \$5.00.00. As of 30 January 2026 the balance is \$2, 731.24.

Facade Account:No Activity. As of 30 January 2026 the balance is \$ 41,133.50.

It was moved by Kenya Cook, Chairman and seconded by Elton Alexander, Councilmember that the treasurer report be accepted and made a part of the record. Motion carried 4-0

Discussion: Kenya Cook, Chairman mentioned that we hold a lot of money in no interest bearing accounts. He questioned is that proper? Tariq Collins, Secretary said it should not be improper

but a vote of the board should be necessary. Jerry Mays, Treasurer said you want to be careful with the everyday accounts being moved because it's a public account. It's best to have money that has not moved a lot to sit in those accounts. We can also look into removing the service charge. Elton Alexander, Councilmember said this why we need an attorney on board to ensure we are doing things legally IAW the city and laws that we are governed by. Kenya Cook, Chairman asked are we being good stewards of the people's money with it not growing and sitting in the account. Elton Alexander, Councilmember said we should be spending money and not holding on to the money. We need the attorney to help us be able to give out the grants to the business owners in the city

Secretary Update-Tariq Collins

Tariq Collins, Secretary, spoke about the lawyer he found and recommended to the board. The name was given to the Chair for further investigation.

Old Business:

Façade Grant Applications Update

Kenya Cook, Chairman said we have CL Beauty Salon with a sent over outside facade grant and they need interior things done as well. There is no new info. There is some discussion about all the things she needs done with some of the interior things needed done due to the exterior grant being approved and it's all a part of the exterior grant approval.

It was moved by Elton Alexander, Councilmember and seconded by Jerry Mays, Treasurer that we approve the exterior facade grant to include the interior work needed as a part of the exterior work being done for CL Beauty Salon. Motion Carried

Kenya Cook, Chairman, asked about the Crown Pizza Grant. The Grants are ready to be voted on for Frozen Smoke and Crown Pizza. There was some discussion on voting with the members present. Because we had four members that established a quorum to open it was confusion on if we needed a quorum for votes. It was explained by Tariq Collins, Secretary that IAW Robert Rules of order, we need a quorum for us to officially meet, open, and conduct business. Once the meeting is open we can vote on all matters with the members present.

It was moved by Kenya Cook, Chairman and seconded by Tariq Collins, Secretary that the application for Frozen Smoke be approved as is and signed off by the board tonight. MC with one abstention 3-0-1

It was moved by Tariq Collins, Secretary and seconded by Jerry Mays, Treasurer that we approve Crown Pizza application as is. MC with one abstention 3-0-1

Kenya Cook, Chairman, asked about the status of the interior grant. Christine did the updated application and we just need to send it to the attorney for review.

Kenya Cook, Chairman, asked about the Burn Bootcamp outside Façade Grant. We needed a signature update.



Developing Downtown Stockbridge

Downtown Development Authority of the City of Stockbridge

REGULAR MEETING SUMMARY MINUTES

Tuesday, February 17th, 2026 @ 6 PM
130 MLK Senior Heritage Trail
Stockbridge, GA 30281

Projects Update:

Kenya Cook, Chairman said we left off with the Daddy King Statue pending a resolution with the attorney. Elton Alexander, Councilmember said we are asking for the municipal park use of south Lee street to install the Daddy king statue and redo the park area as a tourist attraction. This is the busiest street outside of Eagles landing and the kids will see it on their way to the Stem school as well. We are also changing the name of Lee street to MLK since it is named after Robert Lee a confederate General. We are paying tribute to Daddy King as he lived here and walked the streets of Stockbridge.

Kenya Cook, Chairman, asked about the update on the Rail Road Project. The city is going back to verify what agreement we have with the rail road for us to make a decision on how we can proceed. Elton Alexander, Councilmember said we are currently doing interviews for new Economic Development. Lisa Fareed, Downtown Manager gave an update on it and they will allow us to remove everything over in that space. Lets wait and see what the city comes back and say about how we will proceed with the demolition of the area. There will be 30 plus parking lots once it's cleared.

Kenya Cook, Chairman mentioned that the Downtown Boundary has to be sent over to the attorney so it's in motion.

Kenya Cook, Chairman mentioned we want to vote when everyone is back to do in house training.

Kenya Cook, Chairman said no new update on the Mural Project.

Kenya Cook, Chairman tabled the property Acquisition

Marketing Plan:

Kenya Cook, Chairman said we already have allocated money to support and help Main street for marketing.

Vendor Proposal: No Update

Legal Update:

Kenya Cook, Chairman said we want to have three candidates come to the meeting. Two of them dropped out. We have one who is a great candidate. He would like to move forward with the one Attorney. We need to negotiate the terms.

It was moved by Kenya Cook, Chairman and seconded by Tariq Collins, Secretary that we accept Attorney Wiggins as the new DDA Attorney. MC 4-0.

New Business

Grant Research- Kenya Cook, Chairman said we need to get someone as a grant writer and we should be going after the grant money that is out there.

City Council Update:

Elton Alexander – City Council Liason

Elton Alexander, Councilmember said we are very excited about things coming downtown. A new business opened by April, the development of the fire department. The council is very active and keeps the ball rolling. The best gateway coming to town as well. We asked the council member to adopt a comprehensive area beautification plan. There is a rock quarry road extension program as well in the works. We currently put \$2,000,000.00 in for the design. There is a Tim Horton coffee shop coming into town as well.

Economic Development Director- Vacant

Main Street- Lisa Fareed

Lisa Fareed, Downtown Manager gave an update on the Burn bootcamp application saying he needs to do an updated application and afterwards we can do the review with the board and vote on it.

There was a meeting with several groups for the projects the city has going on at the same time. The meeting offered for everyone to talk about the overlapping projects that were going on at the same time and it was a successful meeting on the trail to expand the side walks. We also needed to repair the sidewalk with the updates it needs.

If we are going forward with the container project we need space for visitors. The alley way project was completed before December and finalized but waiting on approvals. They will go underground and update pipes, level the ground and grease traps, pad for trash collection and parking, utilities underground. The biggest news for this was the funding for the project and council member Alexander identified ear marked funds for this project which is close to one Million dollars.

Ga Power does the EV station and they are working on a solution for that for us.

There was some discussion on us updating the facade grant and letting the business owners know we have the grant to spend to improve the business infrastructure.

Executive Session

There was no executive session

It was moved by Elton Alexander, Councilmember and seconded by Tariq Collins, Secretary that was close the meeting at 7:32pm



Developing Downtown Stockbridge

Downtown Development Authority of the City of Stockbridge

MEETING SUMMARY MINUTES

Wednesday March 11th, 2026 @ 6:04 PM
130 MLK Senior Heritage Trail
Stockbridge, GA 30281

Board Members	City Staff
Kenya Cook, Chairman	William Smith, Economic Development Director
Warren Washington, Vice-Chair	Lisa Fareed, Main Street Manager - Present
Jerry Mays, Treasurer	
Tariq Collins, Secretary	Guest: Anthony Jackson, Lisa Dyer
Darrell Stampller, Board Member	
Tosieka Thomas, Board Member	
Elton Alexander, Councilman	

CALL TO ORDER

Roll Call & Meeting Opening

- Meeting called to order at 6:04 PM and began with a prayer and roll call of board members and attendees.
- Guest Anthony Jackson was welcomed and William Smith was introduced as the new Economic Development Director.

Approval of Agenda

- Motion to approve the agenda passed.
- Motion: Vice Chair Washington
- 2nd: Treasurer Mays
- Vote: 4 - 0

OFFICERS REPORTS

Chairman's Comments Confirmed travel to the Mainstreet Conference in Tulsa, Ok. The dates are April 13th - April 16th. The chairman will be reimbursed for travel by submitting receipts. The next conference will be hosted by The Georgia Downtown Association Annual meeting on August 17th – 20th, Rome Georgia.

Vice Chairs Comments No comments

Treasurer's Update Will provide updates at the April 21, 2026 meeting

Secretary's Update No updates

OLD BUSINESS

Facade Grant

- Discussion on expanding facade grant language to include landscaping, lighting, and permanent exterior improvements.
- Differentiation between permanent enhancements (e.g., sodding, lighting) and movable items (e.g., planters).
- No update on pending grant applications.
- Action: Lisa and another board member to draft detailed language for the grant and review at a future meeting.

Project Updates

Power Lines & Sidewalk Improvements:

- Stakeholder meetings with Georgia Power, architects, engineers, and trail planners are



ongoing.

- Plans for burying power lines, widening and leveling sidewalks for ADA accessibility, and removing unsafe half walls to improve curb appeal.
- Coordination to minimize redundant construction and maximize efficiency.
- Discussion about relocating trash compactor to improve aesthetics and free up parking.
- Decision: Trash location suggestions noted for future planning.

Railroad Space & Lease Agreement:

- City is finalizing a lease agreement with Norfolk Southern for future demolition and construction.

Project Timeline & Business Impact:

- Construction documents are in progress; timeline will be clarified once a contractor is secured.
- Suggestion to consider an impact fund for businesses during construction disruptions. To be discussed with the city manager.

Beautification & Lighting

- Proposal for new year-round pole lighting design (~\$7,000 for 14 poles) to enhance downtown appeal.
- Discussion about extending upgrades beyond the main block to the broader downtown district.
- Emphasis on integrating aesthetic improvements with utility (e.g., outlets for events/vendors).
- Motion passed to approve lighting expenditure.

Motion: Vice Chair Washington

2nd: Treasurer Mays

Vote: 7-0

- Plan to explore additional features such as two-sided banners and hanging baskets, with consideration for maintenance.

Marketing Plan

Downtown Events & Revenue Generation

- Need for year-round events to increase foot traffic and support businesses.
- \$6,000 budget already approved for events.
- Action: Discuss and plan a schedule of events, including potential Spring Fest and collaborations with local businesses.
- Encouragement for business owners to take a more active role in organizing events.
- Introduction of Anthony Jackson's upcoming event (cigars, bourbon, and house music) to diversify downtown activities.

Legal Update

- New attorney (Attorney Burns Wiggins) appointed at \$285/hr for meetings and \$650 per resolution.
- Board confirmed rates are competitive.
- Action: Attorney to create templates to reduce future costs; resolutions to be signed and sent for processing.

New Business

- Suggestion to broaden focus beyond MLK strip by creating unique downtown districts, each with its own identity and standards (e.g., historic signage).
- Proposal to tie signage upgrades to facade grant requirements.
- Action: Economic development team to engage business owners and develop district-specific guidelines.



Developing Downtown Stockbridge

Downtown Development Authority of the City of Stockbridge

MEETING SUMMARY MINUTES

Wednesday March 11th, 2026 @ 6:04 PM
130 MLK Senior Heritage Trail
Stockbridge, GA 30281

City & Staff Reports

City Council Liaison:

- Announced first amphitheater show (Mother's Day weekend with Jaheim, 112, Black Street).
- Plans for road extensions, mixed-use developments, and new Tim Hortons.
- STEM school construction update; expected to bring more students and staff to the area.
- Master trail plan and transportation improvements funded and moving forward.

Economic Development Department:

- Introduction of new director William Smith, with expertise in economic development finance and incentives.
- Discussion of pursuing Opportunity Zone designation for tax credits; will reconnect with state contacts for application support.
- Interest in diversifying business types, including possible manufacturing, after community needs assessment.

Main Street Updates:

- Preparation for increased visitors due to a major event at Mercedes Benz Stadium, emphasizing hospitality and coordinated marketing.
- Plans to partner with hotels and provide translated menus/QR codes for international guests.

ADJOURN

- Motion passed to adjourn meeting.
Motion: Vice Chair Washington
2nd: Treasurer Mays
Vote: 6-0



MEETING
SUMMARY MINUTES
Tuesday, January 20, 2026 @ 6PM
130 MLK Senior Heritage Trail
Stockbridge, GA 30281

Board Members	City Staff
Kenya Cook, Chair - Present	Cassandra Lester, Interim City Clerk - Absent
Warren Washington, Vice-Chair - Present	Vacant, Economic Development Director
Jerry Mays, Treasurer -Present	Lisa Fareed, Main Street Manager - Absent
Tariq Collins, Secretary - Absent	Lawanda Powell, Administrative Assistant
Darryl Stamper, Board Member - Present	Guest: Anthony Lawson, Andrew Dyer, and Lisa Dall Dyer
Toseika Thomas, Board Member - Present	
Elton Alexander, City Council Liaison - Present	

Call to Order

The Downtown Development Authority meeting was called to order at 6:00 p.m. Board member Tariq Collins was absent.

Approve Agenda

Motion to approve the current agenda was made Treasurer Mays: seconded by Vice-chair Washington.

Approve December 16,2025, Minutes

Motion to approve December 16, 2025, minutes was made by Vice-chair Washington: seconded by Treasurer Mays

Board member Toseika Thomas arrived at 6:12 p.m.

Board member Darryl Stamper arrived at 6:16 p.m.

Officers and City Staff Reports

Chairman’s Comments

The Chair provided updates regarding governance compliance, minutes preparation, officer responsibilities, and the process for selecting legal counsel.

Board member Thomas has not been properly sworn in. Chair Cook stated she will be able to give input but not eligible to vote.

The Board agreed to interview three attorney candidates and select counsel by the next meeting.

Vice Chair's Comments Update

Vice-Chair reported survey activity for the **Alleyway project**, including presence of Georgia Power representatives.

He raised the issue of potential **business disruption impacts** during construction and asked whether there is precedent for **mitigation funding / impact support** for affected downtown businesses.

Treasurer's Update

As of December 31, 2025:

- Facade Grants account: \$41,133.50 (no change)
- Operating account: \$2,731.24 (activity includes checks written and a \$5 service charge)
- Projects account: \$160,353.44 (no change since last statement)

Motion to approve the Treasurer's report made by Vice-Chair Washington; seconded by Board Member Stamper; the motion passed 5-0 Treasurer's Report Approved (5-0).

Chair Cook recommended transferring about \$15,000 to the operating account based on prior-year expense patterns to reduce constant inter-account transfers.

Motion to approve the transfer of funds from the Projects account to the Operations account in the amount of \$15,000 to allocate funds appropriately for annual/normal bills (transfer implied/authorized) made by Vice Chair Washington; seconded by Treasurer Mays; the motion passed (5-0).

City Council Liaison

Councilman Alexander shared multiple project updates:

- Amphitheater: City set a **\$3M budget** for shows; booking is underway; seeking a general manager.
- Rock Quarry Road widening: approx. **\$40M**, estimated completion **late 2027**; includes multi-use path/sidewalk.
- STEM school: **\$73M**, opening planned for **2027 school year**.

- Alleyway project: estimated **\$800K–\$1M**, with dedicated city funding mechanisms described.
- Habitat homes: sewer work funded by the City; homes targeted for dedication in **June**.
- Recreation center: **\$32M** project; funding strategy includes bonds + SPLOST + state/federal requests.
- Tim Hortons announced for Rock Quarry Rd/North Henry Blvd area (drive-thru concept).

Economic Development Department

Main Street Advisory Board Liaison

Chair Cook recognized guests Anthony Lawson from Boot Camp Fitness, and Andrew Dyer and Lisa Dyer.

Old Business

Facade Grant Program Updates

- **ArchDent Dental Clinic:** Status remains pending.
 - Needs a 2nd quote from a different vendor
 - Revisit amount required
 - Confirm if permits are needed
- **C.L. Beauty Salon:** Update pending from staff.
 - Interior \$8,500
 - Exterior \$14,800 = \$23,300 Total Approved (DDA)
- **Crown Pizza:** Awaiting required documentation.
 - Awning Front and Back \$17,856
 - Permit \$ 300 = \$17,556 Total approved
 - Grant \$15,000
 - Balance - \$2,556 X 33% (\$744 Applicant); \$1,812 (City)
- **Frozen Smoke:**
 - Need to complete/sign Agreement (minus concrete work 12/1)
 - Awning \$16,270
 - Door \$1,947.63 need updated quote to reflect change in services \$18,217.63 total
 - Grant \$15,000, Balance \$3,217.63 x 33% (\$1,061 Applicant), \$2,156 (City)
 - Scope reduced due to the City assuming responsibility for concrete work.
 - Total project cost decreased and remains below the originally approved amount.
 - Board consensus that **no re-vote is required** when scope and cost decrease.

- Direction given to issue a confirmation letter documenting approval.

No formal vote required.

Interior Grant Program – Status Check

- Board discussed prior review of model programs (referenced as Griffin/Smyrna examples).
- Chair stated the full Board has **not yet reviewed a final consolidated application package** in a formal way (i.e., “pass it around, review, then vote”).
- Members agreed staff/committee should finalize a draft, then align resolution language with counsel.

Decision direction (no formal vote recorded):

- Vice Chair Washington will coordinate with the Economic Development Coordinator and the Downtown Development Director (as needed) to refine the draft and return with a complete application.

Projects Updates

Daddy King Statue Project – Moving from Concept to Council Request

- Councilman explained the statue project has lingered for years due to lack of leadership and location debates.
- DDA intends to request City Council approval to:
 1. allow the DDA to **take leadership** on the project, and
 2. allow use of **city property** for the statue location.
- Costs are unknown; discussion included hypothetical ranges (\$50K–\$100K), but multiple members stated they need research and estimates.

Decision direction (no formal vote recorded):

- Proceed with **attorney-drafted resolution** to put the request before City Council to start the process; DDA is not bound to final construction spending until later decisions/estimates.

Railroad Property Structures – Demolition Discussion Tabled (5–0)

- Chair moved to **table** demolition discussion due to need for additional information.
- **Passed 5–0.**

Downtown Boundary Expansion – Pending Attorney Resolution

- Boundary expansion requires attorney-prepared resolution; will be bundled with other items counsel must draft.

Training & Development + Conference Attendance (Tulsa)

- Chair encouraged training to reduce “assumptions” about DDA powers and avoid process bottlenecks.
- Reminder: DDA members must meet annual training requirements; no formal tracking system currently exists.
- **Main Street Now Conference (Tulsa, April 12–16)** had been approved previously; during this meeting:
 - Chair confirmed intent to attend.
 - Two additional attendees expressed interest (as noted in discussion).
 - Cost estimates shared: registration ~**\$499** (member rate), and roughly **\$2,000 per person** total trip budget (hotel/air/transport/per diem).
 - Likely reimbursement model: members may pay upfront and DDA reimburses.

Decision direction (no formal vote recorded in this meeting):

- Chair to circulate specifics for final travel approvals/processing.

Property Acquisition – Tabled

Motion made by Vice-Chair Washington and seconded by Treasurer Mays 5-0

Discussion clarified City’s position:

- City is maintaining the **base allocation (~\$45K)**.
- Larger amounts (referenced up to **~\$330K**) are **project-specific and case-by-case**, not a blanket transfer.

Marketing Updates - Tabled

Motion made by Vice-Chair Washington and seconded by Treasurer Mays 5-0

Legal Updates

- A previously considered attorney could not proceed due to a **conflict of interest** (representation overlap with City matters).
- Another attorney candidate (recommended by Tariq) was **still submitting credentials**.
- Councilman advised it’s best practice to **interview multiple candidates**, including the **CDA attorney** as a potential option.

One-off attorney for resolutions (discussion)

- Chair proposed a possible **one-off attorney engagement** to draft urgent resolutions (Interior Grant + Daddy King statue) so projects aren't delayed while hiring counsel.
- After discussion, the group aligned around **interviewing three attorneys and hiring one**, rather than spending money on a one-off.

Decision direction (no formal vote recorded):

- **Interview 3 attorneys and select/hire counsel by the next meeting**, potentially via a **special called meeting** or interviews at the start of the next regular meeting.
- Councilman preferred not to vote on attorney selection (liaison role), but emphasized the Board should make final selection.

Action/need identified:

- The DDA still needed **one additional attorney candidate** beyond the two in discussion (Tariq's + CDA attorney).

New Business

Mural Proposal

- Discussion with building ownership/representatives about placing a mural on an end/gateway building.
- Owners asked whether DDA already selected a design or if it would be open to artist submissions.
- Chair proposed connecting offline with the key point person (Therese via Lisa) and returning with a proposal.

Decision direction (no formal vote recorded):

- Exchange contact info; develop options and return to Board.

Renaissance Strategic Vision Plan

- No updates reported.

Adjourn

Chair Cook called for a Motion to adjourn at 7:41 p.m. Board member Stamper made the Motion, seconded by Vice Chair Washington. The motion passed unanimously. The minutes were recorded by Chair Cook.