



Where Community Connects

**DEVELOPMENT AUTHORITY
OF THE CITY OF
STOCKBRIDGE**

BOARD MEMBERS

Kenya Cook, Chair

Warren Washington, Vice-Chair

Vacant, 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

L'Erin Wiggins, Attorney

**Downtown Development
Authority
Meeting Agenda
July 21, 2026 6:00 PM**



STOCKBRIDGE DOWNTOWN CONNECTION CENTER

130 M L KING SR. HERITAGE TRAIL

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

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AGENDA

DOWNTOWN DEVELOPMENT AUTHORITY MEETING

CITY OF STOCKBRIDGE

TUESDAY, JULY 21, 2026 6:00 PM

I. Call to Order

1. Invocation Followed by Pledge
2. Roll Call
3. Motions for additions or deletions to the proposed agenda.
4. Approve Agenda
5. Approve June 11, 2026 Meeting Minutes

II. Officers & City Staff Reports

6. Chairman's Comments — Kenya Cook
7. Vice Chair Comments — Warren Washington
8. Treasurer's Update —
9. Secretary's Updates — Tariq Collins

III. Old Business

10. Downtown Expansion Facade Grant 4727 Lounge & Restaurant
Aspiring Mindz

IV. New Business

11. Final approval of the DDA Facade Building and Enhancement Program
12. Budget Discussion
13. Hispanic Business Expo partnership
14. Proposal for Wind Down Wednesday
15. Resolution of Expand Downtown District

V. City Staff Reports

16. Council Liaison — Mayor Pro Tem Elton Alexander
17. Economic Development Department — William Smith
18. Main Street Advisory Board Liasion - Lisa Fareed

VI. Executive Session (if needed)

VII. Adjourn

MEETING SUMMARY MINUTES

Thursday, June 11th, 2026 @ 6 PM
130 MLK Senior Heritage Trail
Stockbridge, GA 30281

Board Members	City Staff
Kenya Cook, Chair - Present Warren Washington, Vice-Chair - Present Tariq Collins, Secretary - Present Vacant, Treasurer Darrell Stampfer, Board Member - Absent Tasika Thomas, Board Member - Absent Sean Edmondson, Board Member - Absent Elton Alexander, City Council Liaison - Present	Lisa Fareed, Main Street Manager - Present William Smith, Executive Director - Absent Cassandra Lester, Deputy City Clerk - Absent L'Erin Wiggins, Authority Attorney - Present Guest: Chad Inders

Chair Cook called the meeting to order at 6:05PM Vice-Chair Washington offered the invocation.

Chair Cook proceeded with the roll call and a quorum was established. Four voting members were present.

Chair Cook welcomed guest **Chad Inders**, an attorney representing a client who owns property and offered to provide Authority contact information for follow-up.

Chair Cook addressed adjustments to the agenda. The resolution for the expansion of downtown was removed and moved to the next regular meeting because the required parcel numbers had not yet been provided by GIS. The Board discussed the communication protocol following the appointment of an Executive Director, clarifying that all requests to City staff (including GIS) must now be routed through the Executive Director, who will navigate the City's channels on the Authority's behalf. Tariq Collins made the Motion to approve the agenda as amended and it was seconded by Warren Washington, Vice-Chair; the Motion passed 4-0.

Chair Cook called for a Motion to approve the meeting minutes from May 19th, 2026, with the following corrections: (1) the attendance record be amended to reflect Sean Edmondson as *absent*; and (2) the spelling of counsel's name be corrected to "**L'Erin**." Secretary Tariq Collins made the Motion to approve with the necessary corrections; Seconded by Vice-Chair Washington; the Motion passed 4-0.

Officer Reports

Chair's Comments-Cook

Chair Cook reported on a training he attended in Douglas, Georgia, titled "Developing Your Toolbox for Funding Resources and Tools." The training framed available financing in three categories: tools we own (operating budgets, organizational assets, local resources, and partnerships); tools we borrow (enterprise zones, opportunity zones, and other state and regional development resources); and tools we rent (Tax Allocation Districts and related economic development tools). He recommended bringing presenter Kirby Glaze, who is based in Stockbridge, in for a future board-training session, and will research the opportunity for the next meeting.

Chair Cook reported that training reimbursements are due, including his own expenses of approximately **\$688.63**, and amounts owed to Main Street for course registrations and Secretary Collins' hotel stay, with mileage to be submitted separately at the federal rate. Vice-Chair Washington made the Motion that the reimbursements be fully funded; Seconded by Secretary Collins; the Motion passed 4-0.

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Chair Cook raised a concern regarding the Authority's ability to produce documentation of completed board-member training (a minimum of two hours annually) in the event of a state audit. It was noted that the Carl Vinson Institute changed its process in 2025 and no longer issues digital certificates; members must now log into the Carl Vinson portal and print their own transcripts. Records previously held by the city clerk have not been located. The Board agreed that all members will print their Carl Vinson transcripts and submit copies to the Secretary, with copies forwarded to the City Clerk's office, by the end of the month. The Secretary will establish and maintain a training compliance binder, and records will remain with the Board upon any change of position. No vote or Motion was taken.

Vice-Chair Comments-Washington

Vice-Chair Washington proposed a resolution for retractable pylons/bollards at the north and south ends of MLK to allow street closures without requiring a police vehicle, noting the matter would require City permission and be advanced by resolution to the city. Chair Cook noted preliminary discussion with the police chief and that the corridor is a major evacuation thoroughfare, with feedback pending. The Board agreed to form a steering committee (Chair Cook and Vice-Chair Washington) to develop the project scope and consistent project language. A Motion was made by Vice-Chair Washington and seconded by Secretary Tariq Collins to create the steering committee and add the item to next month's agenda; the Motion passed 4-0.

Secretary Update-Collins

Secretary Collins reported on completed training in event marketing and event planning and recommended that the Board curate and foster its own downtown events while extending marketing and invitations to the broader community, including Eagle's Landing area residents. He also advised that he will circulate the updated Open Meetings Act guidance, noting that group text threads are subject to open-records requests and may not be used to conduct votes, but may be used for informational updates.

Treasurer-Vacant

The Treasurer's election was tabled to the next meeting, as no candidate was present. Chair Cook presented the Treasurer's report for the period ending May 2026, reflecting a combined ending balance of \$253,003.54, as follows:

- **Façade Grant Account:** \$19,352.61 (beginning balance \$6,068.61; a \$20,000.00 transfer; checks cleared of \$6,680.00; and \$36.00 in service charges/withdrawals).
- **Operating Account:** \$113,844.49 (beginning balance \$116,761.57; checks cleared of \$2,496.08; and \$50.00 in service charges; no deposits recorded).
- **Project Account:** \$120,806.44 (beginning balance \$145,356.44; checks cleared of \$4,550.00; and a \$20,000.00 transfer to Operating).

Chair Cook noted that the Project Account funds are earmarked for future economic development and capital improvements, to be discussed at the next meeting in closed session. Vice-Chair Washington made the Motion to accept the Treasurer's report; Seconded by Chair Cook; the Motion passed (all in favor).

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Old Business

Legal Update

Chair Cook called for a Motion to approve payment of the current legal invoice in the amount of **\$3,614.00**, covering the drafting of the Daddy King statue resolution, monthly meeting attendance, contracts for Will Smith, draft option agreements for two parcels, review of grant agreements, revised option contracts, email correspondence related to the Daddy King resolution, and a call with GIS regarding the downtown expansion. The Motion to pay the legal invoice was made by Secretary Collins and seconded by Vice-Chair Warren Washington; the Motion passed 4-0.

Daddy King Statue Resolution (R-2026-06-11):

Chair Cook reported that the City Council has approved the partnership and that a Memorandum of Understanding (MOU) between the DDA and the City is being drafted with the City Attorney and Authority Counsel. The resolution affirms the Authority's intent to partner with the City in support of the Daddy King statue and surrounding pocket-park concept. Next steps include a community input meeting (the location has already been selected by the Board) to gather public input on park components such as benches, a fountain, and beautification; engagement of a consultant (TSW, the City's Master Parks Plan partner) to prepare a concept plan; and an MOU defining responsibilities and the project manager.

The Board determined that the Authority would adopt its own resolution numbering system; this resolution is designated R-2026-06-11 (Daddy King Statue). Copies will be provided to the City Clerk, the Authority Attorney, and the Executive Director. Vice-Chair Washington made the Motion to sign the resolution so the MOU may be completed and returned to the DDA; Seconded by Secretary Collins; the Motion passed 4-0.

Executive Director Appointment Resolution:

The Board reviewed the resolution affirming William Smith as Executive Director of the DDA on a voluntary, non-compensated basis, serving at the pleasure of the Authority (no contract and no draw on the budget). It was noted that a consultant previously recommended that the City's economic/community development director serve as Executive Director over both Main Street and the DDA. The Board determined that a corresponding bylaw amendment is required and that the resolution language should be revised to affect the bylaw change before execution. Vice-Chair Washington made the Motion that, in executing the Executive Director resolution, the necessary changes be made so that it reflects and effects the corresponding bylaw amendment; Seconded by Secretary Collins; the Motion passed 4-0.

Façade Grant Update

Ms. Fareed reported there are no open applications at present, with new applications expected soon. Outreach was conducted to several businesses, including the ice cream/show-time location and Pro Masters auto. The accounting firm and restaurant family intends to submit proposals for three façades, and applications were provided to the daughter, Jeff Carr of Carr BBQ, and Kenyetta Smith (submitted). The Board recommended that the façade and new business package become a standard part of onboarding new businesses as downtown expands, and that members check in periodically with applicants who may overlook instructions. No vote or Motion was taken.

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New Business

Downtown Business Community Meeting:

Secretary Collins and Vice-Chair Washington will lead an effort to convene downtown business owners to gather input on their needs and to share the Authority's events plans, with the possibility of seeding a Stockbridge business association. The effort will be coordinated with Main Street and Economic Development and held before the July meeting. A steering committee (Washington and Collins) was established to report at the next meeting. A rotating, member-business-hosted meeting format was suggested, with the Authority covering food. No vote or Motion was taken.

Marketing Plan & Events:

The Board discussed the "Wind Down Wednesday" proposal (free admission, local bands, and increased foot traffic), which has been pushed to the DDA for planning, and noted that the City's 45-day lead-time requirement for street events is firm. The Authority will select dates and build a recurring annual events calendar, coordinated with the City events committee to avoid conflicts. Ideas raised included a downtown Christmas (cookie decorating, hot chocolate, and children's activities) and a Day of the Dead event in November. A detailed marketing-plan discussion will be added to the next agenda. No vote or Motion was taken.

Downtown Website / Marketing Platform:

The Board discussed establishing a dedicated downtown website, noting that Main Street's independent site was folded into the City's site and is under construction. The Citywide Development Authority's "Select Stockbridge" program was referenced as a model (a possible "Select Downtown"). The question of the Authority's independent authority to proceed was raised, and a "marketing platform" item (website and social-media management) will be added to the next agenda for approval. No vote or Motion was taken.

City Council Update

Elton Alexander – City Council Liaison

Councilman Alexander highlighted two major upcoming events: the Juneteenth festival and free concert (Common headlining; festival beginning at approximately 3:00 PM and the concert at approximately 8:00 PM) and the July 4th celebration. He encouraged the Board to coordinate efforts to drive concert attendees downtown after the shows and discussed the possibility of a DDA table at concerts to promote downtown and the façade grant program, with requests routed through the City Manager, Executive Director, city events, and the entertainment attorney. He noted the concert budget is approximately \$3 million with limited room for artist meet-and-greets. He also announced a Habitat for Humanity home donation/dedication ceremony this month in recognition of Homeownership Month.

Related discussion included \$5 golf-cart shuttle service ferrying concertgoers downtown (noted as beneficial; the City is aware and the service may require a license) and the use of flyers and ticket inserts to promote downtown businesses after concerts. No vote or Motion was taken.

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City Staff Reports

Lisa Fareed – Main Street Manager

Ms. Fareed reported that the Main Street Advisory Board document was executed and signed by Secretary Collins and will be sent to the City Clerk and Executive Director; the Secretary will maintain a master folder, a registration spreadsheet, and the DDA archive thumb drive. She reported that the annual Movie Night held last week drew approximately 500 attendees and was a success, with minor logistical adjustments planned.

Ms. Fareed announced a new hire, **Ty Dozier**, a downtown specialist formerly with the Douglasville Main Street program, who began this past Monday. She also reported on the Downtown Conference in Rome, Georgia, August 16–20, and asked members to confirm attendance within one week, noting that lodging and meals would come from the training budget and that single-day or full-week options are available (including DDA 101, Main Street 101, DDA Advanced, and four Certified Downtown Professional courses); Secretary Collins will share the registration link.

Ms. Fareed announced a ribbon cutting for We Live For Love Creative (a creative gathering space at the former vape-shop location) at 11:00 AM the following day, with the Main Street meeting at 9:00 AM. She provided a landscaping update, noting that the vendor (Yellowstone) will remove the aged hedges immediately and assist with refreshing the foliage, and that the breezeway remains part of the alleyway project.

Announcement

Chair Cook relayed a message from the City Clerk: Juneteenth concert tickets must be picked up from City Hall by **4:30 PM on Thursday, June 18**. Tickets not picked up by that time will be returned to the Events Department, with no exceptions. All seating is general audience; there is no pit seating. The Chair will forward the email to interested members.

Public Comments

Guest Chad Inders addressed the Board, stating that he represents a client who owns property, and he has been in discussions with the Executive Director, and that the client would like to propose plans in the future.

Executive Session

There was no executive session. The discussion of future investment of Project Account funds was deferred to the next meeting to be held in closed session.

Chair Cook called for a Motion to adjourn at **7:42 p.m.** Vice-Chair Washington made the Motion; Seconded by Secretary Collins; the Motion passed (all in favor).

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Executive Session Criteria Reference

Executive Session Criteria	GA Code
Discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege. Identify the case or claim discussed but not the substance of the attorney-client discussion.	50-14-2(1) and 50-14-3(b)(1)(A)
Discuss or vote to authorize negotiations to purchase, dispose of or lease property.	50-14-3(b)(1)(B)
Discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate.	50-14-3(b)(1)(C)
Discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote.	50-14-3(b)(1)(D)
Discuss or vote to enter into an option to purchase, dispose of, or lease real estate.	50-14-3(b)(1)(E)
Discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.	50-14-3(b)(2)
Meeting to interview one or more applicants for the position of the executive head of an agency.	50-14-3(b)(2)
A meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was [identify the matter but not the substance of the discussion].	50-14-2(1)
Meeting held for investigative purposes under duties or responsibilities imposed by law.	50-14-3(a)(1)