



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
Special Called Meeting
Agenda
August 27, 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 SPECIAL CALLED MEETING CITY OF STOCKBRIDGE

THURSDAY, AUGUST 27, 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 July 21, 2026 Meeting Minutes
- II. Officers and City Staff Reports**
 - 6. Chairman's Comments
 - 7. Vice Chair Comments
 - 8. Treasurer's Update
 - 9. Secretary Updates
- III. Old Business**
 - 10. Downtown Expansion Facade Grant 4727 Lounge and Restaurant
 - 11. Aspiring Mindz
- IV. New Business**
 - 12. Budget Discussion
 - 13. Vote on Events Schedule Ask
- V. City Staff Reports**
 - 14. Council Liasion
 - 15. Economic Development Department
 - 16. Main Street Advisory Board Liaison
- VI. Executive Session**
 - 17. MOU Property Behind Carwash
- VII. Adjourn**

MEETING SUMMARY MINUTES

Tuesday, July 21st, 2026 @ 6 PM
130 MLK Senior Heritage Trail
Stockbridge, GA 30281

Board Members	City Staff
Kenya Cook, Chair - Present Warren Washington, Vice-Chair - Excused Tariq Collins, Secretary - Present Vacant, Treasurer Darryl Stamper, Board Member - Present Toseika Thomas, Board Member - Excused Elton Alexander, City Council Liaison - Present	William Smith, Executive Director - Present Lisa Fareed, Main Street Manager - Present Jack Samuels, Authority Attorney - Present

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

Secretary Collins conducted the roll call, and a quorum was established. Four voting members were present: Chair Cook, Secretary Collins, Board Member Stamper, and Councilman Alexander. Vice-Chair Washington and Board Member Thomas were excused with notice.

Chair Cook addressed adjustments to the agenda, reordering the voting items (Items 15, 13, 10, and 14) to the top of the agenda at the Chair's discretion; no Motion was required to reorder items already on the approved agenda. Secretary Collins made the Motion to add the recently adopted bylaw changes reflecting the Executive Director's job description to the agenda for presentation, noting the bylaws would be circulated to the full Board for a vote at the August meeting; the Motion passed **4-0**.

Chair Cook called for a Motion to approve the June 11, 2026, meeting minutes, with a correction to reflect Attorney Wiggins and Lisa Fareed as *absent* from that meeting. Secretary Collins made the Motion to approve with the necessary correction; Seconded by Councilman Alexander; the Motion passed **4-0**.

Officer Reports

Chair's Comments-Cook

Chair Cook had no additional chairman's report.

Vice-Chair Comments-Washington

Vice-Chair Washington was excused and did not present a report.

Secretary Update-Collins

Secretary Collins presented proposed bylaw amendments reflecting the Executive Director's duties, consistent with the Board's prior resolution establishing the position. The amendments will be circulated to the full Board by email for review, with a vote on adoption planned for the August meeting.

Treasurer-Vacant

The Treasurer position remains vacant. Chair Cook presented the Treasurer's report for the period ending June 2026, reflecting a combined ending balance of **\$150,376.54**, as follows:

- **Projects Account:** \$120,803.44 (beginning balance \$120,803.44; no change).

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- **Operating Account:** \$10,220.49 (beginning balance \$13,844.49; a check cleared of \$3,614.00; and \$10.00 in service charges).
 - **Grant Account:** \$19,352.61 (beginning balance \$19,352.61; no change).

Chair Cook noted the Authority does not currently have an internal system for retaining receipts and asked that Board members route documentation directly to City staff going forward. Motion to accept the Treasurer's report; the Motion passed **4-0**.

Old Business

Façade Grant Program Policy:

The Board revisited the façade grant program policy to clarify whether interior improvements would be funded under the existing program or as a separate grant. Councilman Alexander noted the prior policy funded exterior improvements 100% up to \$15,000, with costs above that amount matched at 33% up to a \$30,000 total award. Executive Director Smith clarified that the intent had been to expand the existing program's language to cover both interior and exterior work under the current funding limits, not to double the available funds. Councilman Alexander made the Motion and it was seconded by Darryl Stamper, Board member to set the façade grant program parameters at \$15,000 for exterior improvements and \$15,000 for interior improvements, fundable in any combination up to a combined maximum award of \$20,000 per project, at 100%, eliminating the requirement that applicants contribute at least 33% of costs above \$15,000; the Motion passed **4-0**.

Façade Grant Application: 4727 Lounge & Restaurant:

Staff recommended approval of the 4727 Lounge & Restaurant façade grant application at \$15,000 under the revised policy above. Executive Director Smith asked the Board to consider additional context in executive session before voting. The Board agreed to return to the item later in the meeting, and Councilman Alexander agreed to remain for the discussion. The Board was ultimately unable to reconvene in executive session before quorum was lost (see Executive Session, below), and no vote was taken on this application; it will be placed on the August agenda.

Downtown District Expansion Resolution:

The Board reviewed the resolution expanding the DDA downtown district boundary, with parcel numbers now identified, for signature and transmittal to City Council. Councilman Alexander spoke in favor, citing improvements along the North Henry Boulevard gateway corridor to strengthen visitors' first impression of downtown. Secretary Collins expressed concern that the current downtown footprint is not yet fully utilized and questioned expanding before doing so. It was moved by Darryl Stamper, Board member and seconded by Elton Alexander, Councilmember that the resolution be approved, signed, and sent up to the city council for approval. Motion Carried 3-1 opposed.

New Business

Façade Grant Application: Aspiring Minds:

Staff advised that the Aspiring Minds application requested funding for equipment rather than qualifying exterior or interior building enhancements, and that the property is located outside the DDA/downtown

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district boundary. It was moved by Elton Alexander, Council Member and seconded by Darryl Stamper, Board member to reject the application; the Motion passed **4-0**.

Hispanic Business Expo:

The National Hispanic Heritage Association requested DDA financial support, in partnership with the CDA, for a Business Expo on Sunday, August 16, 2026, at the discounted rental rate (refundable security deposit excluded). Secretary Collins made the Motion it was seconded by Elton Alexander, councilmember to approve financial support in the amount of **\$875**; the Motion passed **4-0**.

Wind Down Wednesdays:

Executive Director Smith presented a proposal from promoter Kathy Smith for a biweekly Wind Down Wednesdays event series running from late July through the end of September (first event July 29), supported by the DDA at up to \$6,000 per month (\$3,000 per event). Two locations were discussed: a street-front site near Frozen Smoke on MLK (requiring a street closure) and a site under the MLK bridge ("Location B," which does not require street closure). Councilman Alexander proposed the Board pursue use of the City Amphitheater for the series to take advantage of the existing venue and draw overflow foot traffic downtown, featuring local bands with no concession sales. Secretary Collins made the Motion to approve the Wind Down Wednesday's event series with the first event(s) held at Location B under the MLK bridge, with the DDA to pursue City Council approval to relocate future events to the Amphitheater, and to authorize the Attorney to review and negotiate all related promoter and City agreements; Seconded by Councilman Alexander; the Motion passed **4-0**.

FY2027 Preliminary Budget

Staff presented preliminary FY2027 budget figures for discussion; no vote was taken façade grant program, \$60,000; Wind Down Wednesdays, \$60,000; training, \$15,000; beautification, \$35,000; and land inspection, \$15,000. Board members noted this reflects a significant increase over current annual funding (approximately \$45,000). Chair Cook recommended holding further discussion until additional Board members are present. Staff will submit a preliminary budget to the City in August. No vote or Motion was taken.

City Council Update

Elton Alexander -- City Council Liaison

Councilman Alexander reported continuing efforts to have remaining debris and equipment removed from downtown near the railroad right-of-way, noting the City Manager is pursuing a new contractor. He reported the July 4th event drew an estimated 15,000–16,000 attendees per the Fire Chief's estimate, with the Amphitheater at capacity. He reported that STEM school construction is progressing, with completion anticipated by year-end and opening targeted for the following school year. A ribbon cutting was held for 4727 Lounge & Restaurant under new ownership, and a new business, We Live For Love (a recording studio and performance venue), has opened in the former vape-shop location. Signage for the Lee Street to Martin Luther King Jr. Way renaming has been fabricated, with overhead signage pending GDOT approval, and a multi-use trail/beltline is planned around the Amphitheater near the Baptist Church corner. Councilman Alexander requested a DDA promotional table be set up at future Amphitheater concerts to raise downtown awareness. No vote or Motion was taken.

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City Staff Reports

William Smith -- Executive Director

Mr. Smith thanked the Board for social media promotion, which has generated inquiries and leads, and asked Board members to route public and business inquiries through the DDA's shared catch-all email so requests are not missed when individual staff are unavailable.

Lisa Fareed -- Main Street Manager

Ms. Fareed reported that new downtown pole/streetlight designs have been installed and are lit, with banners still needed. Tiny Tent season began at a new venue (the Burke Street green space); approximately 1,200 RSVPs were received through a new online RSVP platform, with 200+ attendees the largest Tiny Tent turnout to date. The monthly Farmers Market season began (last Saturday of each month), with June turnout exceeding last year's, while the accompanying fitness walk saw lower turnout attributed to heat. Ms. Fareed reported that Main Street is exploring conversion to 501(c)(3) status, remaining a City department, to allow outside and corporate donor funding that would not revert to the General Fund; bylaws are being drafted using other Georgia Main Street programs as a model.

Ms. Fareed presented a reimbursement request for Secretary Collins' travel to Douglas, Georgia (two nights), in the amount of **\$1,330.17**. Chair Cook made the Motion to approve the reimbursement it was seconded by Elton Alexander, Councilmember; the Motion passed **4-0**. Ms. Fareed noted that additional reimbursement requests related to the Georgia Downtown Association meeting in Rome, Georgia are expected once related invoices are received, as some training expenses are paid in advance of the event.

Announcement

There were no additional announcements.

Public Comments

There were no public comments.

Executive Session

Chair Cook moved to consider entering executive session under O.C.G.A. § 50-14-3(b)(1)(D), to continue the Board's discussion of the 4727 Lounge & Restaurant façade grant application. Attorney Jack Samuels advised that because Councilman Alexander had departed at 7:22 PM, the Board no longer had a quorum. Under O.C.G.A. § 50-14-1(a)(3)(A), a "meeting" under the Georgia Open Meetings Act requires a quorum; without one, the Board could not vote to enter executive session or take further binding action. Mr. Samuels advised that any further conversation among remaining members would not be confidential or protected under the Act.

The meeting concluded upon loss of quorum at **7:22 PM** when Councilman Alexander departed; no formal Motion to adjourn was possible in the absence of a quorum.

Executive Session Criteria Reference

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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)