



Board Members	Present	Absent
Renee Shaw, Chair	Yes	
Roger Custin, Secretary	Yes	
LaKeisha Gantt, Stockbridge City Council		Yes
Arthur Christian	Yes	
Barbara Richardson	Yes	
Maxwell Sears	Yes	

City Staff / Guest Speakers

Kira Harris-Braggs	Yes	
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1. Call to Order

a. Roll Call

Custin called roll. Five members present which constituted a quorum at 6:05p.

b. Approve Today's Meeting Agenda

Custin moved to remove the Officer Elections from the Agenda since these positions were already voted on during the July meeting, but the interpretation of a majority was disputed. Revisit when the Board obtains its own legal counsel.

Motion to change agenda to remove officer elections	Motion	Second	Yes	No	Abstain
Renee Shaw, Chair			Y		
Roger Custin, Secretary	Y		Y		
LaKeisha Gantt, Stockbridge City Council					
Arthur Christian			Y		
Barbara Richardson		Y	Y		
Maxwell Sears			Y		

Custin moved to reorder the agenda to discuss posted agenda items 2.f. Main Street Advisory Board Updates and 4.a. Legal Counsel for DDA to follow item 2.a. Chair's comments.

Motion to reorder agenda to discuss items 2.f. and 4.a. to follow 2.a.	Motion	Second	Yes	No	Abstain
Renee Shaw, Chair			Y		
Roger Custin, Secretary	Y		Y		
LaKeisha Gantt, Stockbridge City Council					
Arthur Christian			Y		
Barbara Richardson			Y		
Maxwell Sears		Y	Y		

Shaw called for a motion to accept today's agenda as edited.

Motion to accept agenda changes as noted.	Motion	Second	Yes	No	Abstain
Renee Shaw, Chair			Y		
Roger Custin, Secretary	Y		Y		
LaKeisha Gantt, Stockbridge City Council					
Arthur Christian			Y		
Barbara Richardson		Y	Y		
Maxwell Sears			Y		

c. Approve July 21, 2020 Minutes

Custin motioned to approve the July 21st meeting minutes with the supporting documents that were sent via email to the DDA on August 1st, 2020.

Motion to approve July 21, 2020 Minutes	Motion	Second	Yes	No	Abstain
Renee Shaw, Chair			Y		
Roger Custin, Secretary	Y		Y		
LaKeisha Gantt, Stockbridge City Council					
Arthur Christian			Y		
Barbara Richardson			Y		
Maxwell Sears		Y	Y		

2. Officers and City Staff Reports

a. Chair's Comments – Shaw

- Shaw thanked everyone for attending and apologized for the last meeting running late.
- When a board member has been appointed and sworn in, he/she will receive all rights as a board member until he/she is unable to serve based on a resignation, or removal by City of Stockbridge resolution, or court order.
- Shaw reviewed information as to what constitutes a majority decision provided Councilwoman Gantt, and did further research and came to the realization that it is up to this board as to how we deal with that in the future based on procedure or By-Laws.
- Asked that we all work together Main Street Advisory Board, city staff and council to create a downtown destination. In the future, we will have retreats, trainings, to learn how to be developers.

b. Main Street Advisory Board Updates – Kira Harris-Braggs / Richardson

- Established in 1980 by the National Trust for Historic Preservation in with a goal of preserving historic character and promoting economic development.
- Stockbridge is one of 103 of Georgia's Main Street programs.

- Four-point approach: Design, Economic Vitality, Promotion, Organization
- 8 guiding principles: Comprehensive approach, incremental steps, promote self-help, create partnerships, identify/capitalize existing assets, emphasize quality, be open to change, and be committed to implementation.
- Stockbridge was designated Jan 26, 2015
- Shared the Mission Statement and Vision Statement
- Kira and Lisa Fareed are the staff members.
- Shared the Main Street map – used to mirror the DDA map
- 11-member board – local business and community leaders, and city council liaison, Councilman Thomas who is a voting member.
- Described the Renaissance Strategic Vision and Plan (RSVP) developed by Carl Vinson Institute, Georgia Municipal Association which involved focus groups, city and county leadership, and is a true representation of what the community is looking for its downtown. Kira highlighted several projects in the RSVP including Burke Street breezeway project, Main Street mural project, The Station – building in corridor – was supposed to be a multi-purpose gathering building, complimentary office, Main St office.
- Main Street recently provided an update to the Stockbridge City Council to bring these projects to the front of mind.
- Look forward to working with the DDA members and to meet more regularly
- Christian: what are the top three projects that need the most collaboration between DDA, Main St and City Council? Decisions regarding the old fire station, Breezeway and alleyway project, unsightly building 114 MLK Sr Heritage
- Custin: How can the DDA play a role? Be an advocate. Provide ideas how the station would take shape, programs through DCA can get funding for revitalization or new constructions, partner with city and other entities.
- Thanked Barbara Richardson for serving as DDA liaison to Main Street at the first meeting.

c. Legal Counsel for DDA - Custin

- Custin outlined four main reasons for the DDA to seek legal counsel: support development opportunities, ensure the decisions made by DDA are defensible, document the DDA’s relationship with the City of Stockbridge through either an Intergovernmental Agreement (IGA) or Memorandum of Understanding (MOU). Shaw noted there are two existing agreements between the DDA and two vendors: Master Planning with TSW and Development agreement with JLL.
- Christian: What is the method of engagement? Shaw responded once we decide it is needed, board can bring back names and resumes based on what we are looking for. Could invite the attorneys to come in and make presentations.

Motion for DDA to seek legal counsel for a trial period of four months, not to exceed \$10,000.	Motion	Seconded	Yes	No	Abstain
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Renee Shaw, Chair			Y		
Roger Custin, Secretary	Y		Y		
LaKeisha Gantt, Stockbridge City Council					
Arthur Christian		Y	Y		
Barbara Richardson			Y		
Maxwell Sears			Y		

- Shaw requested board members submit resumes of attorneys. Two weeks.

d. Treasurer Update – Shaw

i. Financial Report – always for the prior month.

- Operating account beginning and ending balance \$52,404.61. No credits or deposits.
- Façade account beginning and ending balance \$44,947.05. No credits or deposits.
- Shaw did file for a police report. Was informed since the balance has been restored, the DDA is no longer the victim, the bank is.

e. Secretary Updates – Custin

ii. Requested city action items

- Board requested response to several pending action items the city has agreed to provide. Since it was questioned in the July meeting, Custin emailed a list of the top eight pending items indicating when each was committed to by a city staff person, why each remains important to the DDA, and a log of the dates of our repeated requests for status either during a meeting or via email. Half of them have been lagging for over one year. No response received.
- Need to clarify remedy or escalation process when the city liaison fails to respond.

iii. Process for o365 emails

- Housekeeping item – the DDA’s access to Office365
- Need email accounts for the new members
- Understand the process for password resets.
- City’s security policy requires passwords to be reset every ~ 45 days – took several days for a reset. What is the process? What is the expected resolution time? To whom do we escalate if unresolved?
- Richardson and Sears have received city email account, Christian has not. Custin will follow up on Christian’s account.

f. Façade Grant Update – Shaw / Christian

- Shaw and Christian will work with Kira Harris-Braggs to assist with

completing Mr. Fletcher’s application. Roger to send Fletcher’s application. Update: Custin sent Mr. Fletcher’s façade grant application and Contractor Bid Information to Christian and Shaw following the meeting.

g. City Council Updates – Councilwoman Gantt

- i. Open DDA position
- ii. Update on filling Economic Development Director position
 - Item tabled as Councilwoman Gantt was not present.

3. New Business

a. 2021 DDA Budget Proposal – Shaw

Motion for approve 2021 budget as outlined DDA to seek legal counsel for a trial period of four months, not to exceed \$10,000.	Motion	Seconded	Yes	No	Abstain
Renee Shaw, Chair			Y		
Roger Custin, Secretary			Y		
LaKeisha Gantt, Stockbridge City Council					
Arthur Christian	Y		Y		
Barbara Richardson		Y	Y		
Maxwell Sears					

4. Old Business

a. DDA Training for new members –

- Richardson and Christian reported the training was great, a lot to absorb. Enjoyed meeting representatives from different cities throughout Georgia.
- Renee announced the Georgia Downtown Conference is virtual this year. Sept 29-30, cost is \$39. Notify Renee if you would like to attend.

b. TSW Updates / Master Plan and Market Study – Custin

- Master plan was suspended pending needed items from the city: funding for the Market Study, list of city-owned properties, plan for rail crossing.
- The city is making a major investment with the amphitheater and this board has yet to see the answer to two important questions:
 - What is the parking plan?
 - What is the traffic plan – vehicular and pedestrian?
- Tabled further discussion until another meeting.

c. Discussion of former Fire Station building – Shaw

- Table for future meeting until the appropriate persons are available to discuss.

Motion for table TSW Updates and Discussion of Fire Station to a later meeting	Motion	Seconded	Yes	No	Abstain
Renee Shaw, Chair			Y		
Roger Custin, Secretary	Y		Y		
LaKeisha Gantt, Stockbridge City Council					
Arthur Christian			Y		
Barbara Richardson		Y	Y		
Maxwell Sears (not present)					

5. Executive Session (If needed)

- a. Executive session was not called.

6. Adjourn

Meeting was adjourned at 7:55p

Motion to adjourn	Motion	Seconded	Yes	No	Abstain
Renee Shaw, Chair			Y		
Roger Custin, Secretary		Y	Y		
LaKeisha Gantt, Stockbridge City Council					
Arthur Christian	Y		Y		
Barbara Richardson			Y		
Maxwell Sears (not present)					

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)
Staff meeting held for investigative purposes under duties or responsibilities imposed by law.	50-14-3(a) (1)