



Board Members	Present	Absent
Raoul Clarke, Chair		Absent
Calvin Gleaton, Vice-Chair	Yes	
Roger Custin, Secretary	Yes	
Renee Shaw, Treasurer	Yes	
LaKeisha Gantt, Stockbridge City Council	Yes	
Rodney Hornes, Board Member	Yes	
Aneta T. Lee, Board Member	Via Phone	
Guests / Speakers		
James Touchton, Economic Development director – via phone		

1. Call to Order

- a. Invocation Followed by Pledge
- b. Roll Call -Meeting was called to order at 6:14pm
- c. Meeting Agenda Approval -. Renee made a motion to discuss Raoul's resignation under Chairman's comments. Unanimously approved.
- d. Approve Previous Meeting Minutes – Roger motioned to approved the Sept 16, 2019 Minutes. Unanimously approved with no further edits.

2. Officers and City Staff Reports

- a. Chairman's Comments – Calvin chaired the meeting in Raoul's absence.

Raoul sent a notice of his resignation in an email dated Oct 21, 2019 to Randy Knighton and Councilwoman Gantt. Mr. Knighton sent a separate notice of Raoul's resignation in an email dated Nov 13th to Calvin, Roger, Vanessa Holiday and James Touchton. Roger forwarded Mr. Knighton's notice to the DDA board in an email dated Nov 14. Councilwoman Gantt and Mr. Knighton asked Mr. Clarke to stay through the end of the year to complete his term and to allow time to fill the vacancy, sometime in January. Councilwoman Gantt will request to recognize Mr. Clarke at the next Council meeting.

Renee made the motion that the DDA accept Mr. Clarke's resignation effective Oct 21. Unanimously approved.

Renee also motioned that the DDA provide a separate recognition for Mr. Clarke's service to the board. Unanimously approved.

- b. Treasurer Update –
Renee stated the bank will need to be updated with Raoul's resignation.

Renee reviewed the July, Aug, and Sept financial reports – August showed the final credit for the fraud debit. Book balance and Bank Balances are now correct. Ending balance for Sept 30th was 30,711.3



Regarding the unauthorized debits, Renee offered three options: maintain the current account with a debit freeze; close the account and open a new one with SunTrust; or close and open with another bank. The Bank manager offered to waive the costs associated with opening a new account and ordering checks. It was agreed to remain with SunTrust due, in part to the ease with which to transfer funds with the city account.

Councilwoman Gantt motioned we file 3 police reports so that the bank will investigate the fraudulent charges on the DDA account. All in favor. Renee will report back to the board.

The DDA has not received the \$45,000 funding from the City. Councilwoman Gantt will request this from Mr. Knighton and John Wiggins – City Treasurer. Councilwoman Gantt indicated the funding would remain the same as the previous year.

- c. Secretary Update – Renee informed Roger of the required 2019 Annual Immigration Reporting Requirement. Roger created an account, submitted the report and emailed evidence of the report to Vanessa to file with DDA records.
- d. Façade Grant Updates – Rodney - Rodney provided a signed proposal for work for Fletcher and Son's façade grant. Renee said we needed receipts or invoices showing zero balance and that Rodney should do a walk through to verify the work was completed. Rodney will follow up with Mr. Fletcher.
- e. City Council Updates – Councilwoman Gantt – Broke ground on the Amphitheater. Holiday festival from 5p to 9p Dec 5th. In discussions with the county regarding how reopen Cochran Park and how it should be maintained. Should have renderings from TSW for the Arts Center soon – suggested extra seating, and a chef's style cooking kitchen. New Council Member elect, Yolanda Barber.

The county has proposed an arena on Flippen road – meeting and voting tomorrow at the commissioner's meeting. Just annexed in a community in a subdivision on the Henry/Clayton line, 14 acres along Hwy 138.

- f. Main Street Advisory Board Updates – Aneta Moving forward with the street paving project – cobblestone in the alley behind the historic strip, renderings about the parking where they have torn down the police station, working with Linda C&L Salon to develop a breezeway – how to engineer the area so that trucks can make delivery without blocking traffic, trying to engage an artist for a mural.

Looking for people to submit an 8"x8" all cotton square that will be sewn into a quilt to commemorate the city's 100 year anniversary, then to be displayed in the new Arts Center.

Small Business Saturday, Saturday November 30th after Thanksgiving to support Stockbridge businesses. Several businesses are participating in a Passport



program. Shoppers to who make a purchase at 4 or more businesses are entered into a drawing for a gift basket worth \$200.

g. City Staff Updates – James

Finalizing a marketing brochure that will be released this week. Information for those who might want to invest in the city. James will send to the DDA for review. Hopes to go to print by Friday. Aneta suggested including info on the Façade grant – Renee referred James to the information on the City's website.

3. Old Business

a. Downtown Development Opportunities / JLL Engagement Update – James Touchton – no discussion.

b. Discussion of former Fire Station building. – Roger presented several slides attached as reference. He referred to the presentation he made during the April 2019 DDA meeting, the top short-term priority was the need to establish a downtown anchor. Roger made a motion to support the development of the old Fire Station as indicated in the RSVP.

Councilwoman Gantt disagreed, discussion followed about various uses for the building, whether to renovate or rebuild. Aneta suggested moving forward with developing the building without worrying about what will go in it. Rodney suggested we would need to know which way we are going. Renee asked about the status of deeding the building over to the DDA and what does the City expect the DDA to do with it. Councilwoman Gantt said she is waiting on the City Attorney to draft the quit claim deed. Aneta asked if there were renderings of how the building could be developed or if TSW was working on this.

Calvin asked to table the discussion until the next meeting.

c. Master Plan Engagement with TSW - James Touchton

DDA has two proposals. Roger pointed out there are several master plans, but there is a gap in defining how the Arts Center would integrate with Downtown and the Amphitheater. Discussed that the city staff, Council, DDA and Main Street need to be in agreement as to the scope of work on a master plan.

4. New Business

Councilwoman Gantt made a motion to cancel the December meeting. Not



approved.

Meeting adjourned. 8:04pm.

5. Executive Session

Councilwoman Gantt made a motion to go into executive session to discuss real estate. Unanimously approved. Board went into executive session at 7:45p and concluded at 7:58p.

6. Adjourn – Meeting adjourned at 8:04p



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)

Addendum: Presentation to discuss plans for the former Fire Station.

What to do with "The Station"

DDA Priorities – April 2019

Draft DDA Goals - Now

1. LEARN: a Downtown Anchor
- e.g. "The Station"

2. Revitalize Parking
- Demolish building, reuse/lock up, resolve utility, strategic infrastructure
- improve

3. Silence the Railroad
- Installation residential outdoor decibel

4. Destinations
- Trail Head, art installations, vintage events

How?

- Acquire Property for Development
- Secure/Re-use
- Public/Private Partnerships
- "I"

RSVP



- Welcome Center
- Event space
- Cafe
- Main Street and DDA offices
- Tourist information
- Local artist gallery
- Pop-up Market
- Public restrooms

Divergence of Opinions

Great Ideas!

- Strategic Location
- Brew House?
- Restaurant?
- Roof Top Deck?
- Mixed use development?

...Meanwhile



Motion to Support "The Station"

Benefits

- Boost downtown activity
- Community hub
- Celebrate community talent and businesses
- Showcase Stockbridge now, its rich history and exciting future
- Encourage collaboration between city employees
- Streetscape improvements
- City controls the message

Motion to Support "The Station"

Why now?

- Adaptive re-use lowest investment cost
- Reaffirms commitment to the community
- Up and running in time for Stockbridge's 100 year anniversary of cityhood

What about those Great Ideas?

- Plenty of vacant parcels
- Welcome Center invites visitors and INVESTORS
- Incorporate into the development plan