



Board Members	Present	Absent
Raoul Clarke, Chair	Y	
Calvin Gleaton, Vice-Chair	Y	
Roger Custin, Secretary	Y	
Renee Shaw, Treasurer	Y	
LaKeisha Gantt, Stockbridge City Council	Y	
Rodney Hornes, Board Member	Y	
Aneta T. Lee, Board Member		X

**1. Call to Order**

- a. Invocation Followed by Pledge
- b. Roll Call – meeting was called to order as of 6:06pm
- c. Approve Agenda – motion passed to approve agenda as published.
- d. Approve February 19, 2019 Minutes – motion was passed to approve the February 19, 2019 minutes draft version 1.2.

**2. Reports / Updates**

- a. Chairman's Comments - welcomed board and guests.
- b. Treasurer Update – Renee Shaw - statement as of Feb 28, 2019, beginning balance \$59,720.31, ending bank balance was \$58,520.31, included an unauthorized debit of \$1,200. Renee caught the error and completed a fraud affidavit with the bank. Bank is investigating and will be refund. May need to close account and open another. Not likely related to Roger’s DDA training expense as the City would typically pay the expense and invoice the DDA.
- c. Secretary Update – Roger Custin met with the City Clerk and reviewed the DDA files stored with the City. The DDA Board and Officers insurance was renewed, and the insured name was corrected. Roger reviewed the various plans approved by the City and is in the process of obtaining digital copies of each. City supports the DDA by publishing notice of meetings, storing records, and providing access to print/copy/scan. Renee noted that the City charges the DDA for print and copies.

City clerk advised the DDA should draft a resolution for at least some key decisions. LaKeisha will check with the city attorney for guidance as to when a resolution is required.

The Secretary's Update presentation is added as an addendum to today's meeting notes.



### 3. Old Business

- a. Façade Grant - Fletcher Auto shop was approved to proceed during the last meeting. Owner has been out of town, but the exterior painting had started. Rodney established the timeline. Invoices are paid when the work is done and validated.
- b. JLL, Jeremy Becker Contract Update – agreement signed. Need to determine the priority, such as an anchor. JLL will analyze the DDA priorities and getting an assess the portfolio to recommend highest and best use. If there is no market, DDA can subsidize a project. His colleagues don't yet consider Stockbridge a place to be. Need to start changing the discussion. City needs to build on its strengths, such as healthcare, geography, even logistics. First deal is the hardest.

Raoul – asked what would be considered most ideal. JLL will review the portfolio, demographics and bring market-feasible ideas.

Renee - what is the timetable for the concepts? Jeremy: 60-90 days, June or July meeting.

Roger - how do we measure the quality of retail, or housing? Jeremy: national chains are easier, but may not be desirable. Consider a brewpub or chef-driven concept. Note, restaurants have a very high build/out, start-up costs. Don't need another mediocre national chain.

Point of procedure: Roger asked Jeremy that JLL invoices be addressed to the DDA, specifically Renee, Raoul and Roger, not James.

James will work on the portfolio –inventory of the city-owned properties. Can get an interactive map from GA Power. Should have by the next meeting. Roger requested he focus first on the block bounded by Jim Clark Dr, MLK Sr, Burke St, Love St.

LaKeisha – there may be times where the city has in motion something that needs to be aligned with the DDA – may not have a lot of lead time. May have to call a special called meeting.

Raoul – Calvin was researching potential properties along East Atlanta north as a potential investment with the idea to buy now before the market increases. Jeremy said that cities looking to buy low to sell high is speculative, recommends doing so only if it is strategic. Rising property values is a good problem to have.

Do we need a master plan? Jeremy: master plans are only as good as the ability to implement. Need to remain adaptable.

- c. Financial Consultant – was Raymond James, City Council voted Edmund Wall. James will try to bring him to the next DDA meeting.



#### **4. New Business**

- a. Expansion for DDA boundaries – motion was passed to table this discussion.
- b. Work Plan for Year – Roger presented various plans approved by the City Council: RSVP, Trail Plan, Comprehensive Plan, LCI, Tourism Product and offered four immediate priorities:
  1. Establish a downtown anchor, such as The Station
  2. Resolve parking issue – demolish police building, resurface lot, resolve alley drainage issue
  3. Silence the railroad – essential for residential and outdoor dining
  4. Establish a destination: art, sculpture, events, trail head

The presentation is added as an addendum to today's meeting notes.

Lakeisha said city is taken bids to demolish police station. SPLOST can be used for trails, arts/cultural center. City rejected some bids for The Station. Will add to the City Council agenda to see if they are ready to deed The Station property over to DDA. City manager is working on silencing the railroad.

Raoul – important there is a project that we pursue.

Renee provided Roger a copy of the August 2016 DDA retreat notes which listed several priorities and asked the DDA to review which have been completed and which remain. The retreat notes are added as an appendix to today's meeting minutes.

- c. Henry County Visitors Bureau – City considered separating from the HCVB. Felt the City was not getting return based on the amount funded. Roger pointed out that the City does not yet have any significant assets to draw tourism.

#### **5. General Discussion**

Raoul welcomed meeting guests - James Turner, with Solutions Development stated that the City needs to get "bodies in downtown", focus on density. Developers don't want to come in where there are high vacancy rates. Need foot traffic.

#### **6. Executive Session – no Executive Session**

#### **7. Adjourn**

Motion passed to adjourn the meeting at 8:11p



**STOCKBRIDGE**  
DOWNTOWN DEVELOPMENT AUTHORITY

**REGULAR MEETING AGENDA**  
**Monday, April 15, 2019 @ 6 PM**  
Stockbridge City Hall Levi Room  
4640 N. Henry Blvd. Stockbridge, GA 30281

<b>Executive Session Criteria</b>	<b>GA Code</b>
Discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege.	50-14-2(1) and
Identify the case or claim discussed but not the substance of the attorney-client discussion.	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)