



CITY OF STONECREST, GEORGIA

Stonecrest Development Authority

*Mayor Jazzmin Cobble
Elijah Ajayi
Jennifer Capers
Andrew Chamblin*

*Jeff Dickerson
Chris Seabrook
Joyce Walker*

STONECREST DEVELOPMENT AUTHORITY

MEETING AGENDA

May 11, 2023, 6:00 p.m.

Citizen Access: *In-Person @ City Hall (3120 Stonecrest Blvd Stonecrest)*
(meeting will be recorded and uploaded to the Stonecrest YouTube page)

I. CALL TO ORDER: Mayor Jazzmin Cobble at 6:12 pm.

II. ROLL CALL: Mayor Jazzmin Cobble

All members were present except Member Andrew Chamblin. **Quorum obtained.** Member Andrew Chamblin joined the meeting in person later in the meeting.

III. PUBLIC COMMENTS:

Marie Colson stated there are three developments going on right now, in the area of Lithonia Industrial and Chupp Rd. 248 apartment development across from her, 270 almost finished, and next door is senior housing.

Bernard Knight commented about the LCI plan for the mall area and spoke to the Development Authority not being aware of the LCI plan or choosing not to follow it. Bernard Knight hopes that moving forward the LCI plan will be taken into consideration.
Please note a portion of this comment was inaudible during the recording.

*Overall limit in public comments is 20 minutes. Limited to 2 minutes per speaker.
Speaker can only speak once in public comments. Public comments are restricted to topics regarding the Stonecrest Development Authority.*

IV. AGENDA ITEMS

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices. If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.

a. Approve IGA between Stonecrest Development Authority and City of Stonecrest

- Mayor Jazzmin Cobble spoke about the history of the IGA between the Development Authority and the City of Stonecrest, along with their respective roles. Mayor Jazzmin Cobble went on to announce that legal representation was present for the sake of questions from the Development Authority. Mayor Jazzmin Cobble also discussed a few points of discussion that stood out to her in the IGA including a staff appointment.
- Member Joyce Walker stated that she didn't understand what it meant by selecting a committee from the community. Mayor Cobble went on to explain that the Development Authority can create different committees to help get feedback or pass ideas around about what the Development Authority is interested in doing. Member Joyce Walker also went on to ask if the Development Authority would use the current legal representation for the city or would they hire another. Mayor Jazzmin Cobble answered that it would be her recommendation to hire a regular attorney and a special attorney to deal with complicated financial matters, such as tax abatement and bonds.
- Member Jennifer Capers asked what the vision is and how it will work in respect to real estate and purchasing. Mayor Jazzmin Cobble answered that the chair would be the one to sign off on anything. The executive director serves the purpose of overseeing and being available to tend to the needs of the Development Authority.
- Mayor Jazzmin Cobble went on to explain further the process of purchasing and what role the Development Authority plays. Mayor Jazzmin Cobble asked if the attorney wanted to add anything further. The attorney added that the IGA's purpose is to make sure that lines are clear on what the City Council can be involved in and what the SDA could allow the city to be involved in. Mayor Jazzmin Cobble added that the Economic Development team would work the closest with this committee.

Mayor Jazzmin Cobble opened the floor for a motion to approve the IGA between the Stonecrest Development Authority and the City of Stonecrest.

Motion made by member and seconded. All in favor.

b. Adopt Stonecrest Development Authority Bylaws

(A portion of this meeting was inaudible due to the recording audio.)

- Mayor Jazzmin Cobble discussed the Development Authority bylaws and the edits that have been made to them. After Mayor Jazzmin Cobble reviewed the modifications, the floor was opened for a motion to approve the Stonecrest Development Authority bylaws.

Motion. A motion was made to approve the Stonecrest Development Authority bylaws by a committee member. Motion seconded. **All in favor.**

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c. Election of Officers

- Mayor Jazzmin Cobble explained the roles of the secretary, treasurer, or secretary-treasurer, and vice chair. Mayor Jazzmin Cobble went on to add that the committee can revisit the appointments later if the need arises. Mayor Cobble asked for nominations and opened the floor for motion to approve.

Motion. A motion was made by a committee member to appoint Member Elijah Ajayi for secretary and Member Joyce Walker for treasurer. Mayor Jazzmin Cobble seconded. **All in favor.**

- Mayor Jazzmin Cobble asked for nominations for the vice chair and opened the floor for a motion to approve the nomination.

Motion. A motion was made by a committee member to appoint Member Chris Seabrook as vice chair. Mayor Jazzmin Cobble seconded. **All in favor.**

d. Set regular meeting schedule

- Mayor Jazzmin Cobble reviewed the city meeting schedule with the committee. Mayor Jazzmin Cobble opened the floor for a motion to approve the meeting to be held monthly on the second Thursday at 6:00 pm.
- **Motion.** A motion was made by a member to approve the meeting to be held monthly on the second Thursday at 6:00 pm. The motion was seconded. **All in favor.**

e. Discuss current financial status

- Mayor Jazzmin Cobble discussed that the prior Development Authority had two unauthorized transfers, in the amount of \$150,000.00 occur after the City Council defunded them. Mayor Jazzmin Cobble welcomed Attorney Alicia Thompson to ensure that no laws were being violated by the authority. Mayor Jazzmin Cobble went on to state that the Development Authority needs its own account and already has an ein.
- A member asked if the money had stayed in the account, would it have still been owned by the Development Authority. Mayor Jazzmin Cobble answered that it should not have been transferred but was budgeted in for that fiscal year.
- A member asked what types of things does the Development Authority spend their money on? Mayor Jazmin Cobble answered that she can get a list of expenses.
- Mayor Jazzmin Cobble stated that once the attorney is appointed, the committee will participate in training for the Development Authority and those details will

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be sorted out later. Mayor Jazzmin Cobble added that the Development Authority needs to make transactions that generate revenue.

- A member asked if the Development Authority can have insurance. Mayor Jazzmin Cobble answered that insurance can be secured but is not required.

V. EXECUTIVE SESSION

a. Real Estate

Motion. Mayor Jazzmin Cobble made a motion to begin executive session at 7:28 pm. A committee member seconded. **All in favor.**

Motion. A committee member made a motion to leave the executive session and return to regular meeting. The motion was seconded. **All in favor.**

Mayor Jazzmin Cobble opened the floor for a motion to approve executive session minutes. Motion was seconded. **All in favor.**

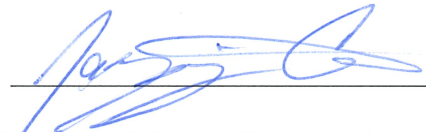
Mayor Jazzmin Cobble asked that all members offer introductions of themselves.

VI. ADJOURNMENT

a. Mayor Cobble adjourned the meeting at 8:14 pm.

As approved on the 13th day of July 2023.

CITY OF STONECREST, GEORGIA



Jazzmin Cobble, Chair

ATTEST:



Sonya Isom, City Clerk

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