

**South Fulton Development Authority**  
**Monday September 30, 2019 @ 6:00 PM**  
**Fairfield Inn & Suites by Marriott,**  
**7775 Ella Lane, Fairburn, GA 30213**



**The Honorable Mark Baker, Chairman**  
**The Honorable Stacy Blakley, Director**  
**The Honorable Jamal Grooms, Director**  
**The Honorable Arnold Jiggetts, Director**  
**The Honorable Shelley Lamar, Director**  
**The Honorable Andrew Pierson, Director**  
**The Honorable Ric Ross, Director**

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**Agenda**

1. Meeting Called to Order
2. Roll Call
3. Approval of Meeting Agenda
4. Approval of 9/5/19 Meeting Minutes
5. Public Comment
6. Discussion:
  - a. Officer Appointments (Vice-Chairman, Secretary/Treasurer)
  - b. Bylaws
  - c. Supplemental Training / Retreat
7. Presentations:
  - a. Old National Highway Development (Hyatt), Monty Garside
  - b. Overview of City Economic Development Plan, Christopher Pike
8. Executive Session (Personnel, Litigation and/or Real Estate)
9. Adjournment



# **DIVIDER SHEET**

**CITY OF SOUTH FULTON, GEORGIA**  
**Development Authority Meeting**  
**Fairfield Inn & Suites by Marriott**  
**Monday, September 30, 2019, 6:00 PM**



Attendees: Honorable Mark Baker, Chairman, Board of Directors  
Jamal Grooms, Vice-Chairman, Board of Directors  
Arnold Jiggetts, Secretary, Board of Directors (Arrived 6:06 PM)  
Shelley Lamar, Treasurer, Board of Directors (Arrived 6:12 PM)  
Stacy Blakley, Director, Board of Directors  
Andrew Pierson, Director, Board of Directors  
Ric Ross, Director, Board of Directors

Staff: Emilia Walker, City Attorney  
Corey Adams, Sr., Deputy City Clerk  
Christopher Pike, Economic Development Director

**MEETING MINUTES**

The meeting was called to order by Chairman Baker at 6:00 PM.

The roll call was conducted by the Deputy City Clerk. A quorum was established.

A motion was made by Chairman Baker and seconded by Director Grooms to hold item 7(a.) – Old National Highway Development until the end of the meeting to discuss a real estate matter to be heard in Executive Session. The motion passed 5-0. A motion was made by Director Pierson and seconded by Director Blakley to approve the agenda as amended. The motion passed 5-0

A motion was made by Director Grooms and seconded by Director Pierson to approve the minutes of the September 5, 2019 Special Called Meeting. The motion passed 5-0.

There were two speakers during the Public Comment portion of the meeting (later in the meeting):

- 1) Mary Criss: Question regarding demographics that may attract Publix Supermarket
- 2) Beverly Young: Questioned the inclusion of World Changers Church in Mr. Pike's presentation

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Discussion Items

6(a.) - Officer Appointments: Clarification regarding the records and prior appointment of Director Grooms as the Vice-Chairman was noted for the record. Discussion of the Secretary/Treasurer was tabled until later in the meeting. A motion was made to table discussion by Director Grooms and seconded by Director Pierson. The motion passed 6-0.

(later in the meeting): A motion was made by Director Blakley and seconded by Director Grooms to approve Director Jiggetts as the dual Secretary/Treasurer. Director Blakley withdrew her motion.

A motion was made by Director Lamar and seconded by Director Grooms to split the offices of Secretary and Treasurer into two separate positions. The motion passed 4-0-3. Voting Yes: Ross, Lamar, Pierson and Grooms.

A motion was made by Director Grooms and seconded by Director Ross to approve Director Jiggetts as Secretary. The motion passed 5-1-1. Voting Yes: Ross, Lamar, Pierson, Jiggetts and Grooms. Voting No: Baker Abstain: Blakley

A motion was made by Director Grooms and seconded by Director Pierson to approve Director Lamar as Treasurer. The motion passed 5-1-1. Voting Yes: Ross, Lamar, Pierson, Jiggetts and Grooms. Voting No: Baker Abstain: Blakley

6(b.) - Director Blakley offered the following amendments to the draft Bylaws:

- 1) Page 3, Article I, List South Fulton Development Authority first followed by SFDA in parentheses.
- 2) Page 3, Article II, Section 1, Question regarding "on or about". City Attorney will expressly state the specific date.
- 3) Page 3, Article II, Section 1, Sought clarification regarding Georgia Code citation O.C.G.A. §36-62-1. Included for reference purposes.
- 4) Page 3, Article III, Section 1, Concern expressed about listing Directors' names in document. City Attorney will make generic by position and term.
- 5) Page 4, Article III, Section 5, Delete "at least" and "annual"; add "s" to make the word meetings plural.
- 6) Does the Board wish to stipulate that there will be an "annual meeting"? Response: No
- 7) Page 4, Article III, Section 6, Include Georgia Code citation for Georgia Open Meetings Act (O.C.G.A. §50-14-1).
- 8) Should the Bylaws include a "Standard of Conduct"? Suggested that the Bylaws cite that there is a Georgia Code citation and the Board will comply with the Code. (Article VII)
- 9) Should the Bylaws address the ability of Board members to participate via teleconference? Teleconferencing is already addressed by referencing the Georgia Open Meetings law.

Director Pierson questioned whether the Bylaws will have to be revised if the City is renamed. Response: Yes

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Director Ross questioned whether the Bylaws should reference the Board's purpose and mission? Response: Not at this time. Amendments to the Bylaws can be made at a future meeting.

A motion was made by Director Grooms and seconded by Director Jiggetts to approve the changes to the Bylaws as presented. The motion passed 7-0.

A motion was made by Director Lamar and seconded by Director Grooms to establish in the Bylaws a time limit of two minutes per speaker and limit the number of speakers to 15 for the Public Comment section of the meeting unless the Board votes contrary to the stated limits. The motion passed 7-0.

6(c.) – Director Lamar advised the Board that Georgia Power has agreed to host the Board Training and Retreat at no charge. A date has not been set and Director Lamar is working with Ms. Dionne Tucker with Georgia Power to plan the event. Director Lamar will prepare a poll for the Board to gauge the best date suitable for everyone.

Presentations

7(b.) – Mr. Christopher Pike, Economic Development Director for the City of South Fulton presented an update regarding economic development indicators for the City and the status of the Economic Development Strategic Plan.

The Board conducted a question and answer period. Directors Jiggetts and Lamar expressed a desire for the Board to have input in and review the proposed Strategic Plan before it is made public.

Executive Session

A motion was made by Director Grooms to recess for an executive session to discuss Real Estate and Personnel at 7:25 PM. The motion was seconded by Director Lamar and the motion passed 7-0.

A motion was made by Director Grooms to close the executive session at 8:15 PM. The motion was seconded by Director Ross and the motion passed 7-0.

Chairman Baker reported that no action was taken in the executive session.

Director Jiggetts requested authorization from the Board to allow him to research the establishment of a small business program for the Authority. The Board stated no permission is needed and Director Jiggetts should proceed with his research.

A motion was made by Director Grooms to adjourn the meeting at 8:19 PM. The motion was seconded by Director Blakley. The motion passed 7-0.