



CITY OF STONECREST, GEORGIA

URBAN REDEVELOPMENT AGENCY – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Tuesday, December 27, 2022 at 5:30 PM

Jazzmin Cobble - Chair

George Turner - Secretary

Tara Graves - Member

Rob Turner - Member

Tammy Grimes- Member

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: Jazzmin Cobble, Chair

II. ROLL CALL: Sonya Isom

III. AGENDA ITEMS

a. Approval of Meeting Minutes

IV. ADJOURNMENT

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.



URBAN REDEVELOPMENT AGENCY

Jazzmin Cobble – Chair

Tara Graves-Member

George Turner- Secretary

Tammy Grimes-Member

Rob Turner-Member

URA MEETING MINUTES

VIRTUAL MEETING

January 19, 2022 at 6:00 p.m.

Citizen Access: [Stonecrest YouTube Live Channel](#)

- I. CALL TO ORDER:** Chair ~ Jazzmin Cobble
Meeting called to order at 6:05pm.
- II. ROLL CALL:** Deputy City Clerk ~ Sonya Isom
All members present.
- III. AGENDA ITEMS:**

- 1. Adoption of Minutes

Motion 1 – made by Secretary George Turner to approve the URA meeting minutes from March 15, 2021 with corrections as stated.
Seconded by Member Rob Turner.
Motion passed unanimously.

Motion 2 – made by Secretary George Turner to approve the URA meeting minutes from March 18, 2021. Seconded by Member Rob Turner.
Motion passed unanimously.

Motion 3 – made by Secretary George Turner to approve the URA meeting minutes from March 22, 2021 with corrections as stated.
Seconded by Member Rob Turner.
Motion passed unanimously.

Motion 4 – made by Secretary George Turner to approve the URA meeting minutes from March 30 2021 with correction as stated.
Seconded by Member Tammy Grimes.
Motion passed unanimously.

Motion 5 – made by Secretary George Turner to defer the URA meeting minutes from April 15, 2021 to a future date. Seconded by Member Rob Turner.
Motion passed unanimously.

Motion 6 – made by Secretary George Turner to defer the URA meeting minutes from April 20, 2021. Seconded by Member Rob Turner.

Motion passed unanimously.

Motion 7 – made by Chair George Turner to defer the URA meeting minutes from April 29, 2021. Seconded by Member Rob Turner.

Motion passed unanimously.

Motion 8 – made by Secretary George Turner to approve the URA meeting minutes from May 10, 2021. Seconded by Member Tammy Grimes.

Motion passed unanimously.

Motion 9 – made by Secretary George Turner to defer the URA meeting minutes from June 6, 2021. Seconded by Member Rob Turner.

Motion passed unanimously.

Motion 10 – made by Secretary George Turner to approve the URA meeting minutes from July 26, 2021. Seconded by Member Rob Turner.

Motion passed unanimously.

Motion 11 – made by Secretary George Turner to approve the URA meeting minutes from September 10, 2021. Seconded by Member Tammy Grimes.

Motion passed unanimously.

Motion 12 – made by Secretary George Turner to approve the URA meeting minutes from October 7, 2021. Seconded by Member Rob Turner.

Motion passed unanimously.

2. Election of Officers

Motion 1 – made by Member Rob Turner to retain Jazzmin Cobble as Chair of the URA. Seconded by Member Tammy Grimes.

Motion passed unanimously.

Motion 2 – made by Chair Jazzmin Cobble to elect Member Tammy Grimes to hold the Vice Chair position of the URA. Seconded by Secretary George Turner.

Motion passed unanimously.

Motion 3 – made by Member Rob Turner to elect Secretary George Turner as Secretary of URA. Seconded by Vice Chair Tammy Grimes.

Motion passed unanimously.

URA has no expenses and no revenue.

There is no need for a budget at this time.

URA conducted one transaction for the Sears Building and Mr. Wall will create a report.

IV. EXECUTIVE SESSION:

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate)

1. Real Estate

Motion 1 – made by Member Rob Turner to go into Executive Session for Real Estate and Legal matters. Seconded by Secretary George Turner.

Motion passed unanimously.

Motion 2 – made by Secretary George Turner to exit Executive Session and return to the regular scheduled URA meeting. Seconded by Member Tammy Grimes.

Motion passed unanimously.

Motion 3 – made by Secretary George Turner to instruct the City Attorney to amend the agreement with Stonecrest Resorts as discussed in Executive Session. Seconded by Vice Chair Tammy Grimes.

Motion passed unanimously.

V. ADJOURNMENT

Motion 1 – made by Secretary George Turner to adjourn the URA meeting at 7:50pm. Seconded by Member Rob Turner.

Motion passed unanimously.

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URBAN REDEVELOPMENT AGENCY

Jazzmin Cobble – Chair

Tara Graves-Member

George Turner- Secretary

Tammy Grimes-Member

Rob Turner-Member

URA MEETING MINUTES

VIRTUAL MEETING

March 9, 2022 at 6:30 p.m.

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: Chair ~ Jazzmin Cobble
Meeting called to order at 6:32pm.

II. ROLL CALL: City Clerk ~ Sonya Isom
All members present.

III. AGENDA ITEMS:

1. Real Estate

IV. EXECUTIVE SESSION:

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate)

1. Real Estate

Motion - made by Secretary George Turner to go into Executive Session for Real Estate matters. Seconded by Member Tara Graves.

Motion passed unanimously.

Motion - made by Member Rob Turner to exit Executive Session and return to

the regular URA meeting. Seconded by Secretary George Turner.

Motion passed unanimously.

Motion - made by Member Tammy Grimes to direct staff to bring back a proposal for property acquisition as discussed in Executive Session. Seconded by Member Tara Graves.

Motion passed unanimously.

V. ADJOURNMENT

Motion – made by Member George Turner to adjourn the URA meeting at 7:45pm. Seconded by Member Tammy Grimes.

Motion passed unanimously.

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URBAN REDEVELOPMENT AGENCY

Jazzmin Cobble – Chair

Tara Graves-Member

George Turner- Secretary

Tammy Grimes-Member

Rob Turner-Member

URA MEETING MINUTES

VIRTUAL MEETING

March 22, 2022 at 6:00 p.m.

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: Chair ~ Jazzmin Cobble
Meeting called to order at 6:03pm.

II. ROLL CALL: City Clerk ~ Sonya Isom
All members present.

III. AGENDA ITEMS:

1. Real Estate

IV. EXECUTIVE SESSION:

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate)

1. Real Estate

Motion – made by member Rob Turner to go into Executive Session on matters of Real Estate. Member Tara Graves seconded.

Motion passed unanimously.

Motion – made by member Rob Turner to exit Executive Session and return to the Special Called URA meeting. Member Tara Grave seconded.

Motion passed unanimously.

Motion - made by Secretary George Turner to authorize staff to execute the instructions on Real Estate discussed in Executive Session. Member Tammy Grimes seconded.

Motion passed unanimously.

V. ADJOURNMENT

Motion - made by member Tammy Grimes to adjourn the URA meeting at 6:56 pm. Member Rob Turner seconded.

Motion passed unanimously.

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URBAN REDEVELOPMENT AGENCY

Jazzmin Cobble – Chair

Tara Graves-Member

George Turner- Secretary

Tammy Grimes-Member

Rob Turner-Member

URA MEETING MINUTES

HYBRID MEETING

May 20, 2022 at 6:00 p.m.

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: Chair ~ Jazzmin Cobble

Meeting called to order at 6:10 pm.

II. ROLL CALL: Chair ~ Jazzmin Cobble

All members present.

III. AGENDA ITEMS:

1. Real Estate

IV. EXECUTIVE SESSION:

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate)

1. Real Estate – All members present

Motion - made by Member Rob Turner to go into Executive Session for Real Estate matters. Seconded by Member George Turner.

Motion passed unanimously.

Motion - made by Member George Turner to exit Executive Session and return to

regular URA meeting. Seconded by Member Tammy Grimes.

Motion passed unanimously.

Motion - made by Member Rob Turner to direct staff to proceed with instructions as delivered in Executive Session for Real Estate matters. Seconded by Member Tammy Grimes.

Motion passed unanimously.

V. ADJOURNMENT

Meeting adjourned at 6:57pm.

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URBAN REDEVELOPMENT AGENCY

Jazzmin Cobble – Chair

Tara Graves-Member

George Turner- Secretary

Tammy Grimes-Member

Rob Turner-Member

URA MEETING MINUTES

July 6, 2022 at 6:30 p.m.

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: Chair ~ Jazzmin Cobble

Meeting called to order at 6:34 pm.

II. ROLL CALL: City Clerk ~ Sonya Isom

All members present.

III. AGENDA ITEMS:

1. Scope of Work for the Town Center Study

Chair Jazzmin Cobble stated the City Hall study was presented to Council a couple of weeks ago but needed to come back to the URA to discuss a change to the scope of work. The study was to determine if the Sam's building was the best place for a government building or any other service. There were hopes that the Town Center study would determine the best place for a City Hall or what would be the best use of the building.

Member Rob Turner asked the Finance Director or City Manager to share information on the three possible locations for a government center. City Manager Jackson stated that the original scope of work asked the consultant to look at a minimum of three locations and evaluate locations and associated costs. This also included determining if it was necessary to build a new City Hall or to convert an existing facility into a City Hall. Secretary George Turner stated his concern is the Sam's Club Building might be the best for conversion into a City Hall. He suggested adding the location of the MARTA transit hub into the study.

Member Tammy Grimes asked for clarification on the study's intended use. Member Tara Graves asked if there is a budget for the construction or a vision of what it will look like. Chair Jazzmin Cobble confirmed that there is a legal ends of things on selling that land that will have restrictions. The study does not commit the city to building or funding it. Member Grimes inquired about the time frame for the study. City Manager Jackson did not confirm dates but will work with Finance Director to get RFP revised.

Member Rob Turner inquired about the Sam's building being off the market for purchase or for any type of use. Chair Jazzmin Cobble stated that to sell the building it must be advertised, and this board must vote on it. The building is available for rent and lease if it's under the revenue cap.

Motion - made by Member Tammy Grimes to give staff direction to change the scope of work and re-advertise the RFP. Seconded by Member Rob Turner.

Amended Motion - made by Member Tammy Grimes to issue a new RFP with a revised scope of work to address the identification of a town center and the highest and best use of the former building. Seconded by Member Rob Turner.

Motion passed unanimously.

2. Use Schedule & Rental Fee Structure

Chair Jazzmin Cobble stated there are requests to lease or rent the Sam's building, but a rental fee has not been set. There is also a request to assign staff to create a fee structure for private use of the Sam's club building to ensure that we stay under the revenue cap.

Motion - made by Secretary George Turner to instruct staff to develop a fee structure for private use of the Sam's club building in addition to a separate fee for use of the outdoor of the Sam's club. Seconded by Member Tara Graves.

Motion passed unanimously.

IV. EXECUTIVE SESSION:

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate)

1. Real Estate

V. ADJOURNMENT

Motion - made by Member Rob Turner to adjourn at 7:05 pm. Seconded by Secretary George Turner.

Motion passed unanimously.

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URBAN REDEVELOPMENT AGENCY

Jazzmin Cobble – Chair

Tara Graves-Member

George Turner- Secretary

Tammy Grimes-Member

Rob Turner-Member

URA SPECIAL CALLED MEETING AGENDA

September 26, 2022 at 6:30 p.m.

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: Chair ~ Jazzmin Cobble

The meeting began at 6:37 pm.

II. ROLL CALL: City Clerk ~ Sonya Isom

All members were present.

III. AGENDA ITEMS:

1. Consideration of and action on Resolution authorizing the issuance of Revenue Bonds (City of Stonecrest Project), Series 2022A and Federally Taxable Series 2022B.

Mr. Ed Wall stated that there is a \$6,050,000 bond with two series. One bond is tax-exempt for 3.5% for 20 years and the other is taxable at 4.48% for 20 years. The total payment schedule is approximately \$448,000 per year. Bidded out to 22 banks, and received four bids, with Truist Bank having the lowest bid. The city has an option to prepay it with no penalty after five years, in the year 2027. The first payment on the bonds is due February 1, 2023.

Motion - made by Member Rob Turner to approve the authorization of the insurance of Revenue Bonds for the City of Stonecrest project series 2022A and federally taxable series 2022B. Seconded by Member Tammy Grimes.

Motion passed unanimously.

2. DeKalb County Board of Voter Registration and Elections Facility Rental Agreement

Summary of agreement given by Alicia Thomas, Wincher Denmark. City attorney's office stated that the Board of Elections for DeKalb County wishes to contract with the URA for the lease of the building located at 2994 Turner Hill Road. They've provided an eight-month agreement with terms relating to cost, longevity and building maintenance.

Chair Jazzmin Cobble asked if Dekalb County mention needing the use of the parking lot on the weekends or is it Monday through Friday. This needs to be mentioned to the parks and recs team to discuss events for the remainder for the year.

Deputy City Manager Gerald Sanders replied that based on the conversations with the county, they would be using it Monday through Friday.

Member Tammy Grimes was concerned that the questions about weekend use of the parking lot and the City's Christmas party need to be answered before signing the agreement.

Motion - made by Member Tammy Grimes that the URA approve DeKalb County Board of Voter Registration and Elections facility rental agreement with the stated conditions. Seconded by Member Tara Graves.

Motion passed unanimously.

3. Financial Advisor Agreement

Motion made by Member Rob Turner to approve the Financial Advisor Agreement. Seconded by Member Tara Graves.

Motion passed unanimously.

IV. EXECUTIVE SESSION:

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate)

V. ADJOURNMENT

Motion made by Member Rob Turner to adjourn the meeting. Seconded by Secretary George Turner.

Motion passed unanimously.

The meeting adjourned at 7:02 pm.

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