



# Special Called Downtown Development Authority Meeting

Monday, June 03, 2024 at 6:30 PM

922 Main Street, Stone Mountain, GA 30083

## Agenda

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### I. Call to Order

1. Attendee Name / Attendee Participation (Present, absent, late for this meeting)

Chair Carl Wright

Vice Chair Thom DeLoach

Treasurer Denise Phillips

Board Member Jenna Barclay

Board Member Michelle Dunbar

Board Member & Council Member Anita Bass

### II. Approval of the Agenda

### III. Old Business

1. Action Item: 2024 Intergovernmental Agreement (IGA) for the City of Stone Mountain and the DDA.

### IV. Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed)

### V. Adjournment

**DDA Agenda Item****Meeting Date: June 03, 2024**

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**SUBJECT: 2024 INTERGOVERNMENTAL AGREEMENT (IGA) FOR THE CITY OF STONE MOUNTAIN AND THE DDA**

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**Item:** Action Item**Department:** DDA**Fiscal Impact:** \$214,317.80**Presented By:** Maggie Dimov, Economic Development Director/DDA**Action Requested: Motion to Approve the Final 2024 Intergovernmental Agreement (IGA) for the City of Stone Mountain and the DDA**

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**Summary:** Intergovernmental Agreement (IGA) is a written contract required under the Georgia Law when two or more public agencies agree to jointly exercise common powers, contract for services, or enter into joint or cooperative actions.

The City of Stone Mountain Downtown Development Authority (SMDDA) is entering into an IGA for one of the six major categories, which is Contract for Services. (Contract for Services are when two or more public agencies agree to contract for services with one party paying and the other performing services or division of tasks between the parties).

**At the DDA's meeting on 04/22/2024,** The DDA discussed the presented agreement and requested a DDA map to be presented as a supporting document to the 2024 IGA. The DDA board members requested that additional content be listed at the end of the paragraph that describes "Payment for Services":

"The FY2024 DDA budget, as duly approved by the City, and this IGA shall be deemed the full measure of financial liability of the DDA to the City. All aforementioned contributions (monetary and in-kind), if any determined, considered, or requested by the City to be attributable to the DDA as an additional liability not explicitly written within the duly approved DDA budget or expressly written and understood in this IGA, are deemed wholly excluded from any and all responsibility, accountability, or liability of the DDA.

Should, due to changes in financial accounting practices or as the result of an annual financial audit, the City determine a request for additional financial responsibility be considered by or attributed to the DDA, all such requests shall be accompanied by a budget amendment, duly approved by the City, offsetting – by the City- all additional liabilities attributable to the DDA in total with no encumbrances or future obligations. All such requests or determinations shall then be accounted for in budgeted allocations, and liability account line items maintained by the

City’s financial accounting office and attributed in keeping with the duly approved and amended budget to the responsibility of the DDA”.

**Thom DeLoach made a motion to approve the presented 2024 Intergovernmental Agreement (IGA) for the City of Stone Mountain and the DDA, with the suggested changes by the DDA, seconded by Carl Wright. Unanimously approved.**

The City Attorney reviewed the DDA’s version of the 2024 IGA, with the suggested changes made on 04/22/2024, and provided both the City, and the DDA with an updated document.

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**At the DDA’s meeting on 05/28/2024,** The DDA Board denied the latest IGA CDDA 2024 that was reviewed and approved by the City Attorney. The DDA discussed and requested the following content to be added at the end of the paragraph that describes the "Payment for Services":

“No increase or addition in liability may be attributed by the City to the DDA without approval of the DDA board and subsequent approval of an accompanying budget amendment by the City.”

**Thom DeLoach made a motion to approve the latest IGA CDDA 2024, with the proposed changes made by the DDA on 05/28/2024, seconded by Anita Bass. Unanimously approved.**

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The City Attorney reviewed the DDA’s version of the 2024 IGA, with the suggested changes made on 05/28/2024, and provided both the City and the DDA with an updated document.

**Next Steps:** the DDA to consider the approval of the presented IGA CDDA 2024.

**Attachments/Exhibits:** Attached, final version of the 2024 Intergovernmental Agreement (IGA) for the City of Stone Mountain and the DDA

INTERGOVERNMENTAL CONTRACT

**THIS INTERGOVERNMENTAL CONTRACT** (this “Contract”), made and effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024 (the “Effective Date”), by and between the **CITY OF STONE MOUNTAIN, GEORGIA**, a municipal corporation of the State of Georgia (the “City”), and the **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STONE MOUNTAIN**, a body corporate and politic and political subdivision of the State of Georgia (the “DDA” or “Authority”).

WITNESSETH:

**WHEREAS**, the 1983 Constitution of the State of Georgia, Article IX, Section III, Paragraph 1 (a) provides that: “The state, or any institution, department, or other agency thereof, and county, municipality, school district, or other political subdivision of the state may contract for any period not exceeding 50 years with each other or with any other public agency, public corporation, or public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide;” and

**WHEREAS**, the DDA was created pursuant to the provisions of Article IX, Section VI, Paragraph III of the 1983 Constitution of the State of Georgia, the Downtown Development Authorities Law of the State of Georgia, O.C.G.A. § 36-42-1, et seq., as amended (“DDA Law”), and an activating resolution of the Council of the City of Stone Mountain, duly adopted on September 18, 2006, and is now existing and operating as a public body corporate and politic; and

**WHEREAS**, for the public good and general welfare, the DDA’s purpose is found in the revitalization and redevelopment of the central business district of the City, the development of existing trade, commerce, industry, and employment within the City, and the promotion of new trade, commerce, industry, and employment opportunities within the City; and

**WHEREAS**, revitalization and redevelopment of the central business district by financing projects under the DDA Law will develop and promote for the public good and general welfare trade, commerce, industry, and employment opportunities and will promote the general welfare of this state; and

**WHEREAS**, it is, therefore, in the public interest and is vital to the public welfare of the people of this state and the people of this City that funding should be provided to the DDA in support of its efforts, purposes and goals; and

**WHEREAS**, the City and the DDA agree to enter into this Contract regarding the parties’ responsibilities hereunder and to define the relationship of staff, management of programming, and financial obligations with respect to the City and DDA.

**NOW, THEREFORE**, for and in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the DDA do hereby agree, as follows:

1.

**Contract Term.** This Contract shall become effective as of the Effective Date and shall continue in effect until December 31, 2024.

2.

**Service Area.** In accordance with the procedures defined by state law, the City has designated the Downtown Development District (“District,” *Attachment 1*) in which the DDA may provide services in accordance with the purposes for which it was created.

3.

**Support.** In accordance with the directives stipulated by the City Manager, the City undertakes the commitment to furnish the DDA with the following services:

- a) Staffing support facilitated by the City’s Economic Development Director/DDA Director.
- b) Financial accounting services / DDA monthly detailed financial reports consistent with those provided to the City Council.
- c) The provision of fully furnished meeting space for the DDA at 922 Main Street, Stone Mountain, GA 30083.

4.

**Payment for Services.** As approved in the City’s FY2024, budget, the City will provide funding support to the DDA in the amount of up to \$214,317.80 over the term of the Contract. The funding support will be a net amount after deducting staff support costs supplied by the City as listed under the *Total Personal Services/Benefits* in the FY2024 DDA budget.

The expenses associated with the financial accounting, the annual audit, and the furnished meeting space will be paid/provided by the City. Support (monetary and in-kind) provided by the City to the DDA will be accounted for in budgeted allocations, and liability account line items maintained by the City’s financial accounting office will account for the DDA liability to the City. No increase or addition in liability may be attributed by the City to the DDA outside of the approved annual budget without approval of the DDA board and subsequent approval of an accompanying budget amendment by the City Council. Any expenditures or liability incurred by the DDA that are not included in the budget approved annually by the City Council must be satisfied by funds maintained in the DDA’s reserve funds. The City will be under no obligation to cover or subsidize any expenditures or liabilities incurred by the DDA outside of the approved annual budget. The FY 2024 approved City projects, as delineated on Attachment 2, will be operated and maintained by the DDA in collaboration with the City’s Economic Development Director.

5.

**General Obligation & Tax Treatment of Note Payments.** As per state law, the City shall not be responsible for any general obligations incurred by the DDA. All funds procured by the DDA shall be in accordance with the DDA Law.

6.

**Amendments.** It is contemplated by the City and the DDA that this Contract may be amended to address other projects which may be desired by the City and the DDA. If DDA selects a Downtown Development Project requiring in-kind or financial support from the City beyond the scope of this general service agreement, it shall prepare a project-based Intergovernmental Agreement for the City’s consideration. The City hereby makes no assurances that such an Intergovernmental Agreement shall be approved.

7.

**Annual Report & Plan.** The DDA agrees to provide to the City an annual report specifying programs, projects and achievements of the Authority during the immediately preceding fiscal calendar year and the impact of the programs and projects on the Downtown Development Area. The DDA also agrees to provide to the City the annual work plan submitted to the Department of Community Affairs for the Main Street Program for the fiscal year 2025, including the necessary steps for achievement.

8.

**Joint Meeting.** If desired by the City Council, the City and the DDA agree to hold a joint meeting of the City Council and the DDA on an annual basis at a time and place agreeable to each party.

9.

Should any phrase, clause, sentence or paragraph herein contained be held invalid or unconstitutional, it shall in no way affect the remaining provisions of this Contract, which provisions shall remain in full force and effect.

10.

This Contract may be executed in several counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

11.

This Contract shall be construed and enforced in accordance with the laws of the State of Georgia.

12.

Failure to insist upon strict compliance with any of the terms herein (by way of waiver or breach) by either party hereto will not be deemed to be a continuous waiver in the event of any future breach of any condition hereunder.

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(signature page follows)

**IN WITNESS WHEREOF**, the parties hereto, acting by and through their duly authorized officers, have caused this Contract to be executed in multiple counterparts, under seals, as of the day and year first above written.

SIGNED FOR THE DDA OF STONE MOUNTAIN ON \_\_\_\_\_ (DATE):

BY: \_\_\_\_\_ (SEAL)      ATTEST: \_\_\_\_\_  
Carl Wright, Chairperson      Thom Deloach, Vice Chairperson

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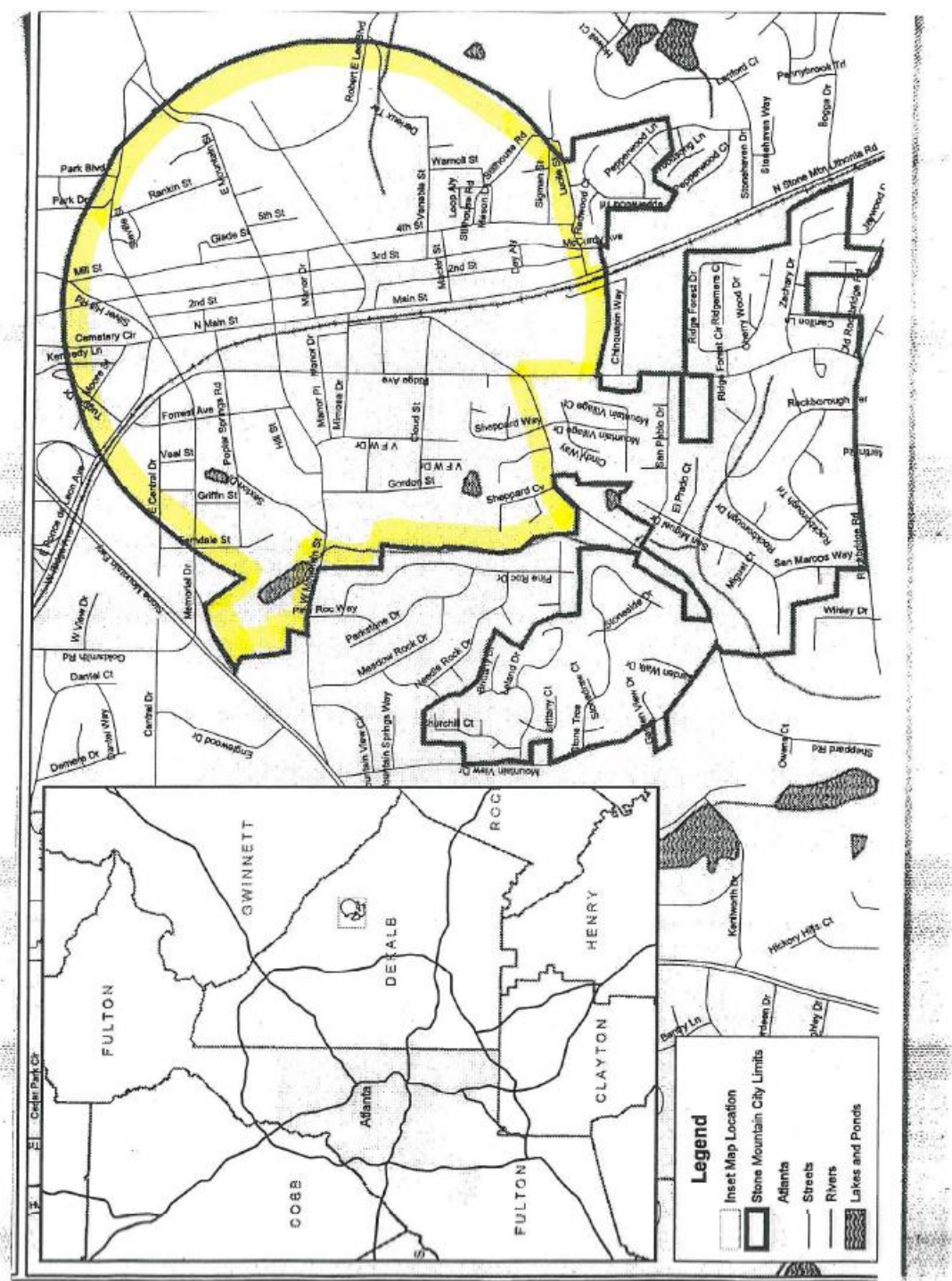
SIGNED FOR THE CITY OF STONE MOUNTAIN ON \_\_\_\_\_ (DATE):

BY: \_\_\_\_\_ (SEAL)      ATTEST: \_\_\_\_\_  
Dr. Beverly Jones, Mayor      Shawn Edmondson, City Clerk

Approved as to form:

\_\_\_\_\_  
Jeff Strickland, City Attorney

Attachment 1: Downtown Development District map.





## Attachment 2: FY2024-approved City projects

| Project Name   | The City will process and pay all invoices up to the approved budget amount. All invoices must be signed off on by the DDA Director before payment can be remitted.<br>As approved in the City's FY2024 Budget: |
|--|---|
| <b>Landscaping Project</b> – Enhancing the visual appeal and cultural richness of a downtown area to create a more attractive and vibrant environment by planting flowers on Main Street.  | Budgeted under Professional Services, Account ID: 20-5130-52.1200; Up to \$60,000.00 to be spent.   |
| <b>Mural Project</b> – Murals can create a sense of community, beautify urban spaces, express historical and cultural identity, raise awareness about social issues, and inspire creativity and wonder. As such, they are a powerful tool for making cities more vibrant, engaging, and meaningful places to live. | Budgeted under Contract Labor- DDA; Account ID: 20-5130.52.3850; Up to \$10,000.00 to be spent.   |
| <b>Façade Grant</b> - The Downtown Development Authority (DDA) created the Façade Improvement Grant Program to assist business and property owners with improvements to storefronts in the business district.  | Budgeted under Façade Grants; Account ID: 20-5130.57.3300; Up to \$25,000.00 to be spent.   |
| <b>Tunes By the Tracks</b> – summer concert event series that include foot-tapping tunes and a noteworthy line up of local artists “On Tap” eight Fridays in May & June in Stone Mountain Village.   | Budgeted under Contract Labor- DDA; Account ID: 20-5130.61.9008; Up to \$7,500.00 to be spent.  |
| <b>Mardi Gras Parade</b> – Mardi Gras is the culmination of one season and the beginning of another. The spring parade is one of Stone Mountain’s most colorful and vibrant events, featuring party-like parades, elaborate costumes, lively music, and indulgent feasting.  | Budgeted under Contract Labor- DDA; Account ID: 20-5130.61.9020; Up to \$4,000.00 to be spent.  |