

**MINUTES OF MEETING OF  
SOUTH FULTON DEVELOPMENT AUTHORITY**  
May 6, 2025

PRELIMINARY – Dinner was held from 5:30 pm to 6:00 pm. A meeting binder was distributed to all Board members.

**I. CALL TO ORDER**

Chairperson Mercedes Miller called the meeting to order at 6:08 pm.

The meeting was called to order at the meeting at the time, on the day, and at the place set forth as follows:

Time: 6:04 pm

Date: April 1, 2025

Place: 6385 Old National Highway, Suite 210, South Fulton, GA 30349

**II. ROLL CALL**

The following directors, constituting a quorum of the Board, were present at the meeting:

Present: Kimberly Mays, Phyllis Minter, James Reese, Stacey Williams, Nathan Lewis, Mercedes Miller, John De'Laigle, September Cooper

Dana Tucker-Davis – Arrived at 6:18pm

**III. ADDITIONS/ DELETIONS/ APPROVAL OF THE AGENDA**

The agenda was presented by Chairperson Miller

Chairwoman Miller – Add invoices for approval under New Business

Motion: Motion to accept the agenda with the addition of invoices, was made by James Reese, Seconded by September Cooper. Hand vote: YES: Unanimous - Phyllis Minter, Stacey Williams, Nathan Lewis, Kimberly Mays, September Cooper, John De'Laigle, Mercedes Miller, and James Reese. NO – none. Motion PASSES

**IV. APPROVAL OF MINUTES**

a. Tuesday, March 4, 2025 Minutes

Motion: Motion to approve meeting minutes from March 4, 2025, was made by James Reese, Seconded by Phyllis Minter. Hand vote: YES: Unanimous - Phyllis Minter,

Stacey Williams, Nathan Lewis, Kimberly Mays, September Cooper, John De'Laigle, Mercedes Miller, Dana Tucker-Davis, and James Reese. NO – none. Motion PASSES

b. Tuesday, April 1, 2025 Minutes

Motion: Motion to approve meeting minutes from April 1, 2025, was made by Stacey Williams, Seconded by Phyllis Minter. Hand vote: YES: Unanimous - Phyllis Minter, Stacey Williams, Nathan Lewis, Kimberly Mays, September Cooper, John De'Laigle, Mercedes Miller, Dana Tucker-Davis, and James Reese. NO – none. Motion PASSES

**V. CITIZENS COMMENTS**

No comments.

**VI. ECONOMIC DEVELOPMENT REPORT**

Teresa Parhams—From now on the way the economic development update is given will look a little different. We will have each of the project managers come up and give updates on their specific areas of responsibilities

Trevor Thornton -- Red Oak Community Market Relaunch

The Red Oak Community Market made a strong return this quarter at its new location, Sialom International Church. With 20 local vendors participating, the market continues to foster local entrepreneurship, community wellness, and access to handmade goods and fresh food. A new partnership with Your Faith Farms was introduced this season, expanding the availability of locally grown produce and reinforcing food access initiatives within the district.

Main Street Affiliate Program – Application of Interest Submitted

An Application of Interest has been submitted to pursue designation as a Georgia Main Street Affiliate for the Red Oak District. This step reflects a broader effort to revitalize the corridor and align it with the principles of historic preservation, small business support, and place-based economic development. The affiliate designation, once granted, would provide technical support and resources to help advance these goals.

District 3 Townhall: Economic Development Update

During the recent District 3 Townhall, an economic development update was presented outlining key activities and upcoming initiatives. The presentation covered the market relaunch, Main Street planning efforts, and future strategies to increase small business

support and community engagement. Attendees were encouraged to participate in the district's growth and planning process.

#### 4800 Campbell Update

Construction at the “Blue House” at 4800 Campbell continues to make great progress, with interior design plans now finalized—including selections for flooring, wall colors, and wood finishes that reflect a clean, modern aesthetic. Landscape plans are also underway and will feature an outdoor amphitheater designed to accommodate up to 100 people, as well as a small pavilion to host community events and gatherings. These additions aim to make the space both functional and welcoming for residents and visitors alike. Updated renderings are now available, showcasing the future look and feel of this exciting transformation.

Karaey Davis-- With official status approval secured for Districts 2 and 4, the CORE Alliance is now set to move forward with its first official board meeting. This marks a pivotal step in formalizing leadership and advancing collaborative efforts across both districts.

Key next steps include:

- Officer Elections: Establishing board leadership to guide the strategic direction of the CORE Alliance.
- Work Plan Implementation: Launching initiatives outlined in the work plan to support revitalization, economic development, and neighborhood priorities.
- Ongoing Community Engagement: Continuing planning efforts for local initiatives, including the District 4 Farmers Market, to foster meaningful connections and promote small business participation.

#### Teresa Parhams-- Local 1st Initiative Launch – Old National District

The Local 1st Initiative officially launched on April 24th in the Old National District with strong community engagement and participation. The event welcomed over 50 attendees, including local entrepreneurs, residents, and partners committed to supporting corridor growth.

The evening featured live business spotlights, including two newly opened businesses—Old Nat Pharmacy and Southern Smile Dentistry—highlighting continued investment and revitalization along Old National.

Participants received key economic development updates, learned about upcoming initiatives, and had the opportunity to sign up for the “Shop, Dine & Explore” Business Directory, a new tool aimed at promoting visibility for local businesses and encouraging residents to support homegrown enterprises. The successful launch marked an important

milestone in building a stronger, more connected small business ecosystem on Old National.

#### Old National Grows Farmers Market – Season Relaunch

The Old National Grows Farmers Market reopened for the season at Old National Marketplace, a familiar and accessible location that continues to serve as a hub for community connection and local commerce. With more than 20 vendors offering fresh food, handcrafted goods, and wellness products, the market remains a key driver of small business support and economic activity in the corridor. The ongoing partnership with Green 4 Life Mobile Market continues to enhance the market's impact by expanding access to fresh produce and providing valuable health education resources. Together, these efforts reinforce the market's role in promoting wellness, entrepreneurship, and community vibrancy throughout the season.

Karaey Davis-- Most of the businesses participating in the ARPA Façade Grant program have now completed their improvements, bringing fresh energy and curb appeal to our commercial corridors. We recently met with the City's new Grants Director to review the remaining projects, and for those businesses that have not yet started or completed their work, a written statement is now required explaining the delay. Per the signed agreement, all funds were originally to be used by March 31, and as we are now in May, it's important that we reassess next steps. Once all statements are received, a new deadline will be set to ensure all funds are properly distributed and utilized.

#### VII. COMMITTEE REPORTS (if any)

##### A. Vision Ad Hoc Committee

Kimberly Mays – We are planning to reschedule the 2-day photoshoot to June and by then the invoice will be processed.

##### B. Activities Committee

Stacey Williams—We'd like to get on the calendar to meet with the department to see what's coming down the pipeline for 2025 to make sure that we are in alignment with what's already in place.

##### C. Civic Engagement

John De'Laigle – We participated in the Midsouth Steel ribbon cutting, Arden's Garden grand opening, Grady Emergency Room groundbreaking and met with Shannon James with Aerotropolis to catch up on everything that is going on, on the Southside.

September Cooper—GoGreen is having a Mother's Day clean up on Saturday, May 10, 2025.

#### D. Finance Committee

Nathan Lewis— This is my first time seeing the financial statements so I will have to look over it before giving a report.

Mercedes Miller – the ED Authority no longer has to reimburse the economic development department because everything has been coming out of our budget since last year.

### VIII. NEW BUSINESS

#### a. Insurance Renewal

Motion: Motion to approve insurance renewal for April 2025- April 2026, was made by James Reese, Seconded by September Cooper. Hand vote: YES: Unanimous - Phyllis Minter, Stacey Williams, Nathan Lewis, Kimberly Mays, September Cooper, John De'Laigle, Mercedes Miller, Dana Tucker-Davis, and James Reese. NO – none. Motion PASSES

#### b. Approval for International Council of Shopping Centers (ICSC) Trip Registration and Accommodations

Motion: Motion to approve registration and accommodations for John De'Laigle, was made by September Cooper, Seconded by Phyllis Minter. Hand vote: YES: Unanimous - Phyllis Minter, Stacey Williams, Nathan Lewis, Kimberly Mays, September Cooper, John De'Laigle, Mercedes Miller, Dana Tucker-Davis, and James Reese. NO – none. Motion PASSES

#### c. Approve New Invoices

Motion: Motion to new invoices to reimburse the economic development department, was made by September Cooper, Seconded by Phyllis Minter. Hand vote: YES: Unanimous - Phyllis Minter, Stacey Williams, Nathan Lewis, Kimberly Mays, September Cooper, John De'Laigle, Mercedes Miller, Dana Tucker-Davis, and James Reese. NO – none. Motion PASSES

### IX. OLD BUSINESS

#### a. Reschedule Board Retreat

James Reese – Do we want to wait until we get a new executive director?

ACM Carmen Davis—We do not have a timeline for hiring now but we are still receiving applications and have narrowed it down to 8 applicants to be screened and vetted.

John De'Laigle—So can we push it back to August in hopes of having a new executive director.

Mercedes Miller—Yes, is everyone available for August 5?

Motion: Motion to reschedule board retreat and host any committee meetings and monthly board meeting on August 5, 2025, was made by James Reese, Seconded by Dana Tucker-Davis. Hand vote: YES: Unanimous - Phyllis Minter, Stacey Williams, Nathan Lewis, Kimberly Mays, September Cooper, John De'Laigle, Mercedes Miller, Dana Tucker-Davis, and James Reese. NO – none. Motion PASSES

b. Sizemore Urban Design Presentation Approval

ACM Carmen Davis—Sizemore has sent a proposal to present but they presented to city council, and I sent Teresa the link to share with you all.

John De'Laigle – So we need to review the link and video before we decide to spend the money for them to present to us.

ACM Carmen Davis—You all just received an invitation to the next Sizemore Community Meeting where they will present and be available for any questions.

Danan Tucker-Davis—So it sounds like we should just do that instead of paying \$3,000.

X. ACM CARMEN DAVIS UPDATE

a. City Land Purchases

ACM Davis—You all have the *Year of Impact* that discusses what has been going on in the city.

- The 5-year plan for 2025-2029 was recently approved by city council
- City organization chart in the booklet to see how economic development fits into the overall vision of the city
  - You all have the next comprehensive plan meeting dates
- Recruitment Process
  - Over 90 applications

- Narrowed down to 8 people to screen and vet
- Will include 2 Development Authority members on the hiring committee and I will reach out to the chairperson to determine who that will be.

Dana Tucker-Davis—I was taken aback by some of the development that was going on in the city. How do we find out about the development before the residents?

ACM Carmen Davis—In your packets I've listed the land purchased by the city based on a request from the last meeting. I will be working with the team to understand the flow of information to get a report to you.

September Cooper—How do we know the use for some of the land?

ACM Carmen Davis—I can't say for confidentiality reasons. We are putting together parliamentary training for all the boards and authorities in June. We are unfolding the SoFu so clean initiative as a way for all the city to work together to keep the city clean. This is a marketing initiative to showcase that the city is clean and thriving.

Dana Tucker-Davis—Is there an update on Camelot?

ACM Carmen Davis—No, is there a specific question about Camelot?

Dana Tucker-Davis— With all the business coming to the area, I thought there was an update about what we're doing because it's a warzone over there.

ACM Carmen Davis—We are keeping an eye on it.

Kimberly Mays—I've done some research and some of those people are \$50,000 behind on their HOA dues. Is there a way to get those houses back in the hands of the HOA to condemn or foreclose those homes?

ACM Carmen Davis—No, not at this time but we will be doing our research and keep an eye on Camelot.

XI. ADJOURNMENT – Chairperson Miller requested a motion to adjourn the meeting.

**Motion:** Motion to adjourn the meeting was made by Phyllis Minter, Seconded by Nathan Lewis. Hand vote: YES - Kimberly Mays, Phyllis Minter, James Reese, Nathan Lewis, Stacey Williams, John, De'Laigle, Mercedes Miller, September Cooper, and Dana Tucker Davis. NO-None. **Motion PASSES.**

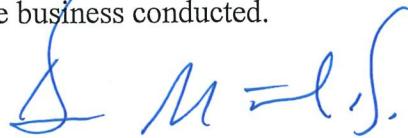
The meeting adjourned at 7:30pm.

Next Meeting: Tuesday, July 1, 2025, at 6 pm at 6385 Old National Highway, Suite 210, South Fulton, GA 30349.

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#### **CERTIFICATE OF SECRETARY**

I certify that I am the duly elected Secretary of the Board of Directors for the South Fulton Development Authority and that these minutes, consisting of ~~eight~~ (8) pages, are the minutes of the meeting of the Board of Directors held on May 6, 2025. To the best of my knowledge these minutes are a true and accurate representation of the business conducted.



Dana M. Tucker Davis, Esq.  
Board Secretary