



CITY OF MABLETON, GEORGIA
EVEN Hotel Atlanta - Cobb Galleria by IHG 3380
Overton Park Dr, Atlanta, GA 30339
February 7, 2026 at 8:00 AM

Jason Gaines, Chairman
Joel Cope, Vice Chairman
Dr. Crystal Wyche, Treasurer
Samuel Culbreath, Secretary
Corey Ferguson, Board Member
Erick Harris, Board Member

MABLETON DEVELOPMENT AUTHORITY AGENDA

- 1. WELCOME**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
 - a. Additions, deletions, or amendments to the agenda**
- 4. APPROVAL OF MINUTES**
 - a. Approval of December 2025 Minutes**
- 5. TREASURER'S REPORT**
 - a. Approval of December 2025 Treasurer's Report**
 - b. Approval of January 2026 Treasurer's Report**
- 6. PUBLIC COMMENT**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. EXECUTIVE DIRECTOR UPDATES**
- 10. FEDERAL, STATE, & LOCAL OFFICIALS REPORT**
 - a. Federal**
 - b. State**
 - c. Local Officials**
 - d. Economic Development Partners**
- 11. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A) REAL ESTATE (O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))**
- 12. ADJOURNMENT**



MDA

Mableton Development Authority

Executive Session

December 15, 2025

Pursuant of notice, the Mableton Development Authority had Executive Session on December 15, 2025.

Members	Development Authority Staff	Guests
Jason Gaines	Artie Jones, III, Executive Director	Tre Hutchins, School Board Member
Joel Cope	Chelsea Sherron, Assistant Secretary	Dan Buyers, McWhirter Realty Partners
Samuel Culbreath		
Edrick Harris		

Executive Session

Chairman Gaines made a motion to enter Executive Session to discuss real estate matters.

Mr. Harris seconded the motion.

The motion passed unanimously. (4 yes – 0 no)

Following discussion, Mr. Culbreath made a motion to exit Executive Session.

Mr. Cope seconded the motion.

The motion passed unanimously. (4 yes – 0 no)

Adjournment

There being no further business, the meeting adjourned at **10:44 a.m.**

X

Samuel Culbreath
MDA Secretary



MDA

Mableton Development Authority

Minutes of Meeting

December 15, 2025

Pursuant of notice, the Mableton Development Authority met on December 15, 2025, at 9:03am.

Members	Butler Snow, LLP	Guests
Jason Gaines		Tre Hutchins, School Board Member
Joel Cope	Development Authority Staff	Dan Buyers, McWhirter Realty Partners
Samuel Culbreath	Artie Jones, III, Executive Director	Dana Johnson, Chamber of Commerce
Edrick Harris	Chelsea Sherron	

Meeting Minutes – December 2025

Call to Order

Chairman Gaines called the meeting to order.

Approval of Agenda

Mr. Culbreath made the motion to approve the agenda as presented.

Mr. Cope seconded the motion.

The motion passed unanimously *(4 yes – 0 no)*

Approval of Minutes

The Board reviewed the minutes from the November 17, 2025, meeting.

Mr. Cope made the motion to amend the November meeting minutes referencing the approval of the financial report to update the names of who made the motions.

Mr. Cope made the motion to approve the November meeting minutes with the requested amendments.

Mr. Culbreath seconded the motion.

The motion passed unanimously. *(4 yes – 0 no)*

Financial Report

Members reviewed the financial statements, to include bank statements, for October and November 2025.

Mr. Jones reported that the bank statements will be explained in further detail by the City of



Mableton's finance department next month.

Mr. Harris made a motion to approve the financials as presented.

Mr. Culbreath seconded the motion.

The motion passed unanimously. (4 yes – 0 no)

Public Comment

No members of the public signed up for comment.

Executive Director's Report

- ONEMableton Breakfast is scheduled for December 17th and is a ticketed event to introduce the Economic Development Department of the City of Mableton.
 - The City has executed the contract with Retail Strategies, starting December 31, 2025.
 - The Economic Development Department has launched a RFP for a redevelopment plan in 2026, which will aid in the Redevelopment Powers Law.
 - The City will be hosting an annual Developer Day and an annual event to reach smaller and mid-sized businesses.
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Federal & State Officials Report

No representatives were present to provide a report.

Cobb County School Board Report

Mr. Tre Hutchins shared the following updates:

- City View Elementary School – There will be no principal as of January 1, 2026. This school has been identified as a school that needs improvement and there is specific criteria for the type of principal that is needed.
- Two new STEAM certified schools; South Cobb Early Learning Center and Lindley Middle School.
- Lindley Middle School received \$5 million in improvement funds.
- **Power Public School** is scheduled to open in Mableton for the 2028–2029 school year, serving grades 6–12. The Cobb County Board of Education will vote in January 2026 on making the school a county charter.



Economic Development Partners

- Mr. Dana Johnson, Cobb County Chamber of Commerce – Expressed appreciation for the time working with the MDA and City and looks forward to continuing partnership.
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New Business

- Mr. Jones requested verification of MDA contact information, to include phone number, appointment information, emails, etc. Emails and passwords were assigned for each board member and suggested to update their own password. Business cards will be ordered once MDA branding is finalized.
- Vacancy on Board – Mr. Greg Fuller is no longer on the MDA board, and the Economic Development Department will be confirming his term before bringing it to City Council for recommendation on a new board member to serve out the rest of his term. Mr. Jones could not confirm term dates with current documents received and Mr. Dana Johnson recommended to contacting County Clerk for confirmation.
- MDA Retreat and tentative dates – The MDA retreat will be planned for 6 hours, with a working lunch, and will be facilitated by a third-party. There were additional dates provided and the date of the retreat should be confirmed by December 22nd. Board members will send preferred dates, via email, to the Economic Development Department. A third-party facilitator was chosen as new, challenging, and growing projects will be coming to the MDA. The MDA will be looking at properties to acquire, funding proposals, standards to provide tax abatements, community agreements for projects in the city, and more.
- MDA Continuing Education Requirements – New legislation requires development authority board members to complete two hours of continuing education per year. By the end of January 2026, the Economic Development Department has to report to GDCA on fulfillment of requirements, along with finance. Once board members decide on what training they will take, they are to inform Mr. Jones and Mrs. Sherron so registration can be completed. There has been training completed by some of the board members throughout the last two years. All training certificates should be sent to the Economic Development Department for record keeping purposes.
- MDA Meeting Schedule – The 2026 meeting dates, times, and locations were presented by Mr. Jones. A few meetings are scheduled for the second Monday of the month due to holidays and the county school holiday. Dates may be discussed during the retreat. Mrs. Sherron will add in the name of the building location for each of the MDA meetings.



Chairman Gaines made a motion to accept the 2026 meeting schedule.

Mr. Harris seconded the motion.

The motion passed unanimously. (4 yes – 0 no)

Executive Session

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Mr. Harris seconded the motion.

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Mr. Cope seconded the motion.

The motion passed unanimously. (4 yes – 0 no)

Adjournment

There being no further business, the meeting adjourned at **10:44 a.m.**

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Samuel Culbreath
MDA Secretary