



# MDA

## Mableton Development Authority

Minutes of Meeting

March 16, 2026

Pursuant of notice, the Mableton Development Authority met on March 16, 2026, at 9:06am.

Members	Butler Snow, LLP	Guests
Jason Gaines		Tre Hutchins, School Board Member
Joel Cope	<b>Development Authority Staff</b>	Brittney Rasmuson, CT&T
Samuel Culbreath	Artie Jones, III, Executive Director	Lisa Crossman, South Cobb PHC
Edrick Harris	Chelsea Sherron, City of Mableton	
Dr. Crystal Wyche		
Corey Ferguson		

### Meeting Minutes – March 2026

#### Call to Order

Chairman Gaines called the meeting to order.

#### Approval of Agenda

The Board reviewed the agenda and there were no changes made.

#### Approval of Minutes

The Board reviewed the minutes from the February 7, 2026, meeting.

Mr. Harris made the motion to approve the February meeting minutes.

Mr. Culbreath seconded the motion.

The motion passed unanimously. (6 yes – 0 no)

#### Treasurer’s Report

Members reviewed the treasurer’s report, to include bank statements, for December 2025 and January 2026. December 2025 was the last payment to Cobb County Chamber of Commerce for services rendered.

Mr. Cope made a motion to approve the treasurer’s report as presented.



Mr. Ferguson seconded the motion.

The motion passed unanimously. (6 yes – 0 no)

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### **Public Comment**

Ms. Monica DeLancy signed up for public comment and invited attendees to the Renter's Rights Summit on March 22, 2026, at Antioch Loving Spirit Church. Topics covered will include home ownership, community and church, education and housing forecast, and success stories in housing. The event is open to homeowners, developers, and the public.

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### **Executive Director's Report**

Mr. Jones provided the following updates:

Administrative items will be forthcoming over the next few months, to include budget, financial policies, and bylaws updates. The board members will learn by being hands on with field trips, project incentives, and training sessions for board members. Money was requested on behalf of the MDA as a budget line item with the city to acquire strategic properties and conduct due diligence for development projects.

Mrs. Sherron will be sending out upcoming training dates to the board members to ensure compliance.

In a later update during the meeting, the need to establish an ad hoc finance committee will be discussed to establish policies and procedures. Mr. Jones and Mrs. Sherron will send the city's current financial policy to the board members for guidance purposes.

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### **Federal & State Officials Report**

No representatives were present to provide a report.

### **Cobb County School Board Report**

Mr. Tre Hutchins provided a report and acknowledged that Pebblebrook High School went to the GHSA State Championship, and this was the first time that the final four were all Cobb County schools; Hillgrove, McEachern, Pebblebrook, and Wheeler High Schools. South Cobb High School graduation rate increased to 87.9%. Cobb County Board of Education authorized the first charter school in 13 years, which is Power Public Charter Schools and will open in the academic year 2027. It will be a middle school through high school and AI focused acceleration school. The



founder is China Cardriche-Clements. Cobb County School District approved \$5 million in funding for school projects. The second career academy will open this August at Allatoona High School. Annual Enrollment Update for school district will be received in March or April. This will prompt redistricting elementary schools to be proactive in combatting over enrollment. New Principal should be named by June for City View Elementary school.

### **Economic Development Partners**

Cobb & Douglas Public Health: Lisa Crossman from the South Cobb Public Health Center shared that Senator Ossoff, Senator Warnock, and Representative McBath supported the approval of the \$3 million request for the South Cobb project through the Congressional Directed Spending Grant. Wellstar Health Foundation donated \$250,000 to the health center as seed money for the project. Total monies raised are currently \$23,250,890. Goal is \$28 million. The architect and the project manager RFP have been completed and are being negotiated with Cobb County Government legal team.

Cobb County Travel and Tourism: Brittney Rasmuson shared that they are actively working with the tourism board for the City of Mableton and will be ready for a presentation soon.

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### **New Business**

Chairman Gaines motioned to add a new item added to new business on the front end as item A and it will be to discuss gateway signage.

Mr. Culbreath seconded the motion

The motion passed unanimously. (6 yes – 0 no)

- A. Executive Director Jones gave an update on the gateway signage along I20 corridor. There was a temporary overlay with no official city logo. There was a portion of the sign that had “Home of Six Flags” on it, which needed an additional overlay due to GDOT policies. The total cost was a little over \$12k. This cost should be charged to the bond fund and not checking account due to this not being considered operational. This could be considered a landscaping expenditure. He requested for the board’s consideration to pay invoices for the signage and have a motion to vote.

Mrs. Langford noted that there are no obvious legal reasons prohibiting the payment of these invoices.

Mrs. Sherron shared the exact amount of both invoices, which was \$12,591.24, and agreed to email both invoices to board members.



Mr. Cope made the motion to approve the expenditure of \$12,591.24 for the two signs at I20, subject to be used from the bond fund proceeds that we have the authority to access, that is subject to the legal authority review by Mrs. Langford, who is the board's bond counsel.

Mr. Culbreath seconded the motion.

The motion passed unanimously. (6 yes – 0 no)

B. MDA logo review: Mr. Jones reviewed the presented logo for the MDA that was created from the board's February 2026 retreat so the board may vote for adoption. Mr. Cope suggested there be at least three different proposals for the logo for the board to vote on. Mrs. Sherron will receive the previously generated logos from Mr. Cope and provide three options at the next board meeting for the board's consideration.

C. Mission Statement, Vision Statement, and Core Values: Mr. Jones reviewed the mission statement, vision statement, and core values that were drafted during the February 2026 retreat for the board's review and adoption.

Mr. Culbreath made the motion for the MDA to adopt the resolution, mission statement, vision statement, and core values as presented.

Mr. Harris seconded the motion.

The motion passed unanimously. (6 yes – 0 no)

D. Review of Workplan Proposal: Mr. Jones reviewed the drafted MDA Work Plan from the February 2026 retreat for the board's consideration and adoption. Part of the work plan are strategic areas of work and goals, and the Executive Director will track progress and report each month during the MDA meetings for accountability purposes. Mr. Cope asked for the pictures of the papers that were used to capture suggested strategic goals during the retreat before the board votes on adopting goals for the workplan. Mrs. Sherron will obtain those and share them with the board. After the additional goals are reviewed, they will be discussed for adoption at the next board meeting.

E. Purchase Card Options: The option for the MDA to obtain a city issued purchase card to use for necessary items in support of the board was discussed. Current process is the Executive Director uses city issued purchase cards to make purchases and then goes to the treasurer for reimbursement. This process initially takes away from the Economic Development Department's budgeted line items until reimbursed. There is no current protocol for being able to secure registrations and other items for the board. The city's Finance Director stated that the MDA could be issued a purchase card for various expenses, or we could continue to utilize the Executive Director's purchase card. For bigger purchases, it will still be presented to the Treasurer and board members for approval. This is not something that needs to be voted on, but it needs to be part of the



financial policies and procedures documents that should be drafted by the ad hoc committee.

- F. Develop Mableton Luncheon: This event was scheduled for April 16, 2026, but it has been postponed until next year. Without a redevelopment plan, the luncheon was premature.
- G. Establishment of Ad Hoc Finance Committee: Mr. Jones shared that he would like for the board to nominate Dr. Wyche as the Chairman for the ad hoc finance committee and nominate Chairman Gaines as the Vice Chair for the ad hoc finance committee, and allow them to choose and solicit others to be part of the committee to work on a financial policy and intergovernmental agreement that would be brought back to the MDA for consideration in the future. The MDA will be subject to audits when the City of Mableton has audits. This will help to ensure compliance across the city. Mrs. Sherron will send the board a copy of the City's financial policy as a guide. Chairman Gaines would like for this committee to be a standing committee and would only meet on an as needed basis after the initial project of establishing policies is finished. This item will be further discussed in the next meeting.

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### Adjournment

There being no further business, the meeting adjourned at **10:36am**.

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Samuel Culbreath  
MDA Secretary