

Board Meeting Minutes

The April Mableton Development Authority meeting was held Monday, April 21, 2025, at the South Cobb Regional Library. A quorum of board members was present as follows:

Board Members Present:

Jason Gaines, Chairman
Dr. Crystal Wyche, Treasurer
Samuel Culbreath, Secretary
Corey Ferguson, Board Member
Greg Fuller, Board Member

Administration:

Dana Johnson, Executive Director
Stephanie Cox, Asst. Secretary
Randy Hyde, Accountant
Susan Langford, Counsel
Jacob Rumery, Cobb Chamber Controller

I. Welcome

- a. The meeting was called to order at 9:00 a.m.
- b. Chairman Gaines asked Executive Director Johnson to introduce Jacob Rumery, the new Cobb Chamber Controller. Mr. Johnson explained that Mr. Rumery will be assisting the Authority behind the scenes on financial matters, as needed.

II. Approval Items

- a. Minutes – Chairman Gaines called for a motion to approve the March 17, 2025, meeting minutes. A motion was duly made by Mr. Greg Fuller and seconded by Mr. Corey Ferguson to approve the minutes. The motion was unanimously approved (5-0).
- b. Treasurer's Report – Dr. Wyche also provided the Board with a report of the MDA's current financials. The report included the following figures –
 - i. The beginning checking account balance was \$108,112.63 as of March 1, 2025. There was one income deposit from Yancey Rent in the amount of \$750.
 - ii. There were two checks written totaling \$12,480.00 –
 1. Cobb Chamber for the February Admin Fees in the amount of \$6,240.00.
 2. Cobb Chamber for the March Admin Fees in the amount of \$6,240.00.
 - iii. The ending checking account balance as of March 31, 2025, was \$96,382.63
 - iv. The Redevelopment Bond account had a beginning balance of \$751,827.12 as of March 1, 2025.
 1. Revenue from dividends/interest income totaled \$2.88 and no expenses were recorded.
 - v. The remaining balance was \$751,830.00 as of March 31, 2025.
 - vi. Mr. Corey Ferguson moved to approve the treasurer's report, seconded by Mr. Greg Fuller. The motion carried unanimously (5-0).
- c. Resolution – Executive Director Johnson shared the details of a proposed resolution in partnership with Cobb County. With Mableton's formation, the Six Flags Special Services District now lies within the City of Mableton. As a result, the county has proposed placing the excess funds collected from the Service District into an escrow to continue paying the existing debt service related to the Redevelopment Bond. Executive Director Johnson shared that legal counsel has verified that once the excess funds are depleted, the remaining debt is the

responsibility of Cobb County due to existing agreements between Cobb County and the MDA (formerly known as the South Cobb Redevelopment Authority). After some discussion, Executive Director Johnson indicated that the dates on the resolution will be verified prior to executing the final resolution. With that knowledge, Chairman Gaines called for a motion. Mr. Samuel Culbreath made a motion for the resolution to be adopted pending confirmation of the correct dates reflected in the resolution. Mr. Greg Fuller seconded the motion, and it was unanimously approved (5-0).

- d. Land Transfer – Executive Director Johnson shared that an additional form was needing to be approved to finalize the Land Transfer between the Mableton Development Authority and Cobb County for the construction of the Cobb & Douglas Public Health's new Mableton Public Health Center. Mr. Greg Fuller made a motion to approve the 5.21-acre land donation to Cobb County for the purpose of adding a Public Health building. The motion was seconded by Dr. Crystal Wyche and was unanimously approved (5-0).

III. Executive Director Updates

- a. Executive Director Johnson shared that the formally scheduled Development Authority training has been rescheduled. Registered Authority Board Members have been contacted individually to reschedule based on their availability.

IV. Federal & State Officials Report

- a. No Federal or State officials were in attendance.

V. Local Officials Report

- a. School Board Member, Leroy Tre Hutchins shared news about a new bus depot in South Cobb.

VI. Public Comment

- a. Ms. Lisa Crossman shared a quick update about the health campus and the current federal request for \$3M in needed funding.

VII. Executive Session

- a. Chairman Gaines called for a motion to move the Authority into an Executive Session. Dr. Crystal Wyche made a motion, seconded by Mr. Samuel Culbreath. The motion carried unanimously (5-0). The Executive Session began at 9:21 a.m.

VIII. Adjournment

- a. The Executive Session concluded at 1:27 p.m.
- b. Chairman Gaines called for a motion to authorize staff, partners, and needed board members to begin the next steps for the sale of the Magnolia Crossing Development. Mr. Corey Ferguson made a motion, seconded by Mr. Greg Fuller. The motion was unanimously approved (5-0).
- c. The meeting was adjourned at 1:31 p.m.