

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	COUNCIL MEETING DATE: 07/6/26 Work Session 07/13/26 Reg. Council Mtg. 07/16/26 Special Called Mtg.
Requesting Agency (Initiator): Office of the Mayor		Sponsor(s): Mayor Donya L. Sartor
Item Title:	Council to consider adopting a resolution reconstituting the governing board of the Urban Redevelopment Agency of the City of Jonesboro as an independent board of commissioners and superseding the 2024 designation of the Downtown Development Authority membership as the URA board.	
Requested Action: Request that the City Council approve a resolution reconstituting the governing board of the Urban Redevelopment Agency of the City of Jonesboro as an independent board of commissioners under O.C.G.A. § 36-61-18. The resolution would: • Affirm the City’s 2015 election to have the Urban Redevelopment Agency of the City of Jonesboro exercise the City’s urban redevelopment project powers. • Affirm that the Urban Redevelopment Agency remains the public body corporate and politic activated by Resolution 2015-05. • Supersede the April 8, 2024, action designating the membership of the Downtown Development Authority to serve as the governing board of the URA. • Establish the number of URA commissioners and their terms of office, including appropriately staggered terms. • Recognize and implement the statutory appointment process under which the Mayor appoints qualified commissioners with the advice and consent of the City Council. • Recognize and implement the statutory requirement that the Mayor designate the chair and vice chair from among the duly appointed commissioners. • Preserve all prior lawful actions, property interests, contracts, obligations and responsibilities of the URA. • Direct the reconstituted URA board to organize promptly and address the agency’s existing property, contractual and redevelopment responsibilities.		
Requirement for Board Action: Approval		
Is this Item Goal Related? Yes		
Summary and Background: In 2015, the Mayor and Council activated the Urban Redevelopment Agency of the City of Jonesboro and elected to have the statutory URA exercise the City’s urban redevelopment project powers. The 2015 resolution established a separate board of commissioners and reflected the City’s original intent that the URA be governed by a dedicated body capable of focusing on redevelopment matters. In April 2024, the City designated the members of the Downtown Development Authority to serve as the governing board of the URA. The DDA currently lacks the number of directors necessary to constitute a quorum. Because the same individuals were designated to serve as the URA commissioners, the URA also lacks a functioning board and cannot lawfully approve leases, authorize property transactions, manage URA assets or take other binding action. The present structure has therefore allowed vacancies in one authority to prevent a separate public entity from performing its statutory responsibilities.		

There is a sense of urgency to this request. The URA is the record owner of 103 West Mill Street and must address the lease with Nouveau Bar & Grill, LLC. The URA must also address the Firehouse financing structure and negotiate new lease terms. Additionally, there are existing projects with Habitat for Humanity that need to be addressed with the URA.

Under the proposed structure, Georgia law requires that the Mayor nominate and appoint qualified persons. The nominations are then subject to the advice and consent of the City Council. The proposed structure would allow the Mayor and Council to establish a professional, qualified and engaged URA board capable of protecting public property, evaluating complex transactions and advancing the City's redevelopment priorities. It would also provide greater continuity and reduce the risk that vacancies affecting the DDA could again prevent the URA from performing its duties.

Reconstituting the URA as an independent board would restore the governance structure originally selected in 2015 and would separate the URA's ability to function from the membership status of the DDA. The City would not be creating a new agency. It would be restoring a functioning board for the existing URA and ensuring that the agency can address critical redevelopment projects without being paralyzed by vacancies on another authority.

The eligibility requirements for an independent URA board are not as onerous as those associated with the DDA structure. A qualified commissioner must reside within the URA's statutory area of operation and otherwise satisfy the requirements of the Urban Redevelopment Law, but need not own property or a business within the City or have any particular occupation or professional designation. This broader eligibility standard gives the Mayor greater flexibility to nominate experienced and capable individuals, subject to the advice and consent of the City Council.

Lastly, reconstituting the URA board will not, by itself, restore the DDA's quorum or authorize the URA to act on behalf of the DDA. Any transaction requiring the DDA to approve a release, assignment, termination or satisfaction of its own contractual interests will still require lawful action by a functioning DDA board. The proposed action will, however, allow the URA to resume its own operations and proceed independently on matters within its statutory authority.

Fiscal Impact: There will be fiscal impacts related to managing the new URA board.

Exhibits Attached: Yes. Resolution.

Staff Recommendation: N/A

FOLLOW-UP APPROVAL ACTION (Completed by City Clerk)		
Typed Name and Title	Date	
Signature	City Clerk's Office	