



URBAN REDEVELOPMENT AGENCY MEETING

SEPTEMBER 02, 2026 AT 6:00 PM

EXECUTIVE CONFERENCE ROOM (2ND FLOOR) - 1859 CITY CENTER WAY, JONESBORO, GA 30236

MINUTES

I. CALLED TO ORDER

The meeting was called to order by Commissioner Sartor at 6:01 p.m.

II. ROLL CALL

The roll was called by City Clerk Jewett.

Commissioner Fox entered the meeting at 6:03 p.m.

- Commissioner/Chair Donya L. Sartor (Mayor)
- Commissioner/Vice Chair Santia Fox (Councilmember)
- Commissioner Alfred Dixon (Councilmember)
- Commissioner Cameron Dixon (Councilmember)
- City Attorney, LaTonya Nix-Wiley
- City Manager, Blue Cole
- City Clerk, Shandrella Jewett
- Commissioner Gavin McGuire
- Commissioner Jahmel Williams
- Commissioner Hazel Barker

III. ADOPTION OF THE AGENDA

A. Commissioners to consider adoption and approval of the Agenda.

RESULT: Approved (Vote was unanimous)

MOVER: Commissioner A. Dixon

SECONDER: Commissioner Fox

At this time, Commissioner Sartor provided a brief explanation of the process for amending and adopting future agendas.

IV. INTRODUCTION OF COMMISSIONERS

Commissioners introduced themselves and discussed their professional backgrounds and reasons for serving on the URA.

V. VISION STATEMENT AND OVERVIEW by Chair, Hon. Mayor Donya L. Sartor

Vision Statement:

Commissioner Sartor presented the below draft vision statement:

The vision of the City of Jonesboro Urban Redevelopment Agency is to create a vibrant, thriving, and inclusive community through strategic redevelopment, economic investment, and thoughtful

growth while preserving Jonesboro's historic character and enhancing the quality of life for residents, businesses, and future generations.

At this time, Commissioners participated in an exercise identifying words and concepts that resonated with them and concepts they believed should receive additional consideration.

Key themes included:

- Vibrant
- Thriving
- Inclusive
- Strategic
- Growth
- Enhancing
- Community
- Future generations
- Visitors
- Tourism
- Innovation
- Whole-person well-being
- Data-driven decision-making
- Historic preservation
- Arts and entertainment
- Attracting visitors

A revised concept was discussed that would emphasize Jonesboro as a vibrant, innovative and welcoming destination, while incorporating data-driven strategies, thoughtful redevelopment, economic investment, historic preservation, and community well-being.

Consensus/Next Step: No vote was taken. The proposed vision statement will be refined and returned to the URA for potential adoption at a future meeting.

Overview:

Commissioner Sartor shared information regarding the URA and Nouveau Lease.

The Commissioners discussed the URA's ownership interests associated with the Broad Street redevelopment area, including the property occupied by Nouveau Bar & Grill and related public spaces.

The existing Nouveau lease was described as having completed its initial term and entered a renewal period. Nouveau has indicated preliminary interest in continuing to lease the property rather than purchasing it at this time.

Several matters require clarification before a new or revised lease is considered, including:

- Market rental rates
- Length of a future lease
- Landlord versus tenant maintenance obligations
- Inspection responsibilities
- Roof condition and repair obligations
- Historical repairs and expenses
- Property operating costs
- Revenue history

- Bond/debt-service considerations
- Use of the Green/stage area
- Identification of the legal property owner(s)
- Previous tax-credit ownership structure

Commissioner Sartor emphasized that any draft lease presented at the next meeting will be a working proposal and not a predetermined agreement. Staff and legal counsel will gather supporting financial, property, lease, and repair documentation.

Commissioner Sartor will bring the original lease and a draft lease to the next meeting. Also, she would like for each commissioner to have a copy of the new zoning map.

City Attorney Wiley entered the meeting at 6:32 p.m.

Relationship with Other Development Entities were discussed:

The Board discussed the relationship between the URA and other entities, particularly:

- Downtown Development Authority
- Jonesboro Housing Authority
- City of Jonesboro
- Other governmental/development authorities

The Attorney explained that the entities possess separate statutory functions but may collaborate through appropriate agreements and joint redevelopment initiatives.

Potential future collaboration with the Housing Authority was noted, particularly regarding housing redevelopment and rehabilitation projects.

Future Projects and Priorities:

The Chair encouraged the URA to eventually identify **one or two major strategic projects** on which the Board can focus.

Potential areas include:

- Housing
- Commercial/economic development
- Tourism and destination development
- Historic preservation
- Arts and entertainment
- Public space improvements
- Private investment
- Technology and innovation

A future strategic planning or working session, potentially including a tour of the City, was suggested.

VI. STATUTORY PURPOSE OF URA by City Attorney LaTonya Nix-Wiley

City Attorney Wiley provided an overview of Georgia's urban redevelopment framework and the purpose of the Jonesboro URA. She stated that she would send the PowerPoint to each Commissioner.

The presentation addressed the following:

Urban Redevelopment Purpose

The URA is an economic and redevelopment tool through which local government may address designated areas needing redevelopment and encourage private investment.

Governing Authority Responsibilities

The Mayor and Council retain certain responsibilities, including establishing appropriate redevelopment areas and approving an urban redevelopment plan.

URA Responsibilities

Once powers and an approved redevelopment plan are established, the URA serves as an implementation body. Potential powers discussed included:

- Acquiring property
- Selling or leasing property
- Clearing or rehabilitating properties
- Constructing or renovating improvements
- Entering contracts and development agreements
- Issuing bonds
- Accepting grants and loans
- Participating in public-private partnerships
- Implementing redevelopment plans

The Attorney also explained that eminent-domain authority is an extraordinary governmental power subject to legal requirements and appropriate compensation.

Commissioner McGuire asked when was the most recent master plan done. City Manager Cole stated, "Master Plan 2024 LCI" was the most recent plan.

VII. DISCUSSION OF BOARD RULES

A. Proposed Bylaws

B. Proposed Parliamentary Rules

A draft copy of the bylaws and parliamentary procedures were provided for members' review.

Members were asked to:

1. Review the documents;
2. Submit suggested revisions to staff/legal counsel; and
3. Prepare to consider adoption at a future meeting.

The Board also discussed establishing appropriate URA financial policies, including:

- Bank/account structure
- Authorized signatories
- Approval procedures
- Secretary/Treasurer responsibilities
- Financial controls

VIII. EXECUTIVE SESSION FOR REAL ESTATE MATTERS

Attorney Wiley reviewed members' responsibilities as public officials, including compliance with Georgia's open-meeting requirements.

Members were advised that URA business involving a quorum must generally be conducted as an appropriately noticed public meeting.

The Attorney also explained that executive sessions are limited to legally authorized subjects, such as qualifying real estate, litigation, and personnel matters.

At 7:05 p.m., a motion was made for Commissioners to enter into Executive Session for the purpose of discussing real estate.

RESULT: **Approved (Vote 6 to 1)**
MOVER: **Commissioner Fox**
SECONDER: **Commissioner A. Dixon**
AYES: **Commissioners: Fox, A. Dixon, C. Dixon, McGuire, Barker, and Williams**
NAYS: **Commissioner Sartor**

IX. RECONVENE INTO PUBLIC SESSION

At 7:29 p.m., Commissioners reconvened the Public Session.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Commissioner Sartor**
SECONDER: **Commissioner Fox, A. Dixon**

A motion was made for Commissioners to approve the Executive Session Affidavit and Minutes dated 09/02/26.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Commissioner Sartor**
SECONDER: **Councilmember A. Dixon**

X. ADOPTION OF THE NEXT MEETING DATES

City Attorney Wiley shared the following information regarding URA meetings:

- URA has the ability to do a virtual meeting. Can meet via Zoom and in person
- If televised, the public will have to be notified
- If the meeting is hybrid, there must be a physical quorum (4 people)
- City Attorney spoke about establishing regular meeting dates and a notice would go out at the beginning of the year. Until then, we can meet as necessary until the first of the year. Commissioner Sartor said she prefer to meet as needed.
- The URA will need financial policies per City Attorney Wiley

Commissioner Sartor asked about having a meeting on 9/28/26 at 6:00 p.m. in the Community Room. Will follow up one week in advance to see if there will be a quorum. A group email will be set up.

City Attorney Wiley will send each Commissioner a copy of the next lease.

RESULT: **Approved to have the next meeting on 09/28/26 at 6 p.m. (Vote was unanimous)**
MOVER: **Commissioner Fox**
SECONDER: **Commissioner Barker**

XI. ADJOURNMENT

The meeting adjourned at 7:42 p.m.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Commissioner Fox**
SECONDER: **Commissioner A. Dixon**

Commissioner Donya L. Sartor (Mayor)

Shandrella Jewett, City Clerk