

Downtown Development Authority
118 W. 11th Street, Suite 102
Columbus, GA 31901
Wednesday, August 26, 2026 – 8:30 AM

Minutes

MEMBERS' PRESENT: Steve Butler Allen Taber
 Brad Coppedge Karl Douglass
 Sherri Carmack Billy Blanchard

OTHERS PRESENT:

Rob McKenna (Page, Scrantom, Sprouse, Tucker & Ford, PC), Missy Kendrick (DACG), Michelle Phillips (DACG), John Maddox (Blue Ridge Cascade)

CALL TO ORDER AND WELCOME

Mr. Steve Butler called the meeting to order, and a quorum was present.

AGENDA AMENDMENT

Mr. Butler asked for a motion to amend the agenda to add Executive Session as item IV before Legal Matters. Mr. Billy Blanchard made the motion to amend the agenda and Mr. Brad Coppedge seconded the motion. Mr. Butler, Mr. Blanchard, Mr. Coppedge, Ms. Sherri Carmack and Mr. Allen Taber all voted in favor.

MINUTES

Mr. Butler presented the minutes from the meeting on June 11, 2025. Mr. Blanchard made a motion to accept the minutes. Mr. Coppedge seconded the motion. Mr. Butler, Mr. Blanchard, Mr. Coppedge, Ms. Carmack and Mr. Taber all voted in favor.

FINANCIAL POSTION

Ms. Missy Kendrick informed the Board that \$36,943.84 in Downtown Development Authority funds had previously been seized by the state due to inactivity. She completed the necessary process to reclaim the funds, which have since been returned and deposited into the Authority's account.

Mr. Douglass joined the meeting.

EXECUTIVE SESSION

Mr. Blanchard made the motion to go into Executive Session to discuss real estate. Mr. Taber seconded the motion. Mr. Butler, Mr. Blanchard, Mr. Coppedge, Mr. Douglass, Ms. Carmack and Mr. Taber all voted in favor.

Mr. Coppedge made the motion to come out of Executive Session. Mr. Taber seconded the motion. Mr. Butler, Mr. Blanchard, Mr. Coppedge, Mr. Douglass, Ms. Carmack and Mr. Taber all voted in favor.

LEGAL MATTERS

Request from The Ralston for Tax Exempt Bond Financing and Other Considerations

Mr. Butler stated that the Authority had been approached by Blue Ridge Cascade developers about a project to provide renovations to The Ralston.

After discussion, Mr. Blanchard made a motion to approve issuance of \$25 million in tax-exempt financing bonds and to take title to the property in order to provide a tax incentive. Mr. Coppedge seconded the motion. Mr. Butler, Mr. Blanchard, Mr. Coppedge, Mr. Douglass, Ms. Carmack and Mr. Taber all voted in favor.

BOARD MEMBER TRAINING REQUIREMENTS

Ms. Kendrick informed the Board that the law regarding Board member training requirements has changed, with members now required to complete two hours of training annually. She noted that there may be an opportunity to conduct the training in-house and that additional information will be provided as it becomes available.

VACANCY ON BOARD

Ms. Kendrick reminded the Board that the bylaws provide for seven Board members and there are currently six. She asked members to consider potential candidates to fill the vacant position.

ADJOURNMENT

Mr. Blanchard made a motion to adjourn the meeting. Mr. Taber seconded the motion. Mr. Butler, Mr. Blanchard, Mr. Coppedge, Mr. Douglass, Ms. Carmack and Mr. Taber all voted in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Missy Kendrick
President/CEO