

Memo

To: Maggie Dimov
From: Kayla Johnson
Date: 03/11/2023
Re: Thirsty Mona Lisa Grant Application

On or around October 7, 2022, Ms. Jennifer Galloway submitted an application for a façade grant. However, no progress was made on the project within the stipulated timeframe, as outlined in the façade grant regulations, which require completion within 6 months from the date of approval by the Downtown Development Authority (DDA).

Subsequently, Ms. Galloway was required to resubmit her application, which she did on or around September 11, 2023. Enclosed herewith are the details of the resubmitted application along with the necessary supporting documents.

Additionally, please find attached the Regular Meeting Minutes dated August 28, 2023, which confirm Ms. Galloway's submission of her grant application. During this meeting, Ms. Chakira Johnson motioned to request Ms. Galloway's presence at the September 11, 2023, board meeting to discuss her application.

On or around September 11, 2023, the Board approved the Façade Grant for Thirsty Mona Lisa in the amount of \$5,000.00.

old application
10/07/2022



Downtown Development Authority
City of Stone Mountain, Georgia
875 Main Street
Stone Mountain, GA 30083

FAÇADE GRANT APPLICATION

Please read the Façade Grant Guidelines before completing the application. Please type or print all entries.

Applicant Information

Business Name	:	Thirsty Mona Lisa
Contact Name	:	Jennifer Galloway
Business Address	:	979 Main Street
City, ST, ZIP	:	Stone Mountain, GA 30083
Telephone	:	(770) 895-3738
Email	:	jgalloway.979@gmail.com

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location:	
Property Owner	: Jennifer Galloway / Galloway 401K Ret Trust
Mailing Address	: 6863 Shadow Ridge Lane
City, ST, ZIP	: Stone Mountain, GA 30087
Telephone	: 770-895-3738
Email	: jgalloway.979@gmail.com

Project Description. Check box ☒ and attach Historic Preservation Commission approval if needed.

Print Project Description. Check box <input type="checkbox"/> if Project description or other plans, drawing, photos are attached.
The project will replace damaged windows, add an awning over the retail space, installation of french doors and a juliette balcony on the second story of the property (see attached rendering. Date 10/07/2022

Estimated Cost of Project (attach detailed budget) : \$ 11,651

Amount of Façade Grant Requested (See Guidelines) : \$ 5,000

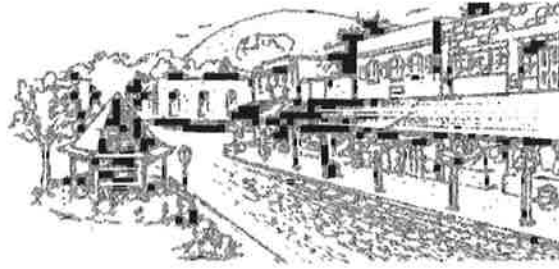
I have read the guidelines and affirm that to the best of my knowledge all the entries on this application are accurate and true.


Signature of Applicant

Jennifer Galloway
Print Name of Applicant

Signature of Owner (if different from applicant)

Print Name of Owner (if different from applicant)



October 7, 2022

Jennifer Galloway
6863 Shadow Ridge Lane
Stone Mountain, GA, 30087

Re: Certificate of Appropriateness–979 Main Street

Dear Ms. Galloway,

The Stone Mountain Historic Preservation Commission (HPC) voted at a special called meeting held on Thursday, October 6, 2022, to approve your Certificate of Appropriateness application to the City of Stone Mountain for exterior renovations at 979 Main Street. This approval includes replacing windows and doors while adding a faux juliet metal balcony and a black awning.

This Certificate of Appropriateness (COA) is limited to those elements presented and approved at the above meeting. The Certificate of Appropriateness is valid for a period of eighteen (18) months and is void if work is not commenced within twelve (12) months from the date of approval. Approval of other elements whether related or unrelated to the project presented is not implied.

Modifications to approved drawings must be presented and approved prior to beginning work on any aspect of the plans. In some instances, an amended COA application can expedite the process. **PLEASE NOTE: Unapproved modifications during construction can result in a stop work order and costly delays.**

Prior to the commencement of any work, this Letter of Certificate of Appropriateness must be presented to City Hall in order to obtain the appropriate permits. Please call City Hall at 770-498-8984 with any questions you may have regarding permits and code compliance.

Respectfully,

Richard Edwards, MPA
470-860-7994

Stone Mountain Historic Preservation Commission
875 Main Street
Stone Mountain, Georgia 30083
Telephone: 770-498-8984

979 Main Street Façade Budget

Replace all storefront windows / doors on retail level with clear tempered glass	\$5,751
Replace damaged windows on 2 nd floor with French doors	\$2,400
(Note: Cost does not include labor)	
Install awning over retail windows / doors	\$3,500
<hr/>	
Total Projected Cost	\$11,651

Awning by Softek Awnings (Doraville)

French Door by Home Center Outlet (Atlanta)



**3 Lite Clear over 1 Panel,
Double Knotty Alder Door, 60.5"
x 81.5" (#8518R/#8517L)**

~~\$2999.99~~

\$2399.99



Bryant Contracting, LLC

Heating & Ventilation | Air Conditioning | Additions | Interior & Exterior Remodels
Repairs | Windows and Doors | Project Management | Licensed & Insured

Quote

Owner Information

Prepared By: Kevin Bryant

Galloway 401K Retirement Trust
Attn: Jennifer Galloway
979 Main Street, Retail Level
Stone Mountain, GA 30083
Tel: (770) 895-3738
Email: jgalloway.979@gmail.com
Quote No: 2225-202209

Definitions

Owner – Property / business owner or representative(s) authorized to enter into a binding contract and responsible for contract payments.

Contractor – Bryant Contracting, LLC and/or its representative(s) authorized to manage and perform contracted work.

Scope of Work – Provide labor, materials, and onsite management for the replacement of storefront glass at 979 Main Street, Stone Mountain, GA.

Description

Glass - Remove 2-44x94, 1-38x94, 2-32x78 damaged storefront glass and replace with new 1/4" clear tempered commercial glass.

Brake Metal – Remove existing metal frame and fabricate, install, and secure window and door frame with .064" aluminum brake metal with dark bronze anodized finish. Caulk all perimeter edges with clear waterproof sealant.

Permits – Contractor will process application to secure necessary City / County permits. This cost will be added to the final invoice.

Bryant Contracting, LLC | T: (973) 449-2294 | E: kbryantcont@aol.com

Licensed & Insured

Warranty

All contractor installed material and workmanship are warranted against defects for one year from project completion date.

Exclusions | Clarifications

- Owner is responsible for all costs associated with permits to locate dumpsters on or adjacent to the project site. Contractor will haul all debris generated by work.
- Owner is responsible for securing a staging area on or adjacent to the project site.
- Delays beyond contractor's control shall not result in liquidated damages.
- Temporary enclosures are not included in this estimate.
- Contractor is not responsible for work performed by others.
- Contractor will ensure the public's safety during demolition and installation of project.
- All work shall be performed during daylight hours, Monday – Friday.
- Contractor will coordinate material delivery with owner.
- Any changes in material shall result in a change order to this contract. All changes must be approved and signed by the owner and contractor.
- Owner and contractor will perform a final walk-thru upon completion of project. All punch list items will be addressed prior to final payment.
- Estimates are valid for 30 days. In the event of an increase in labor or material prices during the 30-day price lock, contractor shall submit a revised estimate to owner.
- Owner is responsible for securing material approval, variances, and /or a certificate of appropriateness from the City of Stone Mountain Historic Preservation Committee prior to commencement of work.
- Contractor is not responsible for work stoppages by third parties.

Subtotal **\$5,375.00**

Tax **\$ 376.25**

Total **\$5,751.25**

Permit Fees: Unknown at time of estimate. Cost to be invoiced and paid by owner.

Payment Terms

33% deposit due upon contract signing, 33% due upon start of work, balance due upon completion of project. Credit card payments shall incur an additional 3% processing fee. If any check is dishonored, owner shall incur a \$100 administrative fee and must remit a secured form of payment via cashier check, money order only.

Owner / Representative Signature / Title

Date

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Licensed & Insured



Downtown Development Authority
City of Stone Mountain, Georgia
875 Main Street
Stone Mountain, GA 30083

new application
9/11/2023

FAÇADE GRANT APPLICATION

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Contact Name	:	Jennifer Galloway
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The project will replace damaged windows, add an awning over the retail space, installation of french doors and a juliette balcony on the second story of the property (see attached rendering.

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Amount of Façade Grant Requested (See Guidelines) : \$ 5,000

I have read the guidelines and affirm that to the best of my knowledge all the entries on this application are accurate and true.

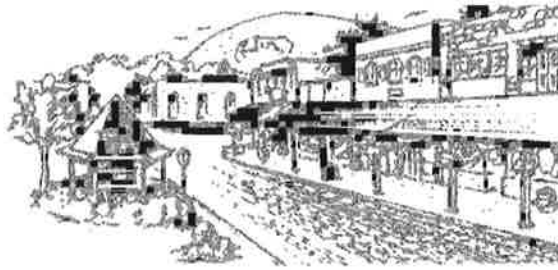

Signature of Applicant

Jennifer Galloway

Print Name of Applicant

Signature of Owner (if different from applicant)

Print Name of Owner (if different from applicant)



October 7, 2022

Jennifer Galloway
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Stone Mountain, GA, 30087

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~~\$3999.99~~

\$2399.99



 sunbrella

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Heating & Ventilation | Air Conditioning | Additions | Interior & Exterior Remodels
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Prepared By: Kevin Bryant

Galloway 401K Retirement Trust
Attn: Jennifer Galloway
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Licensed & Insured

Warranty

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Tax \$ 376.25

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Owner / Representative Signature / Title

Date

Bryant Contracting, LLC | T: (973) 449-2294 | E: kbryantcont@aol.com

Licensed & Insured

Andrews Euro Stucco & Trim Co. Inc.,

Estimate

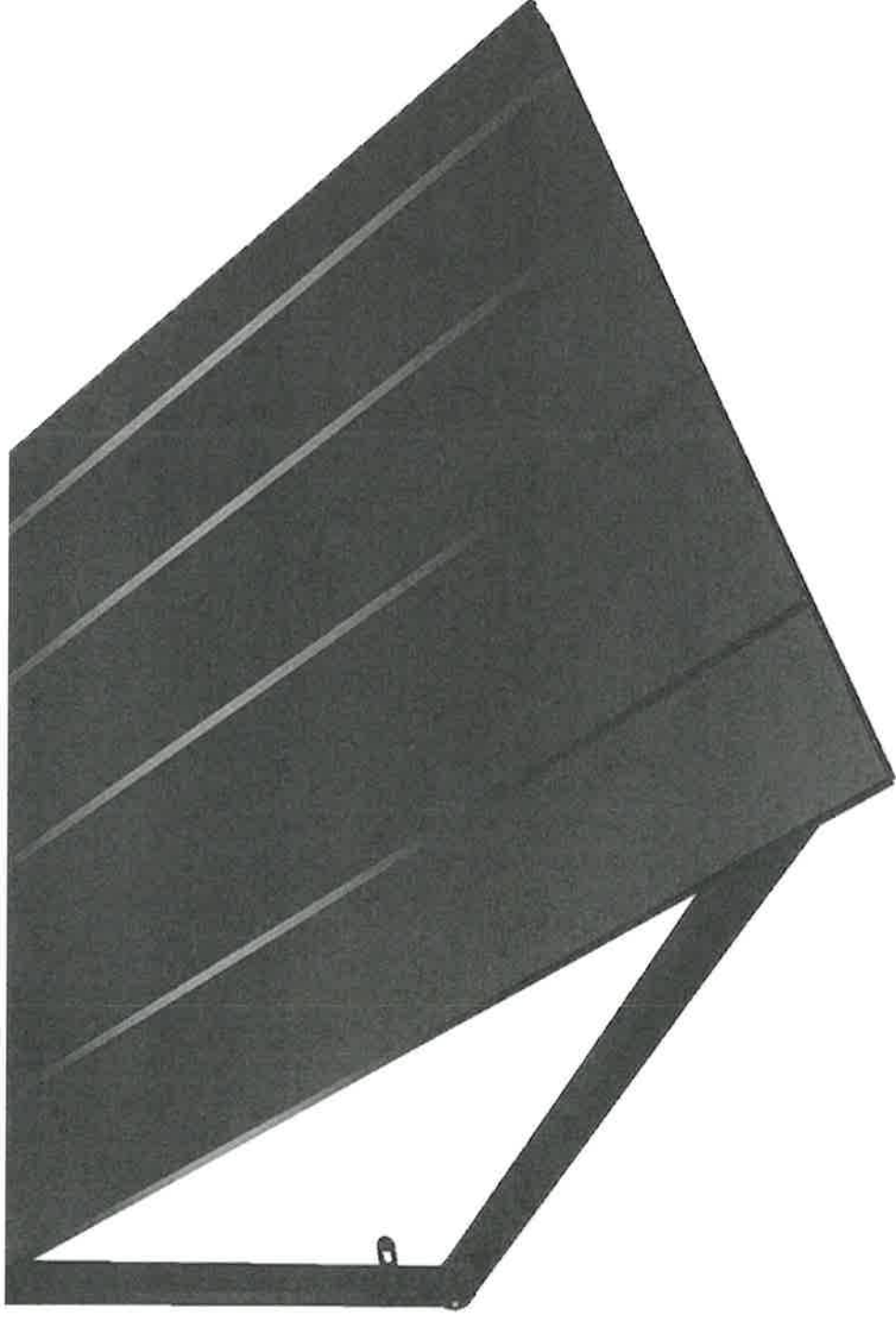
3710 Hamilton Dam Rd
Dacula, Ga 30019
Cell: 678-707-9025
andrewseurostucco.com

Estimate No: 1771

Date: 08/25/2023

For: Jen Galloway
jgalloway.979@gmail.com
979 Main Street Stone Mountain 30083
+1 (770) 895-3738

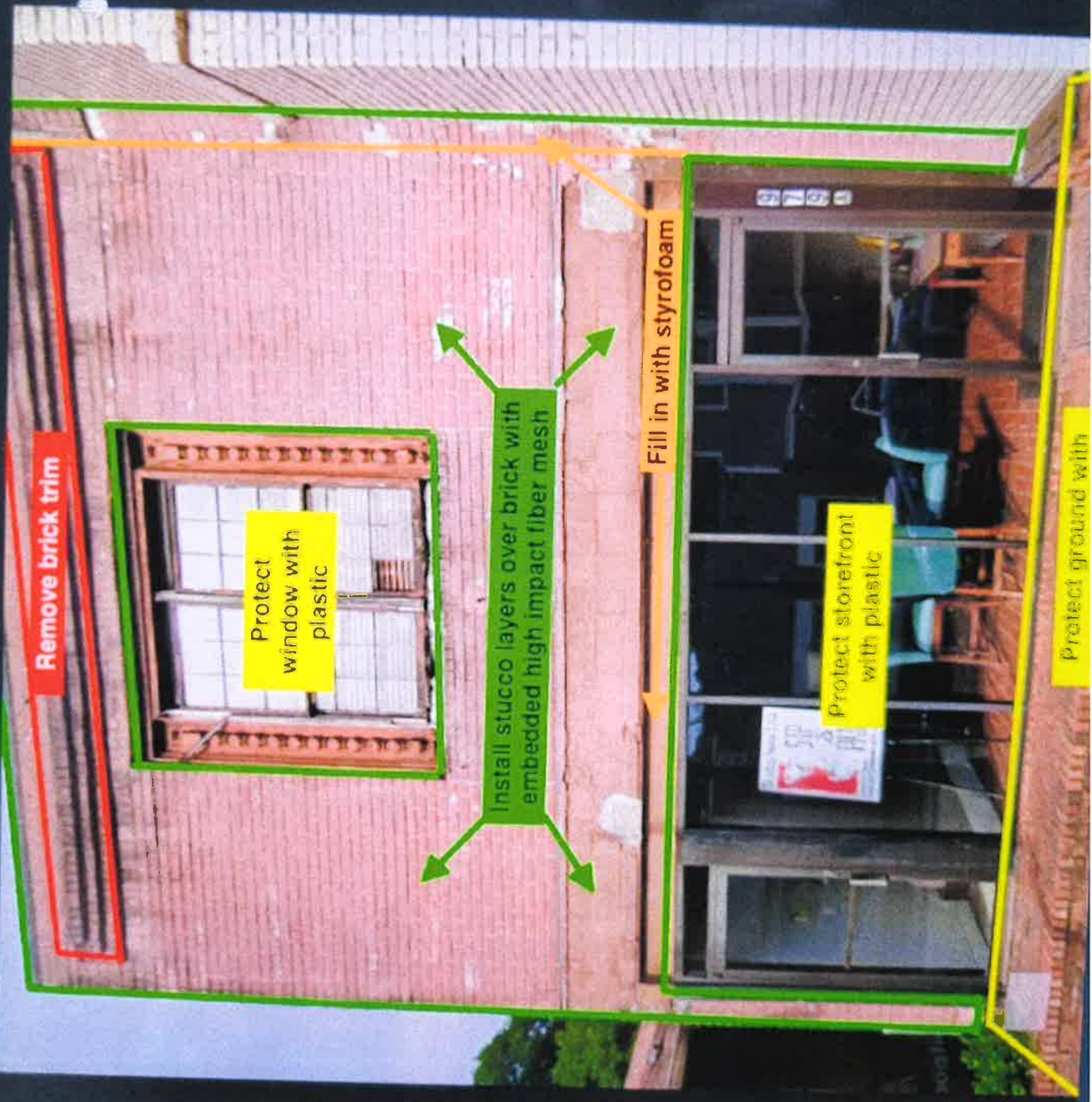
Description	Quantity	Rate	Amount
Install hardcoat stucco over existing stamped stucco	1	\$6,200.00	\$6,200.00
<div>1. First we will remove the faux trim from the second story of the store front. We will cut the trim into smaller more manageable sections to safely get the debris down to the ground.</div> <div>2. We will fill in areas such as the steel I beam over the door and where the trim mentioned in section 1. For the I beam we will use 2x10 beams to fill in the 3+ inch void. For the area where we remove the trim from we will evaluate to see if wood is needed to fill any voids.</div> <div>3. We will spray the stamped stucco with a specialized adhesion promoter to ensure a bond with new stucco that will withstand the test of time.</div> <div>4. We begin our hardcoat stucco process. This process consists of nailing up metal reinforcement lath to prevent any cracking in the future as well as proper bond to the existing stamped stucco. Next we will apply our scratch coat consisting of a high strength stucco mix with fiberglass strands for extra strength. Next is our brown coat. The function of brown coat is to get a consistent 3/4 thickness throughout our stucco. Finally is our acrylic finish coat. This coat provides the desired texture as well as desired color. This coat along with being water proof also hides all hairline by being slightly elastic</div>			
Subtotal			\$6,200.00
TAX 0%			\$0.00
Total			\$6,200.00
Total			\$6,200.00



600+ viewed in past month

\$**564**³¹

Or **\$31.55** /mo (24 mo). [View plan details](#)



Remove brick trim

Protect window with plastic

Install stucco layers over brick with embedded high impact fiber mesh

Fill in with styrofoam

Protect storefront with plastic

Protect ground with

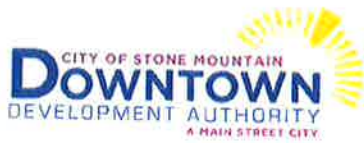


**Downtown Development Authority
City of Stone Mountain, Georgia
922 Main Street
Stone Mountain, GA 30083**

Regular Meeting Minutes
Monday, August 28, 2023 – 6:30 pm
922 Main Street - Stone Mountain, GA 30083

Members Present: Jenna Trump, Chakira Johnson, Cimone Marianos, Thom DeLoach, Denise Phillips, Michelle Dunbar, Executive Director Kayla Johnson

- I. Call to order
 - a. Cimone Marianos called the meeting to order at 6:31 p.m.
- II. Approval of Agenda
 - a. Thom DeLoach moved to approve the agenda. Denise Phillips seconded. Vote was unanimous.
- III. Approval of Minutes
 - a. DDA Regular Meeting on Monday, August 14, 2023 & DDA Special Called Meeting on Saturday, August 26, 2023 - Chakira Johnson moved to approve the minutes with one change to the Special Called Meeting Minutes with a start time of 9:13 am vs 9:13 pm. Michelle Dunbar seconded. Vote was unanimous.
- IV. Citizens Comments
 - a. No comments.
- V. Director's Report
 - a. Façade Grants
 - No new items to discuss.
 - b. Events
 - September 8th, 15th, 22nd, 29th & October 6th, 13th, 20th, 27th from 7:00-9:00 pm – Tunes by the Tracks
 - October 6th-9th – Faith and Blue Weekend
 - October 18th-20th – KABOOM Build, Leila Mason Park
 - October 28th, 11a-3p – Car Show, location TBD
 - c. Business Retention/Recruitment
 - Work continues on the Vacant Building Website.
 - d. Projects
 - Mural
 - i. Start date pending.
 - Real Estate
 - i. No projects pending.
 - e. Miscellaneous
 - No report.



Downtown Development Authority
City of Stone Mountain, Georgia
922 Main Street
Stone Mountain, GA 30083

VI. Council Report

- a. Chakira Johnson gave a synopsis of the most recent Council Meeting.

VII. Old Business

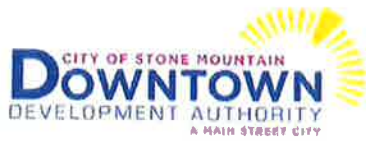
- a. Porch Fest
 - Planning is still in the very early stages.
 - First Committee Meeting will be held on November 8th.
 - Potential locations were discussed.
- b. Monthly Meeting Schedule
 - New language to add to the Bylaws potentially making the meeting on the 2nd Monday optional was presented.
 - Thom DeLoach moved to approve the new language. Chakira Johnson seconded. Vote was unanimous.
- c. FY2024 Workplan
 - The Workplan Meeting was held August 26th, 9a-1p at the Depot.
 - A list of items brainstormed at the meeting, with budget numbers, was presented.
 - The feasibility of organizing some of the events and using a professional event planning company was also a topic of discussion.
 - Executive Director Johnson is going to take the list and make recommendations on what should stay and what should go based each item meeting the Four Points of Main Street criteria.

VIII. New Business

- a. 185th Anniversary Committee Member Appointment
 - City Staff has asked that each Committee in the City appoint a person to represent/participate in the Planning of the 185th Anniversary Celebration next year.
 - Executive Director Johnson needs to clarify when the committee will meet; i.e., during working hours or after hours.
- b. A Façade Grant request has been received from Jennifer Galloway at 979 Main Street (Thirsty Mona Lisa).
 - The work requested was approved by HPC in October 2022.
 - Chakira Johnson moved to request the applicant attend the September 11th Board Meeting to discuss the quote, application and project timeline in her grant packet. Michelle Dunbar seconded. Vote was unanimous.

IX. Executive Session to Discuss Real Estate, Personnel and/or Litigation if needed

- Chakira Johnson moved to adjourn to Executive Session. Denise Phillips seconded. Vote was unanimous.
- X moved to return to Regular Session. X seconded. Vote was unanimous.



**Downtown Development Authority
City of Stone Mountain, Georgia
922 Main Street
Stone Mountain, GA 30083**

X. Adjourn

- x moved to adjourn the meeting. x seconded. Vote was unanimous.
- The meeting was adjourned at 0:00 pm.

Approved: _____

Cimone Marianos, Chairperson

Chakira Johnson, Vice Chairperson



**Downtown Development Authority
City of Stone Mountain, Georgia
922 Main Street
Stone Mountain, GA 30083**

**Regular Scheduled Meeting
September 11, 2023
6:30pm
In Person
922 Main Street
Stone Mountain, GA 30083**

AGENDA

- I. Call to Order
- II. Approval of the Agenda
- III. Approval of the Minutes
- IV. Citizens Comments
- V. Director's Report
- VI. Council Report
- VII. Old Business
 - a. Discussion of the Porchfest Event for Stone Mountain Village
 - b. Discussion of the FY 2024 Workplan
 - c. Discussion of the Social Media Plan
- VIII. New Business
 - a. Approval of Thirsty Mona Lisa Façade Grant
- IX. Executive Session to Discuss Real Estate, personnel, and/or litigation-if needed
- X. Adjourn



**Downtown Development Authority
City of Stone Mountain, Georgia
922 Main Street
Stone Mountain, GA 30083**

**Regular Meeting Minutes
Monday, September 11, 2023 – 6:30 pm
922 Main Street - Stone Mountain, GA 30083**

**Members Present: Carl Wright, Cimone Marianos, Denise Phillips, Michelle Dunbar,
Executive Director Kayla Johnson**

- I. Call to order
 - a. Cimone Marianos called the meeting to order at 6:32 p.m.
- II. Approval of Agenda
 - a. Carl Wright moved to approved the agenda with the addition of Rules of Decorum under New Business as Item B. Denise Phillips seconded. Vote was unanimous.
- III. Approval of Minutes
 - a. DDA Regular Meeting on Monday, August 28, 2023 – Michelle Dunbar moved to approve the minutes. Denise Phillips seconded. Vote was unanimous.
- IV. Citizens Comments
 - Marcella Lottie asked about who she might talk to regarding a lien on a residential property she is trying to purchase in the Village. We directed her to City Hall.
- V. Director's Report
 - a. Façade Grants
 - To be discussed under new business.
 - b. Events
 - September 15th, 22nd, 29th & October 6th, 13th, 20th, 27th from 7:00-9:00 pm – Tunes by the Tracks
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 - Mural
 - i. Start date pending.
 - Real Estate
 - i. No projects pending.
 - e. Miscellaneous
 - No report.



Downtown Development Authority
City of Stone Mountain, Georgia
922 Main Street
Stone Mountain, GA 30083

VI. Council Report

- a. Chakira Johnson was not present to provide a report.

VII. Old Business

a. Porch Fest

- i. Planning is still in the very early stages.
ii. First Committee Meeting will be held on November 8th.

b. FY2024 Workplan

- i. Executive Director Johnson suggested using Survey Monkey to poll the businesses to determine how they feel about the effect DDA Sponsored events have had on their business, and what events they would like to see added in the future.
- Concerns regarding businesses responding to a survey and follow up were discussed.
 - Board Members volunteered to go with the Executive Director to speak with the businesses about completing the survey.
- ii. Discussion began regarding Staff Recommendations
- Let's Ride Atlanta – final budget numbers provided
 - Signage for Alternate Parking – Sandwich Boards and Banners
 - Suggestions for who would pay for the signage were presented and it was decided the DDA should budget for the expense
 - Façade Grants – staff recommendation accepted
 - Tunes by the Track – staff recommendation accepted
 - Mardi Gras – pending survey results, this line item could be increased
 - Granite Grasshopper, Criterium, Porchfest, Art Festival – pending survey results, this line item could be increased
 - Discussion revolved around which events should be kept, and which should be deleted and how much money would be needed to fund each event
 - \$2,000 for Porchfest, Michelle to provide numbers for the Criterium, tbd for an Art Festival and the Granite Grasshopper
 - Shermantown Art/Photo Exhibit – this line item is not downtown/business focused and should be removed
 - Website – staff recommendation accepted
 - Kiosk – staff recommendation accepted for budget dollars, but the DDA assuming responsibility from MSSM needs further discussion
 - Mural – staff recommendation accepted
 - Main Street Beautification – final budget numbers pending
 - Communication Sub-Committee – staff recommends speaking with other cities on how they handle their social media and to get pricing from Pivot Path
 - Granite Entry Sign – the Board wants it to be put back in as a line item with a \$2,000 budget



Downtown Development Authority
City of Stone Mountain, Georgia
922 Main Street
Stone Mountain, GA 30083

- Holding Meetings with Business Owners – staff recommendation accepted
 - Host an in-person “Networking” event for business owners on a Monday at 6:00 pm
 - Liaison with Stone Mountain Park, Amphitheater Project, Caboose Project, MARTA Lot Engineering Study, Parking App for Revenue, Education/Training Events, Legal Representation for the DDA, SMV Installed Wall Mural – staff recommended these items be removed from consideration
- a. Social Media Plan
- Executive Director Johnson to check with other cities to see how they handle this.
- II. New Business
- a. A Façade Grant request has been received from Jennifer Galloway at 979 Main Street (Thirsty Mona Lisa).
- The work requested was approved by HPC in October 2022.
 - An estimate for the façade work (stucco) is \$6,200, windows is \$5,700, balcony and awning is \$3,500.
 - The business is now Private Event Space with no hours open to the public. The web site will be updated in the coming months.
 - Denise Phillips made a motion to approve the Façade Grant request for \$5,000 to include the business owner posting hours to the public upon completion of the project. Carl Wright seconded. Vote was unanimous.
- b. Rules of Decorum
- The City Council implemented Rules of Decorum at their most recent meeting that requires the committees to comply.
 - The DDA will comply, but welcomes input from citizens, and the Chair will recognize any citizen wishing to speak at a DDA Meeting.
- III. Executive Session to Discuss Real Estate, Personnel and/or Litigation if needed
- No items to discuss.
- IV. Adjourn
- Carl Wright moved to adjourn the meeting. Michelle Dunbar seconded. Vote was unanimous.
 - The meeting was adjourned at 8:34 pm.

Approved: _____

Cimone Marianos, Chairperson

Chakira Johnson, Vice Chairperson