Downtown Development Authority Meeting / Special Called Meeting

Tuesday, September 29, 2026 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

I. Call to Order

1. Chair Carl Wright called the meeting to order at 6:32 p.m.
2. Chair Carl Wright, Board Member Bobby Singleton, Board Member Michelle Dunbar, and Board Member and Council Member Anita Bass were present. Board Member Thom DeLoach joined the meeting by telephone at 6:45 p.m. Vice Chair Robert Witherspoon and Treasurer Sarah Hage were absent.

II. Approval of the Agenda: Board Member and Council Member Anita Bass made a motion to approve the agenda. Board Member Bobby Singleton seconded the motion. The motion passed unanimously.

III. New Business

1. Discussion/Action Item: DDA Budget FY2027
    a. Executive Director Thatcher Hart went through the budget line by line.
    b. Personal Services and Employee Benefits
        i. No changes proposed.
    c. Purchased/Contracted Services
        i. Legal Expense: Chair Carl Wright recommended maintaining the Legal Expense budget at $25,000. The Board reached consensus to include the amount in the FY2027 budget draft.
        ii. Miscellaneous Legal Fee:
            1. Chair Carl Wright recommended reducing the Miscellaneous Legal Fee budget from $10,000 to $5,000.
            2. The Board reached consensus to include $5,000 in the FY2027 budget draft.
        iii. Advertising/PROMOTIONS DDA/Printing Binding
            1. Board Member Thom DeLoach stated that Main Street promotion and marketing are responsibilities of the DDA and recommended maintaining funding for those activities.
            2. Board Member Bobby Singleton recommended that DDA promotion and marketing efforts support the City's tourism initiatives.
            3. The Board agreed to rename “PROMOTIONS DDA” as “PROMOTIONS.”
            4. The Board agreed to combine the Advertising and Promotions categories into a single Promotions line item with a proposed FY2027 budget of $7,500.
            5. The Board agreed to maintain $1,500 for Printing & Binding.
            6. Executive Director Thatcher Hart recommended updating the City-DDA Intergovernmental Agreement (IGA).
        iv. Travel

1. Board Member Michelle Dunbar noted the $10,000 currently allotted for travel was excessive.
2. Chair Carl Wright and Board Member Bobby Singleton recommended the Travel budget be reduced to $5,000.
3. The Board reached consensus to include $5,000 in the FY2027 budget draft.

v. Dues & Fees: The Board agreed to increase Dues & Fees from $870 to $1,000 based on current expenditures.
vi. Education & Training: The Board agreed to reduce Education & Training from $8,000 to $5,000.
vii. Contract Labor – DDA
1. This line item was used to fund the mural on the Stoned Pizza Kitchen wall.
2. Chair Carl Wright recommended reducing Contract Labor – DDA from $20,000 to $10,000, citing the limited number of remaining locations suitable for murals.
3. The Board reached consensus to include $10,000 in the FY2027 budget draft.

d. Supplies: No changes proposed.
e. Capital Outlay
i. Chair Carl Wright stated that the $45,000 expenditure associated with the MARTA Lot was funded from DDA reserves and was not included in the adopted FY2026 budget.
ii. An update to the IGA to account for the expenditure was discussed.
f. Other Costs
i. Chair Carl Wright recommended an increase in Commercial Grants from $100,000 to $115,000 and an increase in Enhancement Grants from $40,000 to $45,000.
ii. The Board reached consensus to include $115,000 for Commercial Grants and $45,000 for Enhancement Grants in the FY2027 budget draft.
iii. Board Member Bobby Singleton mentioned Other Costs may include the need for cloud storage for organizing digital assets, as well as web hosting and domain expenses.
iv. Executive Director Thatcher Hart mentioned the City was exploring cloud storage.
v. Board Member Bobby Singleton advocated for separate or partitioned cloud storage for the DDA if the cloud storage was under the City.
g. Debt Service: No changes proposed.
h. Other Financing Uses
i. Chair Carl Wright recommended a reduction in Special Events from $30,000 to $25,000.
ii. The Board reached consensus to include $25,000 in the FY2027 budget draft.
iii. Board Member Michelle Dunbar expressed support for a criterium bicycle race as a potential special event, stating that it could attract cyclists and spectators to the City and potentially generate economic activity exceeding the event's cost.
i. Executive Director Thatcher Hart concluded the discussion by reviewing the proposed changes and calculating a proposed FY2027 DDA budget of $245,000, compared with the FY2026 budget of $252,870.
j. Board Member and Council Member Anita Bass made a motion to approve the $245,000 FY2027 DDA budget draft for submission to the City Council for consideration. Board Member Michelle Dunbar seconded the motion. The motion passed unanimously.

IV. Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed)

1. There was no Executive Session.

V. Adjournment: Board Member Michelle Dunbar made a motion to adjourn the meeting at 7:35 p.m. Board Member Bobby Singleton seconded the motion. The motion passed unanimously.