Downtown Development Authority Meeting

Monday, October 26, 2026, at 6:30 PM

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

Minutes

I. Oath of Office Ceremony for DDA Members
   A. The Oath of Office Ceremony occurred at 6:30 p.m. prior to the meeting being called to order.

II. Call to Order
   A. Carl Wright called the meeting to order at 6:40 p.m.
   B. Carl Wright, Jonathan Hartnett, Michelle Dunbar, Sarah Hage, Bobby Singleton, Anita Bass and Robert Witherspoon were present.
   C. Thom DeLoach was absent.

III. Executive Session to Discuss Personnel, Legal, and/or Real Estate
   A. Sarah Hage made a motion to enter Executive Session at 6:41 p.m. Anita Bass seconded the motion. The motion passed unanimously.
   B. Sarah Hage made a motion to exit Executive Session at 7:19 p.m. Bobby Singleton seconded the motion. The motion passed unanimously.

IV. Approval of the Agenda
   A. Anita Bass made a motion to approve the agenda. Michelle Dunbar seconded the motion. The motion passed unanimously.
   B. Carl Wright made a motion to amend the agenda to move discussion of the budget amendment to Old Business at the end of the meeting. Michelle Dunbar seconded the motion. The motion passed unanimously.

V. Approval of Minutes
   A. Anita Bass made a motion to approve the September 29, 2026, DDA Special Called Meeting Minutes. Bobby Singleton seconded the motion. The motion passed unanimously.

VI. Citizen Comments
   A. Denise Phillips expressed concern that the budget amendment presented to City Council differed from the budget discussed by the DDA. She emphasized the importance of prioritizing business growth and questioned the availability of DDA reserves and the adequacy of funding for Board training.

VII. Director's Report
   A. Staff Training
      1. Thatcher Hart noted that he and Elle Walker are completing Main Street 101 and DDA 101 training.
   B. DCA Report – September 2026
      1. Thatcher Hart noted the report is attached to the agenda.

VIII. Council Report
   A. Member Anita Bass noted:
      1. the stormwater inspection camera was approved as requested by Public Works Director Mike Helton and Stormwater Manager Nicole Wright.
      2. the City Comprehensive Plan has been submitted.
      3. two groups submitted proposals for Mardi Gras and a decision will be made by the next City Council regular meeting.

IX. New Business
   A. Officer Elections

1. Bobby Singleton made a motion to reappoint Carl Wright as Chair. Anita Bass seconded the motion. The motion passed unanimously.
2. Michelle Dunbar made a motion to appoint Sarah Hage as Vice Chair. Anita Bass seconded the motion. The motion passed unanimously.
3. Carl Wright made a motion to appoint Bobby Singleton as Treasurer. Anita Bass seconded the motion. The motion passed unanimously.
4. Anita Bass made a motion that the banking information be updated to match the new officer appointments. Sarah Hage seconded the motion. The motion passed unanimously.

B. Discussion Item: Enhancement Grant Application - Elisabeth Richmond
1. Elisabeth Richmond presented proposed exterior and interior renovations to her property. Exterior improvements include addressing previously completed sandblasting work that did not meet applicable requirements, sealing the granite, replacing siding and window frames, and updating a deck that was not constructed to code. The estimated cost of exterior improvements is $19,528.
2. Proposed interior improvements include replacing and reconfiguring the air-conditioning system, including rooftop units, at an estimated cost of $52,000. Ms. Richmond also reported securing Joanne Giles as a prospective tenant and stated that the upstairs apartments would be used as short-term rentals.
3. Sarah Hage made a motion to approve the Enhancement Grant request of $10,000, utilizing the remaining funding set aside for the Enhancement Grant in the amount of $8,620.50 and using $1,379.50 from reserves. Anita Bass seconded the motion. The motion passed unanimously.

C. Discussion Item: Commercial Grant Application - Elisabeth Richmond
1. Sarah Hage made a motion to approve the Commercial Grant request in the amount of $25,000 utilizing the remaining funding set aside for the Commercial grant and using $9,688.80 from the reserve. Michelle Dunbar seconded the motion. The motion passed unanimously.

X. Old Business
A. Chair Carl Wright questioned the approximately 35% reduction in the proposed FY2027 DDA budget and expressed concern that the reduction was disproportionate compared with other City departments.
B. City Manager Maggie Dimov explained that the City was balancing limited revenues and competing priorities, that other departmental budgets had also been reduced, and that the Mayor and City Council could consider using reserves or adjusting the millage rate. She stated that the budget could be revisited if additional funding became available.
C. Anita Bass emphasized the need to consider current economic conditions and fiscal constraints.

XI. Adjournment: Michelle Dunbar made a motion to adjourn the meeting at 8:06 p.m. Bobby Singleton seconded the motion. The motion passed unanimously.

Approved: _____

_____ _____

Carl Wright, Chairperson Sarah Hage, Vice Chairperson