



Downtown Development Authority Meeting

Monday, February 23, 2026, at 6:30 PM

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

Minutes

I. Call to Order

Carl Wright called the meeting to order at 6:31 p.m. All members were present in person, and the DDA Attorney attended virtually.

- II. **Approval of the Agenda:** Sarah Hage made a motion to amend the agenda to include discussions regarding the new DDA projects for FY2026 and the GMA initiatives, seconded by Sarah Hage. Unanimously approved.
- III. DDA Regular Meeting Minutes, February 2, 2026: Approval of Minutes: Motion by Anita Bass to approve the minutes, seconded by Sarah Hage. Unanimously approved.
- IV. **Citizen Comments:** Michelle Dunbar thanked the City and the DDA for their support and for promoting the bike ride organized by Aztec in honor of Martin Luther King Jr. Day.
- V. **Director's Report:** The DCA monthly report for January 2026 was presented. The Director also reported that the German Restaurant and Live Oak Restaurant have completed their projects and will be reimbursed through the commercial and enhancement grant programs for which they applied.

VI. **Council Report:** Council Member Bass provided an update on the latest Council meeting.

VII. Old Business

1. Discussion Item: DDA Signs: The DDA Director and Ms. Hage confirmed that the DDA yard signs have been ordered. The signs will be provided to businesses undertaking projects associated with DDA grant programs.
2. Discussion Item: Consideration of a Tax Allocation District (TAD): There was a brief discussion about the approach, idea and benefits for creating such district.
3. Discussion Item: Potential Technical Assistance Panel (TAP) Application with ULI: A brief discussion was held. The DDA members will coordinate with City Council to further evaluate potential projects and determine the scope of work for the application.

VIII. New Business

1. **New DDA Projects, FY 2026:** there was a brief discussion. Some of the DDA initiatives will include:
 - DDA promoting and SWAG items / Branding
 - DDA event initiatives (bike routes)
 - Downtown landscaping and beautification projects
 - Business outreach
 - Mural projects (Stoned Pizza)
 - Tunes by the Tracks sponsorship
 - New Bank for the DDA

- Cameras around downtown and the lawn on Main Street
- Revitalize the Farmer's Markets

2. **GMA initiatives:** there was a brief discussion about the Georgia Association of Land Bank Authorities (GALBA), which supports over 30 active land banks in Georgia, providing education, resources, and networking to help local governments convert vacant, abandoned, and tax-delinquent properties into productive assets.
3. **Discussion Item: Hiring an Economic Development / Downtown Development Authority (DDA) Executive Director:** The City intends to proceed with hiring an Economic Development Director to support both City and Downtown Development Authority (DDA) initiatives. The duties and responsibilities for the City and the DDA will be outlined separately for clarity and transparency.
4. Consideration of a Joint DDA / City Council Retreat: the DDA Members proposed Saturday, April 11th, as a meeting date. Next step: Council to confirm their availability.

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

- Motion by Denise Phillips to enter into an executive session, for the purpose of discussing legal issues, seconded by Michelle Dunbar. Unanimously approved.
- Motion by Denise Phillips to exit the executive session, seconded by Thom DeLoach. Unanimously approved

- X. Adjournment:** Motion by Michelle Dunbar to adjourn the meeting, seconded by Denise Phillips. Unanimously approved.