



# Downtown Development Authority Meeting

Thursday, November 20, 2025 at 6:30 PM

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

## Agenda

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### I. Call to Order

1. Attendee Name / Attendee Participation (Present, absent, late for this meeting):

Chair Carl Wright

Vice Chair Robert Witherspoon

Treasurer Denise Phillips

Board Member Sarah Hage

Board Member Michelle Dunbar

Board Member Thom DeLoach

Board Member & Council Member Anita Bass

### II. Approval of the Agenda

### III. Approval of Minutes

- [1.](#) DDA Regular Meeting Minutes, October 27, 2025

### IV. Citizen Comments

### V. Director's Report

- [1.](#) DCA Monthly Report - September 2025
- [2.](#) DCA Monthly Report - October 2025

### VI. Council Report

### VII. Old Business

1. Discussion Item: Hometown Grant / Caboose Project

### VIII. New Business

- [1.](#) Discussion/Action Item: Enhancement Grant Application- Village Corner
2. Synopsis - DDA Engagement at the Carrollton Downtown Revitalization Workshop
3. Discussion Item: DDA Bank Accounts
4. Discussion Item: City/DDA IGA for FY2026

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

### X. Adjournment

# Downtown Development Authority Meeting

Monday, October 27, 2025, 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 6:32 p.m.
  - **Members Present:** Carl Wright, Denise Phillips, Sarah Hage, Robert Witherspoon and Councilmember Anita Bass.
  - **Members Absent:** Michelle Dunbar and Thom DeLoach.
  - The DDA Legal Counsel was also in attendance.

**II. Approval of the Agenda:** Anita Bass made a motion to approve the agenda with the following amendment - to include a discussion/approval for 2 DDA Members to serve at the Comprehensive Plan Advisory Group, seconded by Denise Phillips. Unanimously approved.

**III. Approval of Minutes:** Motion by Anita Bass to approve the DDA Regular Meeting Minutes for September 29, 2025, seconded by Sarah Hage. Unanimously approved.

**IV. Citizen Comments:** there were No comments

**V. Director's Report:** no report was shared.

**VI. Council Report:** Councilmember Anita Bass provided a brief report on the last Council meeting.

### VII. Old Business

1. **Discussion Item: TAP Application:** Denise Phillips made a motion for the DDA to submit a TAP application, which was seconded by Sarah Hage. The DDA's legal counsel will assist with the preparation and submission of the application. Unanimously approved.
2. **Discussion Item: Marketing/Branding ideas:** there was a brief discussion.
3. **Discussion Item: DDA Meeting Calendar 2025:** there was a discussion, but no changes were requested.

### VIII. New Business

1. **Request for Appointment of Two DDA Members to the Comprehensive Plan Advisory Group:** A brief discussion took place; however, due to the absence of several members, the Board agreed to postpone the decision until a future meeting.
2. **Discussion Item- DDA Financials:** The Board requested a YTD report.
3. **Discussion Item- DDA-Sponsored Projects / Signs:** the Board held a discussion on the signs design. The Board also requested the City to waive the sign permit fees. The DDA Director will be bringing this request to the next Council meeting.
4. **Discussion Item: Commercial Buildout/Enhancement Grant Applications:**
  - **Live Oak Tap, LLC / Commercial Grant:** Motion by Denise Phillips to approve their request for commercial grant, seconded by Anita Bass. Unanimously approved. The project includes new HVAC, plumbing, electricity and indoor renovation.

- **Live Oak Tap, LLC / Enhancement Grant:** A motion was made by Denise Phillips to approve the request for an Enhancement Grant, seconded by Sarah Hage. The motion passed unanimously. The proposed project includes construction of a full patio structure with built-in furniture and installation of a new canopy.
- **Village Corner/German Bakery / Enhancement Grant:** A motion was made by Denise Phillips to approve their Commercial Grant application, seconded by Anita Bass. The motion was unanimously approved. The project includes installation of a walk-in cooler and a new HVAC system.

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

- Motion by Denise Phillips to enter into an executive session, seconded by Anita Bass. Unanimously approved.
- Motion by Denise Phillips to exit the executive session, seconded by Robert Witherspoon. Unanimously approved.

#### **X. Adjournment**

- Motion by Denise Phillips to adjourn the meeting, seconded by Sarah Hage. Unanimously approved.

Form Name: 2025 Community Activity Report  
Submission Time: November 19, 2025 1:22 pm  
Browser: Chrome 142.0.0.0 / Windows  
IP Address: 50.207.61.118  
Unique ID: 1404455354  
Location:

Section V. Item #1.

**Main Street Community Reporting:** Stone Mountain

**Designation Level** Classic

**Month of Report:** September

**Region:** Region 3

**Community Population:** 5,000 or Less

**Person Reporting:** Maggie Dimov

**I would like a copy of this completed report emailed to:** mdimov@stonemountaincity.org

## PROGRAM OPERATIONS

**What is the total dollar amount spent on your program's operational expenses during this reporting period?** 2707.00

**Please select all funding sources which contributed financially to your program's monthly operational expenses:** Other: City Funds

**Did your program have a board meeting this month?** Yes

**Did the Main Street Manager attend training this month?** No

**Did any Board Members attend training this month?** No

## EVENTS and VOLUNTEERS

**Did any events occur downtown during the reporting period?** Yes

**Were any of these events funded through or by the Main Street Program?** Yes

If known, please estimate the total amount of volunteer hours for all events, board meetings and committee meetings hosted by the local Main Street program:

15

What is the total cumulative expenditures for these events, including advertising?

2707.00

Events

How many events occurred in the downtown district during this reporting period?

1

What is the total estimated attendance for all events:

150

Main Street Manager's Notes - Events

One event: Faith and Blue Event

JOB CREATION

Did any of the following occur in your downtown district during this reporting period? Check all that apply.

Business Opening

How many new businesses opened in your program area during this reporting period?

2

How many new jobs were created from new business opening during this reporting period?

4

Main Street Manager's Notes - Businesses Opening

Tow new businesses:  
- FeRides Auto Rental, LLC / 891 Churchill Court  
- Lavender Stay Vacations LLC / 925 Main Street

PROGRAM PROJECTS AND EXPENSES

NEW MAIN STREET STAFF

Did your program hire any new staff this month?

No

**Did your program release staff  
this month?**

No

Section V. Item #1.

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## **Complete and Certify**

**By signing below, you verify that  
the information contained in this  
report is accurate to the best of  
your knowledge.**

A handwritten signature in black ink, appearing to be 'MD' or similar, is written on the line.

Form Name: 2025 Community Activity Report  
Submission Time: November 19, 2025 1:26 pm  
Browser: Chrome 142.0.0.0 / Windows  
IP Address: 50.207.61.118  
Unique ID: 1404456968  
Location: 41.1315, -112.0469

Section V. Item #2.

**Main Street Community Reporting:** Stone Mountain

**Designation Level** Classic

**Month of Report:** October

**Region:** Region 3

**Community Population:** 5,000 or Less

**Person Reporting:** Maggie Dimov

**I would like a copy of this completed report emailed to:** mdimov@stonemountaincity.org

## PROGRAM OPERATIONS

**What is the total dollar amount spent on your program's operational expenses during this reporting period?** 4000.00

**Please select all funding sources which contributed financially to your program's monthly operational expenses:** Other: City Funds

**Did your program have a board meeting this month?** Yes

**Did the Main Street Manager attend training this month?** No

**Did any Board Members attend training this month?** No

## EVENTS and VOLUNTEERS

**Did any events occur downtown during the reporting period?** Yes

**Were any of these events funded through or by the Main Street Program?** Yes

If known, please estimate the total amount of volunteer hours for all events, board meetings and committee meetings hosted by the local Main Street program:

10

What is the total cumulative expenditures for these events, including advertising?

4000.00

Events

How many events occurred in the downtown district during this reporting period?

1

What is the total estimated attendance for all events:

250

Main Street Manager's Notes - Events

One event: Halloween Trunk or Treat

JOB CREATION

Did any of the following occur in your downtown district during this reporting period? Check all that apply.

Business Opening

How many new businesses opened in your program area during this reporting period?

4

How many new jobs were created from new business opening during this reporting period?

8

Main Street Manager's Notes - Businesses Opening

- Bundos Entertainment Company / 925 Main Street  
- N'Spired by Achievement Family Services & Solutions / 5000 Brittany Drive  
- ST MTN Market LLC / 5444 Rockbridge Road  
- Witching Hour Tatoo Studio / 1008 Main Street

PROGRAM PROJECTS AND EXPENSES

NEW MAIN STREET STAFF



**Did your program hire any new staff this month?**

No

Section V. Item #2.

**Did your program release staff this month?**

No

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### **Complete and Certify**

**By signing below, you verify that the information contained in this report is accurate to the best of your knowledge.**

A handwritten signature in black ink, consisting of a stylized 'M' followed by a checkmark-like flourish.



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

### ENHANCEMENT GRANT APPLICATION

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

#### Applicant Information:

Business Name:	Friese Enterprises d/b as Village Corner
Contact Name:	Carl Friese, Hilde Friese
Business Address:	6655 James B. Rivers Dr / Memorial Dr.
City, ST, ZIP:	Stone Mountain, Ga. 30083
Telephone:	770-498-0329, 770-402-1187
Email:	cnfriese@comcast.net

#### Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location:	
Property Owner:	Hilde Friese, Carl Friese
Mailing Address:	6655 James B. Rivers Dr.
City, ST, ZIP:	Stone Mountain, Ga. 30083
Telephone:	770-498-0329
Email:	hildef@comcast.net

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

- Trees are bug infested. removal needed for safety reasons
- Deck Planks rotted, same for flower boxes + wood planks at Tavern entrance, and flower boxes around front of building.
- Wood Parking lot sign rotted, needs replacement after about 15 years. Same designs + size will be used

Estimated Cost of Project (attach detailed budget): \$ ~~12,250.-~~ \$12,300.00  
Amount of Façade Grant Requested (See Guidelines): \$ ~~\$6,150.00~~

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

Name & Signature of Applicant:

Hilde Friese Carl Friese

Name & Signature of Owner (if different from applicant):

Hilde Friese  
Carl Friese

# Invoice

Willy F Vega  
 1396 David Cr  
 Decatur, Ga 30032-2917

WVEGA53487@gmail.com  
 +1 (404) 630-0344

Bill to  
 Village Corner  
 6655 James B Rivers Dr.  
 Stone Mountain Ga, 30083

Invoice Details *Replace rotten flower boxes*  
 Invoice no : *Refill and Replace + plant*  
 Invoice Date: *10-25-'25*

# Product or Service	Description	Qty	Rate	Amount
Make Flower box	Construct flower boxes	3	\$750	\$2,250
Landscaping	Filling flower boxes, planting	3	\$150	\$450
Sales	Home Depot	1	\$900	\$900

Total \$3,550

# Invoice

Willy F Vega  
 1396 David Cr  
 Decatur, Ga 30032-2917

WVEGA53487@gmail.com  
 +1 (404) 630-0344

Bill to  
 Village Corner  
 6655 James B Rivers Dr.  
 Stone Mountain Ga, 30083

Invoice Details *Railing for handicap walk-up*

Invoice no :

Invoice Date: *10-25-'25*

# Product or Service	Description	Qty	Rate	Amount
Railing Repair	Sanding and repainting	1	\$1200	\$1200
Front Door Repair	Sanding and Repainting, sealing	1	\$900	\$900
Sales	Home Depot	1	\$200	\$200

Total \$2,300

# Invoice

Willy F Vega  
 1396 David Cr  
 Decatur, Ga 30032-2917

WVEGA53487@gmail.com  
 +1 (404) 630-0344

Bill to  
 Village Corner  
 6655 James B Rivers Dr.  
 Stone Mountain Ga, 30083

Invoice Details *Repair deck, weather proof and paint*

Invoice no :

Invoice Date: *10-25-'25*

# Product or Service	Description	Qty	Rate	Amount
Pressure wash deck	Pressure washing deck surface	1	\$500	\$500
Fixing Broken Deck boards	Replacing rotten or damaged decking	1	\$650	\$650
Painting Deck	Painting	1	\$750	\$750
Sales	Home Depot / Sherwin Williams		\$600	\$600

Total \$2,500

# Invoice

Willy F Vega

WVEGA53487@gmail.com

1396 David Cr

+1 (404) 630-0344

Decatur, Ga 30032-2917

Bill to

Village Corner

6655 James B Rivers Dr.

Stone Mountain Ga, 30083

Invoice Details

*Replace Parking Lot sign  
same measurements and similar design*

Invoice no :

Invoice Date:

*10-25-25*

# Product or Service	Description	Qty	Rate	Amount
Sign Building	Creating sign for parking lot	1	\$2200	\$2200
Sales	Home depot / Sherwin Williams		\$600	\$600

Total

\$2,800



Prepared For

Hilde

**Jay's Trees & Gutters LLC**

506 Ryan Pl  
 Stone Mountain, GA 30087-5764  
 Phone: (404) 857-8300  
 Email: troyrichmond@gmail.com  
 Web: jaystreesandgutters.com

Estimate # 20252652

Date 10/07/2025

**Description****Total****\$1,150.00****Pruning****\$50.00**

Prune 2 to right shape and dead wood

**Tree Removal****\$75.00**

Remove pecan

**Tree Removal****\$75.00**

Remove Cherry

<b>Total</b>	<b>\$1,150.00</b>
<b>Subtotal</b>	<b>\$1,150.00</b>



area

Remove the Cherry located right of the porch and prune major stump tributaries away from porch

Tree Removal

\$250.00



Remove Cherry located left corner of the back deck

Tree Removal

\$525.00



Remove Dead Maple

Tree Removal

\$175.00





By signing this document, the customer agrees to the services and conditions outlined in this document.

Section VIII. Item #1.

Hilde