



Downtown Development Authority Meeting

Monday, February 24, 2025 at 6:30 PM

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

Agenda

I. Call to Order

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

Chair Carl Wright

Vice Chair Thom DeLoach

Treasurer Denise Phillips

Board Member Sarah Hage

Board Member Michelle Dunbar

Board Member Robert Witherspoon

Board Member & Council Member Anita Bass

II. Approval of the Agenda

III. Approval of Minutes

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

IV. Words of Privilege from the DDA Chairperson

- [1.](#) Stone Mountain Main Street / Program Status

V. Citizen Comments

VI. DDA Response to Citizen's Comments

VII. Director's Report

- [1.](#) DCA Monthly Report / January 2025
2. Roundtable Discussion with local businesses

VIII. Council Report

IX. Old Business

1. Discussion Item: Enhancement Grant
2. Discussion Item: Mardi Gras 2025
3. Discussion Item: DDA social media page

X. New Business

1. Discussion Item: Election of DDA Members

2. Possible Criterium Fall 2025

3. Enhancement Grant Applications

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

XII. Adjournment



Downtown Development Authority Meeting

Monday, January 27, 2025, at 6:30 PM
875 Main Street, Stone Mountain, GA 30083

Regular Meeting Minutes

I. Call to Order

- Carl Wright called the meeting to order at 6:30 pm.
- Members Present: Carl Wright, Denise Phillips, Council Member Anita Bass, Michelle Dunbar, Robert Witherspoon and Sarah Hage. The DDA Legal Team also attended in person. Thom DeLoach was absent from this meeting.

II. Approval of the Agenda

- Anita Bass made a motion to approve the agenda, seconded by Robert Witherspoon. Unanimously approved.

III. Approval of Minutes:

- Motion by Denise Phillips to approve the minutes from December 9th, 2024; December 16th, 2024 and January 15th, 2025; seconded by Anita Bass. Unanimously approved.

IV. Citizen Comments:

- Dave Thomas made a comment about the Boost program.

V. Director's Report

- The DDA's monthly report to the DCA has been submitted. The Director also mentioned some of the DDA Projects and Accomplishments for 2024.

VI. Council Report

- Council and DDA Member Anita Bass, provided a brief update on the last council meeting discussions/action items.

VII. Old Business:

1. **Discussion/Action Item: Enhancement Grant Program:** Denise Phillips made a motion to approve the proposed grant, seconded by Anita Bass. Unanimously approved.
2. **BEC/DDA Mardi Gras Agreement for FY2025:** the DDA held a discussion during the executive session. There was no motion, and no agreement was signed between the DDA and BEC. (The DDA stays behind their original proposal to fund 25% of the Mardi Gras total verified expenses and up to \$5,000.00).
3. **Discussion Item: Caboose Project:** A direction was given to the DDA Director to find estimate quotes for the Caboose.

IX. New Business

1. Mural Agreement Between the DDA of City of Stone Mountain and Charity

Hamidullah: Motion by Anita Bass to approve the proposed agreement, seconded by Robert Witherspoon. Unanimously approved.

2. Discussion Item: DDA Special Events Sponsorship Program: there was a brief discussion.

3. Discussion Item: DDA social media: Sarah Hage will be overseeing the DDA social media pages and marketing strategy.

4. Discussion Item: Communication and Meeting with local businesses: the DDA Director will be scheduling roundtable discussions with local businesses.

5. Discussion Item: Date for Strategic Planning Session: Targeted date in fall 2025.

X. Executive Session to discuss Personnel, Legal, and/or Real Estate

- Motion by Denise Phillips to enter into an Executive Session, seconded by Sarah Hage. Unanimously approved.

- Motion by Denise Phillips to exit the Executive Session, seconded by Michelle Dunbar. Unanimously approved.

XI. Adjournment:

Motion by Denise Phillips to adjourn the Regular Meeting, seconded by Robert Witherspoon. Unanimously approved.

Approved by the Board on: _____

_____ Carl Wright, Chairperson _____ Thom Deloach, Vice Chairperson

Miglena Dimov

Subject: FW: 'EXTERNAL'Stone Mountain Main Street Program Status Update

From: Ellen Hill <ellen.hill@dca.ga.gov>
Sent: Thursday, February 20, 2025 8:19 AM
To: Miglena Dimov <mdimov@stonemountaincity.org>
Subject: Stone Mountain Main Street Program Status Update

Hi Maggie,

I wanted to take a moment to acknowledge the tremendous progress the Stone Mountain Main Street Program has made since last year’s assessment. Previous concerns regarding monthly reporting, documentation, and training have been addressed, and your consistency, attention to detail, and commitment to strong communication have been evident throughout the process.

All monthly reports have been submitted on time, and you’ve done an excellent job ensuring both you and the board stay on top of training requirements. Because of these efforts, I’m happy to confirm that the program is no longer on probation. This is a direct reflection of your hard work and dedication—congratulations!

Thank you for your continued commitment to the program’s success. Keep up the great work!



**GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS**

Learn more about our commitment to [fair housing](#).



Ellen Hill
Main Street Compliance and Training Coordinator
dca.georgia.gov

Form Name: 2025 Community Activity Report
Submission Time: February 21, 2025 12:18 pm
Browser: Chrome 133.0.0.0 / Windows
IP Address: 50.207.61.118
Unique ID: 1317081165
Location:

Main Street Community Reporting: Stone Mountain

Designation Level: Classic

Month of Report: January

Region: Region 3

Community Population: 5,001 to 10,000

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? 9486.99

Please select all funding sources which contributed financially to your program's monthly operational expenses: DDA funds
Other: DDA 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? Yes

Please list trainings board members attended and what organization hosted the training. Sarah Hage / DCA / Main Street and DDA 101 Classes

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? No

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: 40

Events

How many events occurred in the downtown district during this reporting period? 1

What is the total estimated attendance for all events: 300

Main Street Manager's Notes - Events One event was held in Stone Mountain for the month of January 2025: MLK Peace March and Celebration

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? 1

How many new jobs were created from new business opening during this reporting period? 2

Main Street Manager's Notes - Businesses Opening One new business: JFB Capital Services

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 VII. Item #1.

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 series of connected loops and curves, positioned on a horizontal line.

Stone Mountain Speed Week Income Statement

Estimated Revenue

Entry Fee Rev: Bike Reg: Union City	\$3,000.00
Entry Fee Rev: Series	\$3,000.00
Entry Fee Rev Entry Fee Paypal	\$500.00
Entry Fee Rev Cash	\$200.00
Total Entry Fee Estimated Revenue	\$6,700.00

Swagger		Stone Mountain
Stage Rental	1	300
Alge Timing Display Boards	1	400
Tents	2	120
Generator	2	130
Overhead Truss	1	300
Timing FinishLynx	1	300
MyLaps Timeline	1	200
MyLaps Timing Chips (Pro Races)	1	200
Crowd Control Fence	400	4,000
Sound	1	800
Podium Frame Backdrop	1	200
Truck 1	1	300
Truck 2	1	300
Truck 3	1	300
Staff (Swagger)		
Equipment Manager - Crew	3	1,050
Registration Coordinator -	2	600
Stage Manager -	1	400
Sound Manager -	1	400
Timing Manager-	1	500
Results Manager -	1	400
Neutral Technical Support	1	600
Announcer - On Stage	Livestream	0
Webcasting Services – All Inclusive	1	9,250
Webcasting Services – video wall	1	3,000
Photographer- Videographer	1	300
Series Management	1	3000
Team Travel Fund	1	5,000
Series Prize List	1	2,000
Total Equipment and Organizer Fees Swagger		\$34,350
East Point Track Club		
Prize List		8000

Announcer		0
EPTC event services		3000
USAC Permits		150
USAC Rider Insurance		1000
Race Numbers		0
Police		3300
USAC officials		800
Medical		1000
Support Staff		600
Hay bales/light towers		1400
Volunteer F&B		200
Office supplies/printing		250
Transportation/Truckrental/gas		350
Equipment/SafetySupplies		350
Maintance		200
Lodging		600
Misc		500
Estimated EPTC Total Expenses:		\$21,700.00

Total Expenses Swagger	\$34,350
Total Expenses EPTC	\$21,700.00
Total Expenses	\$56,050
Total Net (Revenue-Expenses)	\$49,350



DDA Agenda Item

Meeting Date: February 24, 2025

SUBJECT : Enhancement Grant Applications

Item: Discussion Item

Department: DDA

Presented By: Maggie Dimov, Economic Development Director/DDA

Summary: The Downtown Development Authority (DDA) created the Enhancement Grant Program to assist business and property owners with improvements to storefronts in the business district.

Fifty percent (50%) of the total cost of projects approved for grants will be funded one dollar for each dollar spent by the grantee, up to a maximum grant of \$10,000.00. The cost of projects exceeding \$10,000.00 are eligible for grants, but the additional cost will be the responsibility of the grantee. Projects are awarded on a first come, first served basis.

The following businesses applied for the grant:

Business Name & Address	Scope of Project	Project Cost and Requested grant amount
Stone Mountain Plaza / 1054 Main Street	Pressure wash and paint the entire shopping center. Reseal/paint the asphalt (parking lot)	Project cost: \$20,690.00 Requested grant: \$20,690.00
Thirsty Mona Lisa, Inc. / 979 Main Street	Repair damaged framing between 977 and 979 Main, remove loose brick and stucco over existing facade. Replace damaged storefront windows. Install awning above storefront windows. Note: Additional cost to paint the side of the building is not included.	Project cost: \$16,751.00 Requested grant: \$10,000.00

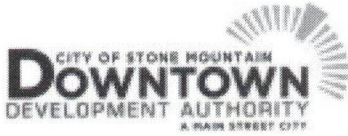
Attachments/Exhibits: Applications and the supporting documents.

undertaken.

Section X. Item #3.

Standard 9: New additions, exterior alterations, or related new construction destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and and its environment would be unimpaired.



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: Economy Properties, LLC
Contact Name: Victor J Economy
Business Address: 1833 Smokerise Summit
City, ST, ZIP: Stone Mountain, GA. 300887
Telephone: 404-786-1330
Email: vje1961@gmail.com

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location: 18 089 01 006
Property Owner:
Mailing Address:
City, ST, ZIP:
Telephone:
Email

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

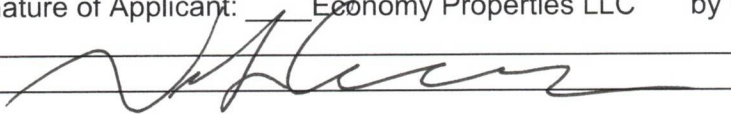
Section X. Item #3.

Pressure wash and paint entire shopping center.
Reseal / paint the asphalt

Estimated Cost of Project (attach detailed budget): \$
 \$20,690.00 _____ Amount of Façade Grant
 Requested (See Guidelines): \$ __\$20,690.00_____

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: _____ Economy Properties LLC by Victor J Economy

_____  _____

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

Detailed budget:

\$14,690.00 to Varellas painting for pressure washing building, and preparing surfaces to paint, including front, rear, and one side. (The mural is on one side and will not be painted over) all materials including paint.

\$6000.00 to Peachtree Paving for resealing / painting parking lot.

VARELAS PAINTING
LILBURN GEORGIA
678-267-0820

ESTIMATE OF WORK TO BE DONE FOR ECONOMY PROPERTIES LLC
1054 MAIN ST. STONE MOUNTAIN GA. 30083

SCOPE OF WORK TO BE DONE INCLUDING ALL MATERIALS

PRESSURE WASH ENTIRE BUILDING INCLUDING FRONT WALK WAYS IN FRONT OF SUITES

REPAIR AND SEAL CRACKS

PAINT THE FOLLOWING:

REAR OF BUILDING, INCLUDING METAL DOORS AND GUTTERS

METAL AWNINGS ABOVE EACH SUITE

LIGHT FIXTURES ABOVE EACH SUITE

METAL STAIRS AND RAILINGS

YELLOW METAL POSTS

SIGN FRAME

SIDE OF BUILDING

FRONT BUILDING FAÇADE

SIDEWALK IN FRONT OF EACH SUITE

ALL PAINT AND MATERIAL

TOTAL COST \$14,690.00

SUBMITTED BY FRANCISCO VARELA



ESTIMATE FOR PAINTING PARKING LOT SURFACE AT 1054 MAIN ST. STONE MOUNTAIN GA 30083

REPAINT ENTIRE PARKING LOT SURFACE

\$6000.00

SHAWN KELLY

PEACHTREE PAVING



ENHANCEMENT GRANT APPLICATION

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

Applicant Information:

Business Name: Thirsty Mona Lisa, Inc.
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: 18 089 27 002
Property Owner: 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.

Repair damaged framing between 977 and 979 Main, remove loose brick and stucco over existing facade.
Replace damaged storefront windows.
Install awning above storefront windows.
Note: Additional cost to paint side of building is not included in the attached estimate.

Estimated Cost of Project (attach detailed budget): \$ 16,751
Amount of Façade Grant Requested (See Guidelines): \$ 10,000

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

Name & Signature of Applicant: Jennifer Galloway
Jennifer Galloway

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

979 Main Street Façade Budget

Repair damaged framing and restucco façade	\$6,000
Replace damaged retail glass windows/doors	\$5,751
Install awning over retail windows / doors	\$5,000
Paint left side of building to match façade	\$TBD
	<hr/>
	\$16,751

Summit Stucco LLC,
1457 Stratford Ct.
Snellville, GA 30078
(770) 286-5099

PROPOSAL

To: Jennifer Galloway

Date: 2/18/2025

979 Main Street, Stone Mountain

Work		Total
Stucco over existing brick		\$6,000.00
Note: Price includes removal of loose brick, framing repair, and pressure washing		
	TOTAL	\$6,000.00

Note: Our prices are always negotiable. If you have any questions about scope or pricing, please call Mike Foghis at (770)286-5099.

Contractor Signature:

Date:

Sub-contractor Signature:

Date:

Thank you!

Mike Foghis

Summit Stucco LLC

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

REMODELING
DEFINITIONS
OWNER & EXTERIOR
973 449 2294
LICENSED & INSURED

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 ¼” 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

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

Licensed & Insured