



Downtown Development Authority Meeting

Monday, February 23, 2026 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 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, February 2, 2026

IV. Citizen Comments

V. Director's Report

- [1.](#) DCA Report - January 2026
2. Update on DDA Grants and Projects

VI. Council Report

VII. Old Business

1. Discussion Item: DDA Signs
- [2.](#) Discussion Item: Consideration of a Tax Allocation District (TAD)
3. Discussion Item: Potential Technical Assistance Panel (TAP) Application with ULI

VIII. New Business

- [1.](#) Discussion Item: Hiring an Economic Development / Downtown Development Authority (DDA) Executive Director
2. Consideration of a Joint DDA / City Council Retreat - March 2026

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

X. Adjournment

Downtown Development Authority Meeting



Monday, February 02, 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 6:37 p.m.

- Members Present: Carl Wright, Robert Witherspoon, Denise Phillips, Anita Bass and Sarah Hage. Thom DeLoach and the DDA Attorney attended the meeting virtually. Mayor Linder also joined the discussion. Michelle Dunbar was absent from the meeting.

II. Approval of the Agenda: Sarah Hage made a motion to amend the agenda to include discussions regarding the TAD, DDA members' terms, and a message from Mayor Linder. The motion was seconded by Anita Bass and was unanimously approved.

III. Approval of Minutes: Motion by Anita Bass to approve the DDA Regular Meeting Minutes for December 10, 2025, seconded by Sarah Hage. Unanimously approved.

IV. Citizen Comments: no comments.

V. Director's Report: the DCA monthly report for December 2025 was provided.

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

VII. Old Business

1. **Approval of the FY2026 DDA Budget:** Motion by Denise Phillips to approve the proposed budget, seconded by Anita Bass. Unanimously approved.
2. **Approval of the CITY/DDA IGA for FY2026:** Motion by Denise Phillips to approve the proposed City/DDA IGA for FY2026, seconded by Sarah Hage. Unanimously approved.

VIII. New Business

1. **Discussion Item: Mayor's Remarks on Council Vision and DDA Collaboration:** Mayor Linder joined the DDA meeting and led a discussion regarding the City Council's vision and mission for the City. He emphasized the important role the Downtown Development Authority plays in supporting economic growth and shaping the City's future development.

Mayor Linder expressed his interest in coordinating a joint meeting between the DDA and City Council in the near future to discuss shared priorities and key projects the DDA would like to accomplish.

2. **Commercial Grant Application / Hilda Wells / 955 Main Street:** The DDA requested a copy of the lease agreement between the business owner and the property owner.

Thom DeLoach made a motion to approve the \$25,000 commercial grant request, contingent upon receipt of all required permits. The six-month project completion timeline will begin once the permits have been issued. The motion was seconded by Anita Bass and was unanimously approved. Unanimously approved.

- 3. **Commercial Grant Application / Georgia Stars Academy / 1054 Main Street:** The DDA requested a copy of the lease agreement between the business owner and the property owner, as well as a signed consent form from the property owner.

Denise Phillips made a motion to approve the \$25,000 commercial grant request, contingent upon receipt of all required permits. The six-month project completion timeline will begin once the permits have been issued. The motion was seconded by Anita Bass and was unanimously approved.

Robert Witherspoon recused himself from the vote, as he is a business tenant at Stone Mountain Plaza, where Georgia Stars Academy is also located.

- 4. **TAD Discussion:** the discussion was postponed till another meeting.
- 5. **DDA Members' Terms:** The DDA Chair confirmed the current terms of office for each board member.

IX. Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed): there was no executive session.

- X. **Adjournment:** Motion by Sarah Hage to adjourn the meeting, seconded by Robert Witherspoon. Unanimously approved.

Form Name: 2026 Community Activity Report
Submission Time: February 22, 2026 10:42 am
Browser: Chrome 145.0.0.0 / Windows
IP Address: 99.48.55.76
Unique ID: 1434733308
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: Miglena 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: City's General 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:

8

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:

100

Main Street Manager's Notes - Events

One event for the month of January 2026 - MLK Day.

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?

2

Main Street Manager's Notes - Businesses Opening

Two new businesses:
- The Mayan Grill Cocina Latinoamericana
- Live Oak Tap

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.

Complete and Certify

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





DDA Agenda Item

Meeting Date: February 23, 2026

SUBJECT: Discussion Item: Consideration of a Tax Allocation District (TAD)

Item: Discussion Item

Department: City of Stone Mountain, Economic Development / DDA

Presented By: Maggie Dimov, DDA Director

Purpose:

To discuss the potential creation of a Tax Allocation District (TAD) within the City of Stone Mountain as a tool to support redevelopment, infrastructure investment, and economic growth.

Overview:

A TAD is a financing mechanism that allows future increases in property tax revenues within a defined area to be reinvested back into that area to fund eligible redevelopment projects and public improvements.

This discussion will provide an opportunity for the DDA to:

- Explore the potential goals and benefits of establishing a TAD
- Discuss possible focus areas or boundaries (propose a TAD district map)
- Consider the DDA's role in planning and implementation
- Identify any initial questions or priorities

Requested Discussion:

DDA members are invited to share feedback on interest in pursuing a TAD and provide direction on whether to move forward with preliminary feasibility and planning efforts.

Next Step:

If there is consensus, staff will coordinate with City leadership and Council to outline potential scope, resources, and next steps for further evaluation.



DDA Agenda Item

Meeting Date: February 23, 2026

SUBJECT: Hiring an Economic Development / DDA Executive Director

Item: Discussion Item

Department: City of Stone Mountain, Economic Development / DDA

Presented By: Maggie Dimov, City Manager for the City of Stone Mountain and currently a Director of the Downtown Development Authority of Stone Mountain.

Purpose:

To introduce and discuss the proposed hiring of an Economic Development / Downtown Development Authority Executive Director.

Overview:

The position is anticipated to report to the City Manager while working closely with and supporting the Downtown Development Authority of Stone Mountain and the City of Stone Mountain on economic development and Downtown/Main Street program initiatives.

Discussion Request:

DDA members are invited to share any recommendations or preferences regarding:

- Role and responsibilities related to DDA priorities
- Desired level of involvement with DDA projects and initiatives
- Key skills or experience that would benefit the DDA

Next Step:

Feedback from the DDA will be considered as the City refines the position scope and recruitment approach.