



Downtown Development Authority Meeting

Monday, February 02, 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, December 10, 2025

IV. Citizen Comments

V. Director's Report

- [1.](#) DCA Report - December, 2025

VI. Council Report

VII. Old Business

- [1.](#) Approval of the FY2026 DDA Budget
- [2.](#) Approval of the CITY/DDA IGA for FY2026

VIII. New Business

- [1.](#) Commercial Grant Application / Hilda Wells / 955 Main Street
- [2.](#) Commercial Grant Application / Georgia Stars Academy / 1054 Main Street

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

X. Adjournment

Downtown Development Authority Meeting



Wednesday, December 10, 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 6:30 p.m.

- **Members Present:** All DDA Members and DDA Attorney attended the meeting.

II. Approval of the Agenda: Anita Bass made a motion to approve the agenda, seconded by Sarah Hage. Unanimously approved.

III. Approval of Minutes: Motion by Anita Bass to approve the DDA Regular Meeting Minutes for November 20, 2025, seconded by Michelle Dunbar. Unanimously approved.

IV. Citizen Comments: no comments

V. Director's Report: the DCA monthly reports for November was provided.

VII. Old Business

1. Discussion/Action Item: City/DDA IGA for FY2026: a discussion was held during the executive session. No action/decision was made.

VIII. New Business

1. **Action Item: Approval of the DDA 2026 Regular Meeting Calendar:** Motion by Denise Phillips to approve the proposed meeting calendar, seconded by Sarah Hage. Unanimously approved.
2. **Discussion/Action Item: Grant Requests - Stone Mountain First UMC:** there was a brief discussion. No action/decision was made.
3. **Discussion Item: DDA Financials and Bank Accounts:** Motion by Denise Phillips to close a DDA bank account, seconded by Sarah Hage. Unanimously approved.
4. **Discussion Item: Events FY2026:** there was a brief discussion.
5. **Discussion Item: TAP Application Update:** the discussion was postponed for another meeting.

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

- Motion by Denise Phillips to enter into an executive session to discuss the City/DDA IGA for FY2026, seconded by Anita Bass. Unanimously approved.
- Motion by Denise Phillips to exit the executive session, seconded by Anita Bass. Unanimously approved.

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

Form Name: 2025 Community Activity Report
Submission Time: January 4, 2026 4:49 pm
Browser: Chrome 143.0.0.0 / Windows
IP Address: 50.207.61.118
Unique ID: 1419868003
Location:

Main Street Community Reporting: Stone Mountain

Designation Level: Classic

Month of Report: December

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? 9916.00

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

20

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

7500.00

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: Holiday Workshop

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

two new businesses:
- My Vintage Home
- Shajeh Home Care LLC

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.**

A handwritten signature in black ink, appearing to read "M. J. [unclear] tv".

Section VII. Item #1.

20 -DOWNTOWN DEV. AUTHORITY

	(----- 2025 -----)				(----- 2026 -----)		
REVENUES	2023 ACTUAL	2024 ACTUAL	CURRENT BUDGET	YEAR-TO-DATE ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	APPROVED BUDGET
<u>Non-Departmental</u>							
=====							
<u>LICENSES & PERMITS</u>							
20.3000.32.2260 FILM PERMIT	0	0	0	0	0	0	0
TOTAL LICENSES & PERMITS	0	0	0	0	0	0	0
<u>INTERGOVERNMENTAL REVENUES</u>							
20.3000.33.6001 DEKALB BD OF HEALTH LRA	0	0	0	0	0	0	0
TOTAL INTERGOVERNMENTAL REVENUES	0	0	0	0	0	0	0
<u>CHARGES FOR SERVICE</u>							
20.3000.34.7200 Activity Fees	0	0	0	0	0	0	0
TOTAL CHARGES FOR SERVICE	0	0	0	0	0	0	0
<u>CONTRIBUTIONS-PRIV SRCS</u>							
20.3000.37.1001 GMA Travel Scholarship	0	0	0	0	0	0	0
20.3000.37.1002 BOOST	0	0	0	0	0	0	0
20.3000.37.1003 Sponsorships	0	0	0	0	0	0	0
20.3000.37.1004 Contributions - MSSM	0	0	0	0	0	0	0
20.3000.37.1005 Tunes by the Tracks - M	0	0	0	0	0	0	0
TOTAL CONTRIBUTIONS-PRIV SRCS	0	0	0	0	0	0	0
<u>MISCELLANEOUS REVENUE</u>							
20.3000.38.1001 Rent Income	0	0	0	0	0	0	0
20.3000.38.9300 Miscellaneous DDA Incom	2	1	0	0	0	0	0
20.3000.38.9301 Blue Grass Festival Sal	0	350	0	(350)	0	0	0
20.3000.38.9302 Banners	0	0	0	0	0	0	0
20.3000.38.9303 Farmers' Market Fees	0	0	0	0	0	0	0
20.3000.38.9304 Oktoberfest	0	0	0	0	0	0	0
20.3000.38.9305 Christmas Parade	0	0	0	0	0	0	0
20.3000.38.9306 GRANITE GRASSHOPPER 5K	0	0	0	0	0	0	0
20.3000.38.9307 Tunes by the Tracks	100	100	0	0	0	0	0
20.3000.38.9308 BTSB - FISH FRY	0	0	0	0	0	0	0
20.3000.38.9309 Ornament Revenue	0	0	0	0	0	0	0
TOTAL MISCELLANEOUS REVENUE	102	451	0	(350)	0	0	0
<u>OTHER FINANCING SOURCES</u>							
20.3000.39.1100 Interfund Transfer In	151,673	97,170	175,750	254,055	0	214,000	214,000
20.3000.39.1101 Fund 20 - Reserve	0	0	0	0	0	0	0
20.3000.39.1200 Fund 20 Unrestricted Re	0	0	0	0	0	0	0
20.3000.39.1201 Fund 20 MARTA Refund (U	0	0	0	0	0	0	0
20.3000.39.2100 Proceeds From Sale of A	0	0	0	0	0	0	0
20.3000.39.2202 Property Sale	0	0	0	0	0	0	0
20.3000.39.3201 BB&T Note Proceeds	0	0	0	0	0	0	0
TOTAL OTHER FINANCING SOURCES	151,673	97,170	175,750	254,055	0	214,000	214,000
<hr/>							
TOTAL Non-Departmental	151,775	97,621	175,750	253,705	0	214,000	214,000
<hr/>							
TOTAL REVENUES	151,775	97,621	175,750	253,705	0	214,000	214,000
	=====	=====	=====	=====	=====	=====	=====

Section VII. Item #1.

20 -DOWNTOWN DEV. AUTHORITY
Downtown Dev. Authority

	(----- 2025 -----)			(----- 2026 -----)			
DEPARTMENTAL EXPENDITURES	2023 ACTUAL	2024 ACTUAL	CURRENT BUDGET	YEAR-TO-DATE ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	APPROVED BUDGET
<u>PERSONAL SRVC & EMPL BEN</u>							
20.5130.51.1100 Regular Employees	62,707	78,802	0	0	0	0	0
20.5130.51.1101 Part Time Employees	0	0	0	0	0	0	0
20.5130.51.2100 Group Health Insurance	8,663	10,057	0	0	0	0	0
20.5130.51.2120 Disability (STD)	92	90	0	0	0	0	0
20.5130.51.2130 Dental Insurance	351	253	0	0	0	0	0
20.5130.51.2140 Life Insurance	126	123	0	0	0	0	0
20.5130.51.2150 Accident / Vision Ins.	75	68	0	0	0	0	0
20.5130.51.2200 F.I.C.A.	3,888	4,886	0	0	0	0	0
20.5130.51.2300 Medicare	909	1,143	0	0	0	0	0
20.5130.51.2600 Unemployment	0	0	0	0	0	0	0
20.5130.51.2700 Worker's Comp	0	0	0	0	0	0	0
TOTAL PERSONAL SRVC & EMPL BEN	76,811	95,421	0	0	0	0	0
<u>PURCHASED/CONTRACTED SVC</u>							
20.5130.52.1200 Professional Serv.	0	53,222	0	0	0	0	0
20.5130.52.1207 Administrative Services	0	0	0	0	0	0	0
20.5130.52.1210 Legal Expense	0	14,715	20,000	12,999	0	25,000	25,000
20.5130.52.1215 Miscellaneous Legal Fee	0	0	0	9,576	0	10,000	10,000
20.5130.52.1300 Technical Services	322	0	0	0	0	0	0
20.5130.52.2230 Building Repairs & Main	0	0	0	0	0	0	0
20.5130.52.2310 Rent	0	0	0	0	0	0	0
20.5130.52.3101 Building Insurance	0	0	0	0	0	0	0
20.5130.52.3200 Communications	1,879	98	0	0	0	0	0
20.5130.52.3300 Advertising	1,970	756	1,500	0	0	1,500	1,500
20.5130.52.3380 PROMOTIONS DDA	0	0	3,000	192	0	3,000	3,000
20.5130.52.3400 Printing & Binding	2,970	0	1,500	114	0	1,500	1,500
20.5130.52.3500 Travel	0	0	2,000	180	0	10,000	10,000
20.5130.52.3600 Dues & Fees	566	365	750	875	0	0	0
20.5130.52.3700 Education & Training	1,864	200	2,000	1,775	0	8,000	8,000
20.5130.52.3850 Contract Labor- DDA	18,500	2,500	30,000	7,500	0	0	0
TOTAL PURCHASED/CONTRACTED SVC	28,071	71,857	60,750	33,211	0	59,000	59,000
<u>SUPPLIES</u>							
20.5130.53.1100 OFFICE SUPPLIES	0	0	0	0	0	0	0
20.5130.53.1110 Office Supplies	1,000	209	0	0	0	0	0
20.5130.53.1120 Computer Software	0	0	0	0	0	0	0
20.5130.53.1130 Postage	0	0	0	0	0	0	0
20.5130.53.1210 WATER DDA BUILDING	0	0	0	0	0	0	0
20.5130.53.1218 Water - 5379 E Mtn St	0	0	0	0	0	0	0
20.5130.53.1220 Natural Gas	0	0	0	0	0	0	0
20.5130.53.1226 GAS 965 FL 1 Main St	0	0	0	0	0	0	0
20.5130.53.1227 Gas 965 FLR 2 Main Stre	0	0	0	0	0	0	0
20.5130.53.1228 Gas - 5379 E Mtn St	0	0	0	0	0	0	0
20.5130.53.1230 Electricity DDA Bldg.	0	0	0	0	0	0	0
20.5130.53.1231 Electricity 965 Main St	0	0	0	0	0	0	0
20.5130.53.1232 Electricity 963 Main St	0	0	0	0	0	0	0
20.5130.53.1233 Electrical 965 Main St	0	0	0	0	0	0	0

Section VII. Item #1.

20 -DOWNTOWN DEV. AUTHORITY
 Downtown Dev. Authority

DEPARTMENTAL EXPENDITURES	(----- 2025 -----) (----- 2026 -----)						
	2023 ACTUAL	2024 ACTUAL	CURRENT BUDGET	YEAR-TO-DATE ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	APPROVED BUDGET
20.5130.53.1234 Electricity 965 Main St	0	0	0	0	0	0	0
20.5130.53.1235 Electricity 965 Main St	0	0	0	0	0	0	0
20.5130.53.1237 Electricity 5347 E Mtn	0	0	0	0	0	0	0
20.5130.53.1238 Electricity - 5379 E Mt	0	0	0	0	0	0	0
20.5130.53.1300 Food Catering	649	0	0	0	0	0	0
20.5130.53.1600 Small Equipment - DDA	0	0	0	0	0	0	0
20.5130.53.1740 Other Supplies	1,254	0	0	0	0	0	0
TOTAL SUPPLIES	2,903	209	0	0	0	0	0
<u>CAPITAL OUTLAY</u>							
20.5130.54.1102 Site - 1001 4th Street	0	0	0	0	0	0	0
20.5130.54.1300 Buildings	0	0	0	0	0	0	0
20.5130.54.1308 Buildings - 5379 E Mtn	0	0	0	0	0	0	0
20.5130.54.2400 Computer	0	0	0	0	0	0	0
20.5130.54.2500 Other Capital Outlay	0	0	0	0	0	0	0
TOTAL CAPITAL OUTLAY	0	0	0	0	0	0	0
<u>OTHER COSTS</u>							
20.5130.57.3000 Payment To Others	0	0	0	0	0	0	0
20.5130.57.3200 BOOST	0	0	0	0	0	0	0
20.5130.57.3300 Facade Grants	13,237	1,250	100,000	14,993	0	100,000	100,000
20.5130.57.3400 Stormwater Utility	0	0	0	0	0	0	0
20.5130.57.3401 Stornwater - 5379 E Mtn	0	0	0	0	0	0	0
20.5130.57.3500 Revolving Loan Fund	0	0	0	0	0	0	0
20.5130.57.3600 Business Development	0	0	0	0	0	40,000	40,000
20.5130.57.3700 HISTORIC TRAIN DEPOT	0	0	0	0	0	0	0
20.5130.57.9000 Contingencies	0	0	0	0	0	0	0
TOTAL OTHER COSTS	13,237	1,250	100,000	14,993	0	140,000	140,000
<u>DEBT SERVICE</u>							
20.5130.58.1221 GMA - DDA BUILDING	0	0	0	0	0	0	0
20.5130.58.2221 GMA - DDA BLDG INTEREST	0	0	0	0	0	0	0
TOTAL DEBT SERVICE	0	0	0	0	0	0	0
<u>OTHER FINANCING USES</u>							
20.5130.61.9000 Special Events	0	0	15,000	0	0	15,000	15,000
20.5130.61.9001 Blue Grass Festival	0	0	0	0	0	0	0
20.5130.61.9002 175th ANNIVERSARY	0	0	0	0	0	0	0
20.5130.61.9003 Farmers' Market Costs	0	0	0	0	0	0	0
20.5130.61.9004 Fall Event	0	0	0	0	0	0	0
20.5130.61.9005 Christmas Parade	0	0	0	0	0	0	0
20.5130.61.9006 GRANITE GRASSHOPPER 5K	0	0	0	0	0	0	0
20.5130.61.9007 LIVE NATIVITY	0	0	0	0	0	0	0
20.5130.61.9008 Tunes by the Tracks	7,500	7,500	0	0	0	0	0
20.5130.61.9009 BTSB Fish Fry & Movie	0	0	0	0	0	0	0
20.5130.61.9010 FARMERS MARKET LEAD PRO	0	0	0	0	0	0	0
20.5130.61.9019 JUNETEENTH EVENT	0	0	0	0	0	0	0
20.5130.61.9020 Mardi Gras Parade	2,065	4,000	0	0	0	0	0
TOTAL OTHER FINANCING USES	9,565	11,500	15,000	0	0	15,000	15,000
TOTAL Downtown Dev. Authority	130,587	180,237	175,750	48,204	0	214,000	214,000
TOTAL EXPENDITURES	130,587	180,237	175,750	48,204	0	214,000	214,000



Agenda Item

Meeting Date: January 20, 2026

SUBJECT: 2026 INTERGOVERNMENTAL AGREEMENT (IGA) FOR THE CITY OF STONE MOUNTAIN AND THE DDA

Item: Action Item

Department: DDA

Fiscal Impact: \$214,000.00

Presented By: Maggie Dimov, Economic Development Director/DDA

Action Requested: Motion to Approve the Final 2026 Intergovernmental Agreement (IGA) for the City of Stone Mountain and the DDA

Summary: Intergovernmental Agreement (IGA) is a written contract required under the Georgia Law when two or more public agencies agree to jointly exercise common powers, contract for services, or enter into joint or cooperative actions.

The City of Stone Mountain Downtown Development Authority (SMDDA) is entering into an IGA for one of the six major categories, which is Contract for Services. (Contract for Services are when two or more public agencies agree to contract for services with one party paying and the other performing services or division of tasks between the parties).

Action Item: Consideration and approval of the FY2026 Intergovernmental Agreement (IGA) between the City of Stone Mountain and the Downtown Development Authority (DDA). The Agreement outlines the City's commitment to provide funding in the amount of \$214,000.00 for FY2026, consistent with the DDA's adopted budget request, as well as the provision of financial, accounting, and administrative staffing support. The IGA further defines allowable uses of City funding, including promotion and advertising, administrative expenses, contracted services, business enhancement and commercial buildout grants, mural installations, special events, and other expenditures permitted under the Downtown Development Authorities Act. Approval of this item authorizes the Mayor to execute the Agreement and related documents, subject to legal review.

Attached file: City/DDA IGA for FY2026

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (this “Agreement”) is made and entered into as of the ____ day of _____, 2026, by and between the **CITY OF STONE MOUNTAIN, GEORGIA**, a municipal corporation of the State of Georgia (the “City”) and the **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STONE MOUNTAIN**, a body corporate and politic created under the laws of the State of Georgia (the “DDA”).

RECITALS

WHEREAS, pursuant to the Charter of the City of Stone Mountain, Georgia, the City may make appropriations for the support of the government of the City; to authorize the expenditure of money for any purposes authorized by the Charter and for any purpose for which a municipality is authorized by the laws of the State of Georgia; and, to exercise and enjoy all other powers, functions, rights, privileges, and immunities necessary or desirable to promote or protect the safety, health, peace, security, good order, comfort, convenience, or general welfare of the City and its residents;

WHEREAS, the 1983 Constitution of the State of Georgia, Article IX, Section III, Paragraph 1 (a) empowers the City as a municipal corporation of the State of Georgia to contract for any period not exceeding fifty (50) years with each other or with any other public agency, public corporation, or public authority such as the DDA for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide;

WHEREAS, the DDA is a body corporate and politic of the State of Georgia pursuant to the provisions of Article IX, Section VI, Paragraph III of the 1983 Constitution of the State of Georgia, the Downtown Development Authorities Law of the State of Georgia, O.C.G.A. § 36-42-1 et seq., as amended (the “Act”), and Resolution 2006-26 adopted by the Mayor and Council of the City on September 18, 2006;

WHEREAS, the purpose of the DDA pursuant to Resolution 2006-26 is to develop, pursue, and promote the furtherance of existing and new trade, commerce, industry, and employment opportunities through revitalization and redevelopment within the downtown development area defined by Resolution 2006-26 for the public good and general welfare of the City and its residents;

WHEREAS, the DDA is authorized under the Act to make and execute contracts, agreements, and other instruments necessary or convenient to exercise the powers of the DDA or to further the public purpose for which the DDA is created that will revitalize and redevelop the City’s commercial business districts;

WHEREAS, the DDA is authorized under the Act to finance (by loan, grant, lease, or otherwise), operate, or manage projects and to pay the cost of any project from the proceeds of the DDA or any other funds of the DDA, or from any contributions or loans by persons, corporations, partnerships, or other entities, all of which the DDA is authorized to receive, accept, and use;

WHEREAS, the DDA is authorized under the Act to encourage and promote the improvement and revitalization of the downtown development area and to make, contract for, or otherwise cause to be made long-range plans or proposals for the downtown development area in cooperation with the City;

WHEREAS, the DDA is authorized under the Act to contract with the City to carry out supplemental services in the downtown development area;

WHEREAS, the DDA in pursuing its works under the Act uses the Main Street Four Point Approach that seeks (1) the promotion of the downtown development area of the City through special events and individualized marketing plans; (2) quality design supporting and enhancing the physical and visual assets of the downtown development area; (3) organization of interests, leadership, partnerships, local businesses and nonprofits, and commitments for sustainable revitalization efforts for the downtown development area; and, (4) economic development and vitality for and within the downtown development area that focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property redevelopment, and create a supportive environment for entrepreneurs and innovators that drive the local economy;

WHEREAS, the City has determined that the revitalization and redevelopment of the downtown development area by financing the DDA to fund projects under the Act will develop and promote for the public good and general welfare trade, commerce, and industry and employment opportunities and will promote the general welfare of this City;

WHEREAS, the DDA has determined that receipt and acceptance of funding from the City will further trade, commerce, industry, and employment in the downtown development area of the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the City and the DDA have determined that it is, therefore, in the public interest and is vital to the public welfare of the people of this City that funding should be provided to the DDA in support of its efforts, purposes, and goals to revitalize and redevelop the downtown development area;

WHEREAS, the City and DDA desire to work collaboratively together to maintain a mutually beneficial, efficient, and cooperative relationship that will promote economic development and the overall interests of the residents of the City and the trade, commerce, industry, and employment opportunities within the City; and,

WHEREAS, the City and DDA desire to enter into this Agreement to set out the parties' responsibilities and to define the relationship of staff, management of programming, and financial obligations with respect to the City and DDA for a limited term in order to accomplish these objectives.

NOW, THEREFORE, for and in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of

which are hereby acknowledged, the City and the DDA do hereby agree to the above recitals and as follows:

1.

Term of the Agreement. The term of this Agreement shall commence on January 1, 2026 and shall continue in full force and effect until December 31, 2026.

2.

Downtown Development Area. The service area of the DDA under this Agreement shall be the geographical area of the “downtown development area” as established by Resolution 2006-26 and constituting the “central business district” of the City as contemplated by the Act. A true and correct copy of the map of the service area is attached hereto and incorporated herein as Exhibit A.

3.

Commitment by the City of Funding, Financial & Accounting Services, and Staffing.

The City commits and agrees as follows:

- (a) To contribute and pay the monetary sum of **Two hundred fourteen thousand dollars__ and 00/100 Dollars (\$ 214,000.00)** to the DDA consistent with the *DDA Budget Request FY2026* memorandum attached hereto and incorporated herein as Exhibit B and subject to adjustment by an amendment to this Agreement pursuant to Section 6 below, including, but not limited for promotion and advertising, certain administrative expenses (i.e., legal expenses and training), contracted labor for the installation of murals, enhancement and commercial buildout grants for local businesses, special events, and for any other permissible use or expenditure allowable under the Act all of which shall be consistent with the purposes and provisions of the Act and this Agreement (the “City Funding”);
- (b) To provide, at no cost to the DDA or reduction in the City Funding, supplemental administrative support to the DDA (i.e., economic and community development, financial services and accounting, administrative) as may be necessary to assist the DDA in the performance and fulfillment of its obligations under this Agreement, including staff support for all meetings of the DDA;
- (c) To observe and implement policies and financial management controls to ensure the full accounting, reporting, and registration of the City Funding, including accounting for all revenues and expenditures, to ensure accountability and transparency consistent with the requirements of the Local Government Authorities Registration Act, O.C.G.A. § 36-80-16; submission of financial information, as required, to the Georgia Department of Community Affairs pursuant to O.C.G.A. § 36-81-8; and, as applicable,

the rules and regulations of the Georgia Department of Community Affairs and Department of Audits and Accounts;

- (d) To provide to the Treasurer and Executive Director of the DDA detailed general ledgers, balance sheets, bank statements, and annual audit findings for any DDA bank accounts maintained by the City pursuant to previous agreements between the parties and other such accounts holding or designated for DDA funds for the fiscal year of 2025;
- (e) To provide, at no cost to the DDA or reduction in the City Funding, meeting space at City Hall located at 875 Main Street, Stone Mountain, Georgia 30083, including as necessary meeting space for public meetings and executive sessions;
- (f) To participate in at least one (1) annual work review and planning session with the DDA during the term of this Agreement; and,
- (g) To support in good faith the work of the DDA consistent with the purposes and provisions of the Act and this Agreement.

4.

Disbursement of the City Funding. The City shall disburse the City Funding to the DDA for use by the DDA in its discretion subject to the Act and this Agreement in one installment payable or or before January 15, 2025. The commitment by the City of the City Funding and its disbursement to the DDA is not intended as reimbursement of costs or liabilities previously incurred by or satisfied by the DDA, but instead as an advancement of funding to the DDA for just consideration for this Agreement and for the DDA to perform and fulfill its obligations consistent with the Act and this Agreement. Portions of the City Funding remaining unspent and/or uncommitted by the DDA as of the expiration of the term of this Agreement shall continue to remain funding to and assets of the DDA subject to the purposes and goals set forth in this Agreement subject to use by the DDA consistent with the Act and this Agreement.

5.

Commitment by the DDA. The DDA commits and agrees as follows:

- (a) To conduct a minimum of one (1) monthly meeting open to the public and providing opportunity for public comment in compliance with the Act and the applicable provisions of the Georgia Open Meetings Act, O.C.G.A. § 50-14-1 et seq., and to otherwise conduct its business and work in accordance with the Act;
- (b) To diligently pursue, with time being of the essence, performance and fulfillment of its obligations owed under this Agreement for promotion and advertising, installation of murals, enhancement and commercial buildout grants for local businesses, special events, and for any other permissible use or expenditure allowable under the Act as determined by the DDA consistent with the purposes and provisions of the Act and this Agreement;

4

- (c) To establish minimum qualifying criteria and standards as the DDA determines necessary for the exercise of its work under this Agreement, including for promotion and advertising, approval and installation of murals, approval and issuance of grants for local businesses, and special events, to ensure compliance with the Act and this Agreement;
- (d) To adhere to governing ethics, conflict of interest policies, and financial management controls that provide transparency, avoid or mitigate conflicts of interest, and ensure the appropriate expenditure of the City Funding and other funds of the DDA consistent with the Act and this Agreement;
- (e) To not increase or add to the financial commitment of the City to cover or subsidize any expenditures or liabilities incurred by the DDA beyond the limits of the City Funding or terms of this Agreement;
- (f) To maintain separate, designated, and segregated bank accounts for the DDA for the deposits, accounting, and disbursements, including, but not limited to the City Funding, to be held and maintained as set forth in this Agreement (the “DDA Accounts”);
- (g) To observe and implement management and oversight policies and controls to ensure the full training, staffing, reporting, and registration of the DDA and its Directors to ensure accountability and transparency consistent with the requirements of the Local Government Authorities Registration Act, O.C.G.A. § 36-80-16; submission of registrations and reports, as required, to the Georgia Department of Community Affairs pursuant to O.C.G.A. § 36-81-8; Georgia Main Street Program; and, as applicable, the rules and regulations of the Georgia Department of Community Affairs and Department of Audits and Accounts;
- (h) To observe and implement policies and financial management controls to ensure the full accounting, reporting, and registration of the DDA Accounts, including accounting for all revenues and expenditures, to ensure accountability and transparency consistent with the requirements of the Local Government Authorities Registration Act, O.C.G.A. § 36-80-16; submission of financial information, as required, to the Georgia Department of Community Affairs pursuant to O.C.G.A. § 36-81-8; and, as applicable, the rules and regulations of the Georgia Department of Community Affairs and Department of Audits and Accounts subject to and conditioned upon timely satisfaction by the City of its commitments under Section 3 above;
- (i) To maintain all books and records in accordance with the *By-Laws of The Downtown Development Authority of the City of Stone Mountain* and applicable provisions of the Georgia Open Records Act, O.C.G.A. § 50-18-70 et seq. subject to and conditioned upon timely satisfaction by the City of its commitments under Section 3 above;
- (j) To provide to the Mayor and Council regular (not less than quarterly) reports, including a summary of all actions afforded by the City Funding, financial information regarding

such action, and such other information as reasonably related to the fulfillment of the obligations of the DDA consistent with this Agreement; and,

- (k) To participate in at least one (1) annual work review and planning session with the City during the term of this Agreement.

6.

Amendments. This Agreement may be modified, extended, and otherwise amended, including, but not limited to any adjustment of the City Funding and/or project scope, at any time by mutual consent of the parties evidenced in a written amendment or other instrument in writing and approved by official action of the City and DDA.

7.

Notice. All notices required or permitted under this Agreement must be in writing and shall be sent by certified mail, return receipt requested, by electronic transmission, in-person, or by nationally recognized overnight delivery service, and shall be addressed as follows:

If to the City: Miglena “Maggie” Dimov, Interim City Manager
City Hall
875 Main Street
Stone Mountain, Georgia 30083
mdimov@stonemountaincity.org

With a copy to: Angela C. Couch, City Attorney
CAROTHERS & MITCHELL, LLC
1809 Buford Highway
Buford, Georgia 30518
angela.couch@carmitch.com

If to the DDA: Miglena “Maggie” Dimov, Assistant City Manager-
Director of Economic Development & DDA
City Hall
875 Main Street
Stone Mountain, Georgia 30083
mdimov@stonemountaincity.org

Carl Wright, Chair
6439 James B. Rivers Drive
Stone Mountain, Georgia 30083
cdubs0324@gmail.com

With a copy to:

R. Kyle Williams, Esq.
 WILLIAMS TEUSINK, LLC
 The Sycamore Building
 312 Sycamore Street
 Decatur, Georgia 30030
 kwilliams@williamsteusink.com

8.

Miscellaneous.

- (a) The City and DDA acknowledge, one to the other, that the terms of this Agreement constitute the entire understanding and agreement between the parties concerning the subject matter of this Agreement, and supersede all prior oral or written agreements or understandings concerning the subject matter and for the term of this Agreement. No representation, oral or written, not incorporated in this Agreement shall be binding upon any party.
- (b) The City and DDA each warrant and represent that it has full and complete authority to enter into this Agreement, and that each person executing this Agreement on behalf of the respective party has been fully authorized to execute this Agreement on behalf of such party and that such party is bound by the signature of such person(s). Notwithstanding the foregoing, neither the City nor DDA shall be bound under this Agreement until such time as all parties have fully executed this Agreement and this Agreement has been duly approved and authorized by all necessary and appropriate official action on the part of the City and the DDA.
- (c) This Agreement is governed by the laws of the state of Georgia without regard to conflicts of law principles thereof. Should any party institute suit concerning this Agreement, venue shall be in the Superior Court of DeKalb County, Georgia. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.
- (d) If a court of competent jurisdiction renders any provision of this Agreement (or portion thereof) to be invalid or otherwise unenforceable, that provision or portion thereof shall be severed and the remainder of this Agreement shall continue in full force and effect as if the invalid provision or portion thereof was not part of this Agreement. No action taken pursuant to this Agreement shall be deemed to constitute a waiver of compliance with any representation, warranty, covenant or agreement contained in this Agreement and should not operate or be construed as a waiver of any subsequent breach, whether of a similar or dissimilar nature.

(e) This Agreement shall inure to the benefit of, and be binding upon, the City and DDA and their respective successors. This Agreement does not and is not intended to confer any rights or remedies upon any persons other than the City, DDA, and their respective successors.

(f) This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized officers, have caused this Agreement to be executed in multiple counterparts, under seals, as of the day and year first above written.

SIGNED FOR BY THE DDA OF STONE MOUNTAIN ON THE ____ DAY OF _____, 2026:

BY: _____ (SEAL)
Carl Wright, Chairperson

ATTEST: _____
Robert Witherspoon, Vice Chairperson

Approved as to form:

R. Kyle Williams, DDA Attorney

SIGNED FOR BY THE CITY OF STONE MOUNTAIN ON THE ____ DAY OF _____, 2026:

BY: _____ (SEAL)
Jelani Linder, Mayor
Manager

ATTEST: _____
Miglana "Maggie" Dimov, Interim City

Approved as to form:

Angela C. Couch, City Attorney



Commercial Buildout Grant Program Application
Offered by the Downtown Development Authority (DDA) of the City of Stone Mountain

Applicant Information:

Business Name:	
Contact Name:	
Business Address:	
City, ST, ZIP:	
Telephone:	
Email:	

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location:	955 Main St
Property Owner:	Hilda K. Wells
Mailing Address:	1243 Park Dr.
City, ST, ZIP:	Stone Mountain, GA, 30083
Telephone:	678-908-7178
Email:	hkwells2017@comcast.net

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

Demolition and removal of old concrete floor. New concrete floor to be installed. Cost \$26,950.
Bathroom to be demolished (this must be done to allow new floor to be installed) New bath to be completed. Quote from Johnson Plumbing Co. \$5,000.
Removal of fixtures (H2O heater, HVAC, misc. fixtures) \$1500.

Estimated Cost of Project (attach detailed budget): \$ 33,450.

Amount of Commercial Grant Requested (See Guidelines): \$ 25,000.

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: Hilda K. Wells

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

PROPOSAL

LLOYD JOHNSON PLUMBING
P. O. Box 1496
Stone Mountain, GA. 30086
770-498-8354

PROPOSAL NO.	341
SHEET NO.	1
DATE	1-27-2026

PROPOSAL SUBMITTED TO:

NAME	Hilda Wells
ADDRESS	678-908-7178
PHONE NO.	

WORK TO BE PERFORMED AT:

ADDRESS	955 Main St.
	Stone Mountain, Ga. 30087
DATE OF PLANS	
ARCHITECT	

- We hereby propose to furnish the materials and perform the labor necessary for the completion of _____
- We will remove the old plumbing pipes and fixtures including the water heater
 - We will run new PEX water pipes from the meter to feed the remodeled bath
 - We will install a new toilet that is ADA compliant
 - We will install a new lavatory and faucet
 - We will install a point of use electric water heater
 - We will provide a plumbing permit from the City of Stone Mountain

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ 5,000.00)

with payments to be made as follows:

Respectfully submitted Stephen Johnson

Per LLOYD JOHNSON PLUMBING

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date _____ Signature _____

Signature _____

ESTIMATE

Southern Concrete & Finishing Co., Inc.
 510 Plantation Park Drive, Building A
 Loganville, GA 30052

scfco@comcast.net
 +1 (770) 231-0076
 www.southernconcreteandfinishing.com

Southern Concrete & Finishing Co., Inc.
Service beyond the "pour"

Lynn (Hilda) Wells: Building Floor - demo/replace

Bill to

Lynn (Hilda) Wells
 955 Main Street
 Stone Mountain, GA 30086

Ship to

Lynn (Hilda) Wells
 955 Main Street
 Stone Mountain, GA 30086

Estimate details

Estimate no.: 1236
 Estimate date: 10/10/2025

JOB:: Demo/replace building floor
 Permit Auth:: n/a
 Permit No:: n/a

#	Date	Product or service	Description	Qty	Rate	Amount
Demo & Replace: Area - approx 2100 SF interior space.						
1.		Custom Job/Work	DEMO (TURNKEY): Labor, equipment & disposal	1	\$11,500.00	\$11,500.00
2.		Custom Job/Work	PLACE & FINISH (TURNKEY): Labor, equipment & materials. Includes up to 28 yards (4" thick) of 4000 PSI Commercial Mix (Interior/Non-Air entrained) with integral fiber mesh. Finish to be smooth, power trowel.	1	\$13,500.00	\$13,500.00
3.		Pump - 2 1/2" Line	Pump - 2 1/2" Line: required to place all concrete through rear door. Includes washout bag and disposal.	1	\$1,950.00	\$1,950.00

NOTES/ASSUMPTIONS: 1. Assumes that existing concrete is 4" (+/- 1") thick throughout & does not contain any rebar/wire. 2. Due to limited access to the space (one front door & one rear door), all demo work to be completed by hand/hand tools and all concrete debris will be removed/loaded by wheel barrow. Assumes that rear of building will be used for access and staging all equipment/trucks. 3. Assumes that JOB will be started/completed in total. If it is desired/required to complete in phase 1 & 2 due to presence of items/fixtures, then there will be additional cost that will need to be discussed. 4. Demo process will require electrical powered hand breakers. This equipment will be noisy. Assumes that businesses on either side of job will be aware of and ok with noise during work. Assumes that there will power available on the job for operation of equipment. 5. This estimate does not include any allowance for concrete additives that may be required due to temperatures below 65 degrees F on the day concrete is placed. 6. Estimated time to complete project will be five (5) days.

Total **\$26,950.00**

Note to customer

**Commercial Buildout Grant Program Application
 Offered by the Downtown Development Authority (DDA) of the City of Stone
 Mountain**

Applicant Information:

Business Name: Georgia Stars Academy of Dance and More LLC
Contact Name: Coach Bridgett Rucker, Owner/ Director
Business Address: 1054 Main Street, Suite H, I and J
City, ST, ZIP: Stone Mountain, GA 30083
Telephone: 678-760-1156 cell 678-499-1035 office
Email: gastarsdance@gmail.com

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location:
Property Owner: Victor Economy
Mailing Address: 1833 Smokerise Summit
City, ST, ZIP: Stone Mountain, GA 30087
Telephone: 404-786-1330
Email: vje1961@gmail.com

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

This project consists of interior safety, infrastructure, and code-supportive improvements intended to enhance the functionality, safety, and long-term operation of a youth-serving dance facility. The scope focuses on flooring safety, lighting and electrical improvements, HVAC servicing, restroom upgrades, and storage safety enhancements. All work is interior and permanent in nature.

Estimated Cost of Project (attach/detailed budget): \$18,000 Please see attachment

Amount of Commercial Grant Requested (See Guidelines): \$14,400

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: Bridgett Rucker, Georgia Stars Academy of Dance and More