Downtown Development Authority Meeting

Thursday, November 19, 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 Sarah Hage

Treasurer Bobby Singleton

Board Member Jonathan Hartnett

Board Member Michelle Dunbar

Board Member Thom DeLoach

Board Member & Council Member Anita Bass

Non Voting Member Robert Witherspoon

II. Approval of the Agenda

III. Approval of Minutes

1. Consideration of an Action to approve the October 26 Downtown Development Authority Meeting Minutes

IV. Citizen Comments

V. Director's Report

1. DCA Report - October 2026

VI. Council Report

VII. Old Business

VIII. New Business

1. Discussion Item: Approval to Change DDA Bank Account Type to Truist Business Checking Solutions
2. Discussion Item: Enhancement/Commercial Grant 2027 Applications
3. Information and Discussion Regarding Blighted Property Tax Revenues, Distribution, and Permitted Uses
4. Request for an action to approve a budget amendment to fund Commercial and Enhancement Grants from DDA reserves and fund Earnest Money Deposit for MARTA

5. Action Item: Approval of the DDA's 2027 Regular Meeting Calendar

IX. Words of Privilege

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

XI. Adjournment

Downtown Development Authority Meeting

Monday, October 26, 2026, at 6:30 PM

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

Minutes

I. Oath of Office Ceremony for DDA Members
   A. The Oath of Office Ceremony occurred at 6:30 p.m. prior to the meeting being called to order.

II. Call to Order
   A. Carl Wright called the meeting to order at 6:40 p.m.
   B. Carl Wright, Jonathan Hartnett, Michelle Dunbar, Sarah Hage, Bobby Singleton, Anita Bass and Robert Witherspoon were present.
   C. Thom DeLoach was absent.

III. Executive Session to Discuss Personnel, Legal, and/or Real Estate
   A. Sarah Hage made a motion to enter Executive Session at 6:41 p.m. Anita Bass seconded the motion. The motion passed unanimously.
   B. Sarah Hage made a motion to exit Executive Session at 7:19 p.m. Bobby Singleton seconded the motion. The motion passed unanimously.

IV. Approval of the Agenda
   A. Anita Bass made a motion to approve the agenda. Michelle Dunbar seconded the motion. The motion passed unanimously.
   B. Carl Wright made a motion to amend the agenda to move discussion of the budget amendment to Old Business at the end of the meeting. Michelle Dunbar seconded the motion. The motion passed unanimously.

V. Approval of Minutes
   A. Anita Bass made a motion to approve the September 29, 2026, DDA Special Called Meeting Minutes. Bobby Singleton seconded the motion. The motion passed unanimously.

VI. Citizen Comments
   A. Denise Phillips expressed concern that the budget amendment presented to City Council differed from the budget discussed by the DDA. She emphasized the importance of prioritizing business growth and questioned the availability of DDA reserves and the adequacy of funding for Board training.

VII. Director's Report
   A. Staff Training
      1. Thatcher Hart noted that he and Elle Walker are completing Main Street 101 and DDA 101 training.
   B. DCA Report – September 2026
      1. Thatcher Hart noted the report is attached to the agenda.

VIII. Council Report
   A. Member Anita Bass noted:
      1. the stormwater inspection camera was approved as requested by Public Works Director Mike Helton and Stormwater Manager Nicole Wright.
      2. the City Comprehensive Plan has been submitted.
      3. two groups submitted proposals for Mardi Gras and a decision will be made by the next City Council regular meeting.

IX. New Business
   A. Officer Elections

1. Bobby Singleton made a motion to reappoint Carl Wright as Chair. Anita Bass seconded the motion. The motion passed unanimously.
2. Michelle Dunbar made a motion to appoint Sarah Hage as Vice Chair. Anita Bass seconded the motion. The motion passed unanimously.
3. Carl Wright made a motion to appoint Bobby Singleton as Treasurer. Anita Bass seconded the motion. The motion passed unanimously.
4. Anita Bass made a motion that the banking information be updated to match the new officer appointments. Sarah Hage seconded the motion. The motion passed unanimously.

B. Discussion Item: Enhancement Grant Application - Elisabeth Richmond
1. Elisabeth Richmond presented proposed exterior and interior renovations to her property. Exterior improvements include addressing previously completed sandblasting work that did not meet applicable requirements, sealing the granite, replacing siding and window frames, and updating a deck that was not constructed to code. The estimated cost of exterior improvements is $19,528.
2. Proposed interior improvements include replacing and reconfiguring the air-conditioning system, including rooftop units, at an estimated cost of $52,000. Ms. Richmond also reported securing Joanne Giles as a prospective tenant and stated that the upstairs apartments would be used as short-term rentals.
3. Sarah Hage made a motion to approve the Enhancement Grant request of $10,000, utilizing the remaining funding set aside for the Enhancement Grant in the amount of $8,620.50 and using $1,379.50 from reserves. Anita Bass seconded the motion. The motion passed unanimously.

C. Discussion Item: Commercial Grant Application - Elisabeth Richmond
1. Sarah Hage made a motion to approve the Commercial Grant request in the amount of $25,000 utilizing the remaining funding set aside for the Commercial grant and using $9,688.80 from the reserve. Michelle Dunbar seconded the motion. The motion passed unanimously.

X. Old Business
A. Chair Carl Wright questioned the approximately 35% reduction in the proposed FY2027 DDA budget and expressed concern that the reduction was disproportionate compared with other City departments.
B. City Manager Maggie Dimov explained that the City was balancing limited revenues and competing priorities, that other departmental budgets had also been reduced, and that the Mayor and City Council could consider using reserves or adjusting the millage rate. She stated that the budget could be revisited if additional funding became available.
C. Anita Bass emphasized the need to consider current economic conditions and fiscal constraints.

XI. Adjournment: Michelle Dunbar made a motion to adjourn the meeting at 8:06 p.m. Bobby Singleton seconded the motion. The motion passed unanimously.

Approved: _____

_____ _____

Carl Wright, Chairperson Sarah Hage, Vice Chairperson

Form Name: 2026 Community Activity Report
Submission Time: November 13, 2026 2:47 pm
Browser: Chrome 157.0.0.0 / Windows
IP Address: 50.207.61.118
Unique ID: 1516105036
Location:

Main Street Community Reporting:	Stone Mountain
Designation Level	Classic
Month of Report:	October
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?	29709.29
Please select all funding sources which contributed financially to your program's monthly operational expenses:	DDA funds Other: City Funds, Visitor Center
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?	1500.00

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 for the month of October 2026 / 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?	5
How many new jobs were created from new business opening during this reporting period?	10
Main Street Manager's Notes - Businesses Opening	5 new businesses: Global Reach Transportation Banker's Real Estate Services, Inc. EKO Solar LLC Don's Tree Experts, Inc. No Stones Unturned Cleaning Service, 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

Complete and Certify

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

CITY OF STONE MOUNTAIN DOWNTOWN DEVELOPMENT AUTHORITY
A MAIN STREET CITY

DDA Agenda Item

Meeting Date: November 19, 2026

Agenda Item: Approval to Change DDA Bank Account Type to Truist Business Checking Solutions_____

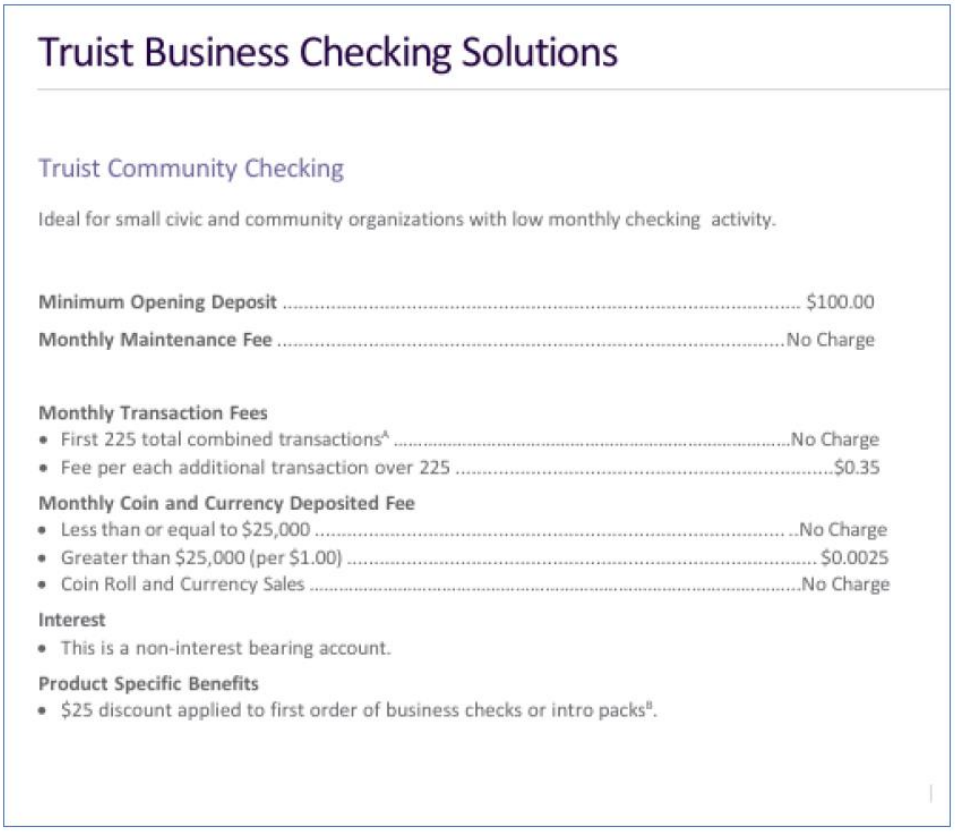
Agenda Summary:

Truist has proposed transitioning the DDA's existing bank account ending in 1876 to Truist Business Checking Solutions, an account designed for small civic and community organizations with low monthly checking activity.

The proposed account offers no monthly maintenance fee, compared to the most recent account analysis fee of $328.15 charged to the DDA. Other transaction fees may still apply.

Recommended Action:

Consideration and approval for City staff to coordinate with Truist to transition the DDA's existing account to Truist Business Checking Solutions.



Truist Business Checking Solutions

Truist Community Checking

Ideal for small civic and community organizations with low monthly checking activity.

Minimum Opening Deposit $100.00

Monthly Maintenance Fee ..... No Charge

Monthly Transaction Fees

- First 225 total combined transactions[A] ..... No Charge
- Fee per each additional transaction over 225 ..... $0.35

Monthly Coin and Currency Deposited Fee

- Less than or equal to $25,000 ..... No Charge
- Greater than $25,000 (per $1.00) $0.0025
- Coin Roll and Currency Sales ..... No Charge

Interest

- This is a non-interest bearing account.

Product Specific Benefits

- $25 discount applied to first order of business checks or intro packs[B].

CITY OF STONE MOUNTAIN DOWNTOWN DEVELOPMENT AUTHORITY
A MAIN STREET CITY

DDA Agenda Item

Meeting Date: November 19, 2026

Agenda Item: Enhancement and Commercial grant 2027 pending applications

Agenda Summary:

Due to the DDA having committed all funding available within the approved DDA 2026 budget, additional applicants that have requested funding for both grant opportunities must wait until additional funding is available in the new budget. A list of those addresses that have requested funding is listed below:

953 Main Street

907 Main Street

1054 Main Street

CITY OF STONE MOUNTAIN DOWNTOWN DEVELOPMENT AUTHORITY
A MAIN STREET CITY

DDA Agenda Item

Meeting Date: November 19, 2026

Agenda Item: Information and Discussion Regarding Blighted Property Tax Revenues, Distribution, and Permitted Uses

Agenda Summary:

Discussion and review of the City of Stone Mountain's Community Redevelopment Tax Incentive Program, established under Chapter 5, Article VI, Division 12 of the City Code, and the treatment and permitted use of increased ad valorem tax revenues collected from properties officially designated as blighted.

The following sections are relevant to the discussion:

- **Section 5-431 – Purpose:** Establishes the City's objective of addressing and eradicating conditions of slum and blight and encouraging community redevelopment.
- **Section 5-432 – Definitions:** Defines blighted property and community redevelopment, including activities and projects necessary or incidental to the redevelopment or revitalization of designated areas.
- **Section 5-433 – Levy of Increased Ad Valorem Tax on Blighted Real Property:**
    - Subsection (a): Establishes the increased property tax applicable to properties officially designated as blighted.
    - Subsection (b): Addresses when the increased tax is applied and the circumstances under which a property may qualify for a reduced rate.

Section 5-433(c) specifically requires that all increased tax revenues collected from designated blighted properties be segregated by the City Manager within the General Fund's Department 030 line item for nuisance abatement and used only for community redevelopment purposes.

The ordinance identifies the following eligible uses, including but not limited to:

1. **Building and Structure Abatement:** Defraying the costs of the City's program to close, repair, or demolish buildings and structures that are unfit for human habitation.
2. **Land Acquisition:** Acquisition of property for community redevelopment purposes.
3. **Land Clearing:** Clearing property to facilitate redevelopment and eliminate blighted conditions.

4. **Slum and Blight Eradication:** Costs associated with addressing and eliminating officially identified slum and blighted conditions.
5. **Other Community Redevelopment Activities:** Additional activities, projects, or services that qualify as community redevelopment under Section 5-432, including activities necessary or incidental to redevelopment or revitalization of a designated redevelopment area.

- **Section 5-434 – Official Identification of Property Maintained in Blighted Condition:** Establishes the inspection, documentation, notification, and hearing procedures required before a property can be officially designated as blighted and subject to increased taxation.
- **Section 5-435 – Remediation or Redevelopment to Remove Designation of Blighted Condition:** Addresses the requirements for property owners to remediate blighted conditions and have the designation removed.

Action: Information and discussion only. No formal action requested.

Reference: City of Stone Mountain Code of Ordinances, Chapter 5, Article VI, Division 12, Sections 5-431 through 5-435

RESOLUTION - _____2026 / 02_____

A Resolution of Downtown Development Authority of Stone Mountain, Georgia

WHEREAS, the local fiscal year 2026 budget for the City of Stone Mountain - Downtown Development Fund, Georgia was adopted in December 2025; and

WHEREAS, it is necessary to amend such budget now;

THEREFORE, be it resolved by the Downtown Development Authority of the City of Stone Mountain, Georgia, that the following amendment to the Downtown Development Fund budget for Fiscal Year 2026 be made this _____ day of, _____ 2026

Fund 20	**DDA**				
Use of Fund Balance	**LINE ITEM DESCRIPTION**	**2026 Balance**	**INCREASE**	**DECREASE**	**BALANCE**
	Use of Fund Balance - DDA Fund Balance (Reserve)			$ 56,048.30	$ -
	TOTAL:		**-**	**$ 56,048.30**	
20-5130-57-3300	Commercial Grants	$ 29,711.00	$ 9,668.80	$ -	$ 39,379.80
20-5130-57-3600	Enhancement Grants	$ 8,621.00	$ 1,379.50		$ 10,000.50
20-5130-54-1103	Site MARTA Lot	$ -	$ 45,000.00		$45,000
	TOTAL:		**$56,048**	**$0**	

_____ _____

Carl Wright, Chairperson Thatcher Hart, Downtown Development Director

Description:

On August 26,2026 the Downtown Development Authority Board voted to use funding within their reserves to fully fund the Commercial and Enhancement Grant applicatins submitted by Elizabeth Richmond for the project locaated at 976/978 Main St. and to pay for the Earnest Money Deposit for the MARTA Lot.

CITY OF STONE MOUNTAIN DOWNTOWN DEVELOPMENT AUTHORITY

875 Main Street,
Stone Mountain, GA 30083

2027 Regular Meeting Calendar

Regular meetings are held on the fourth Monday of each month, at 6:30 PM unless otherwise noted. The DDA meetings are held at Stone Mountain City Hall located at:
875 Main Street, Stone Mountain, GA 30083.

January 25

February 22

March 22

April 26

May 24

June 28

July 26

August 23

September 27

October 25

*Thursday, November 18 (due to Thanksgiving Holiday week)

*Thursday, December 16 (due to Christmas Holiday week)