



Downtown Development Authority Meeting

Monday, September 29, 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 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, August 25, 2025

IV. Citizen Comments

V. Director's Report

1. DCA Monthly Report / August 2025

VI. Council Report

VII. Old Business

1. Discussion Item: Mural Project
2. Discussion Item: TAP Application

VIII. New Business

1. Discussion Item: Strategic Planning Session / Goals For 2025
2. Discussion/Action Item: DDA Budget, FY2025
3. DDA RLF (Downtown Revolving Loan Fund) - 947 Main Street
4. Discussion Item: Stone Mountain Crit
5. Discussion: Speed Week
6. Discussion: Trip to Carrollton

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

X. Adjournment

Downtown Development Authority Meeting



Monday, August 25, 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 pm.
- Members Present: Carl Wright, Robert Witherspoon, Sarah Hage, Denise Phillips and Thom DeLoach. The DDA Legal Counsel also attended the meeting. Council Member Anita Bass and Michelle Dunbar were absent.

II. Approval of the Agenda

- Thom DeLoach made a motion to approve the agenda, seconded by Sarah Hage. Unanimously approved.

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

1. Legal Purposes: Denise Phillips made a motion to enter into an executive session, seconded by Sarah Hage. Unanimously approved.
2. Denise Phillips made a motion to exit the executive session, seconded by Robert Witherspoon. Unanimously approved.
3. Denise Phillips made a motion for the DDA to collaborate and support the City's subpoena to Truist Bank in order to obtain the requested information related to the investigation involving Mayor Beverly Jones, seconded by Thom DeLoach. Unanimously approved.

IV. Approval of Minutes

- **DDA Regular Meeting Minutes, June 30, 2025:** Denise Phillips moved to approve the minutes with the correction that the meeting start time should be listed as 6:30 PM instead of 6:00 PM. Motion seconded by Thom DeLoach. Motion passed unanimously.
- **DDA Special Called Meeting Minutes, July 28, 2025:** Denise Phillips moved to approve the minutes with the correction that the DDA anticipated conducting a TAP study, not another mTAP study. Motion seconded by Thom DeLoach. Motion passed unanimously.

VI. Director's Report: the DCA Report for June and July 2025 were presented.

VII. Council Report: Council Member Anita Bass was absent from this meeting.

VIII. Old Business

1. Discussion / Action Item: Stone Mountain, Commercial Buildout Grant Program
 - Robert Witherspoon moved to approve the proposed program, contingent upon the DDA Attorney's review and finalization, seconded by Sarah Hage. Unanimously approved.

IX. New Business

1. Discussion / Action Item: Approval of Finalist for Mural Project

- Denise Phillips moved to approve Alexandra Sorto as a finalist for the mural project, with the condition that the mural message reference Stone Mountain Village rather than the City of Stone Mountain, seconded by Robert Witherspoon. Motion passed unanimously.

2. Discussion / Action Item: Tunes by the Tracks Concerts, 2025

- There was a brief discussion.

3. Discussion / Action Item: TAP Application

- There was a brief discussion.

X. Adjournment

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

Form Name: 2025 Community Activity Report
Submission Time: September 19, 2025 12:38 pm
Browser: Chrome 140.0.0.0 / Windows
IP Address: 50.207.61.118
Unique ID: 1382282803
Location:

Section V. Item #1.

Main Street Community Reporting: Stone Mountain

Designation Level Classic

Month of Report: August

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? 19197.00

Please select all funding sources which contributed financially to your program's monthly operational expenses: DDA funds
Other: City Special Events Funds \$8K; DDA Funds: \$11,197.00

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

Section V. Item #1.

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

8000.00

Events

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

1

What is the total estimated attendance for all events:

500

Main Street Manager's Notes - Events

One Event: Music of the Souls

JOB CREATION

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.



2024 Workplan

Section VIII. Item #1.

Transformation Strategy 1: Aesthetic and Cultural Transformation.			
Why? This strategy focuses on enhancing the visual appeal and cultural richness of an area to attract residents and visitors, fostering a sense of community pride and identity.			
Goal 1	Goal 2	Goal 3	Goal 4
Wildly Important Goal			
Economic Impact and Tourism Enhancement with One (1) mural downtown!	Enhancing the visual appeal and cultural richness of a downtown area to create a more attractive and vibrant environment by planting flowers downtown.	Caboose Project: renovating the Caboose next to City Hall, turning it into an ice cream shop.	
Repeat Annual Responsibilities • Mardi Gras Parade – over 4000 people visited downtown at the day of the parade. Over 100 volunteers participated. • Tunes by the Tracks – a total of 16 concerts were held in 2024. Over 20 volunteers at each concert. • Façade Grant Program- A total of \$12,337.50 was distributed to local businesses. Local businesses used the funds for: façade renovations, outdoor signs, patios and landscaping. • Other events: Community Clean Ups, National Night Out, Community Garden Days, Back to School Bash, Halloween and Hunted House, Veteran’s Day Breakfast, Mental Health & Wellness events, faith & Blue, Public Open House, Christmas Parade and Senior Citizen Holiday Basket Distribution.			

Transformation Strategy:

Aesthetic and Cultural Transformation.

Goal 1:

Mural (1) / \$10,000 total budget

Define Success:**Have one mural in downtown.****Partners: DDA, City, Artist, Property Owner**

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Identify key stakeholders and collaborators	DDA	M. Dimov	March 2024	Complete	\$0
2. Site Selection and Approval of Site	DDA	M. Dimov	March 2024	Complete	\$0
3. Prepare the RFQ	M. Dimov	M. Dimov	September 2024	Complete	\$0
4. Send out the RFP	M. Dimov	M. Dimov	September 2024	Complete	\$0
5. Conduct community outreach to gather inputs and feedback	M. Dimov	M. Dimov	November 2024	Complete	\$0
6. Artist Selection	DDA	M. Dimov	November 2024	Complete	\$0
7. Review Artist portfolios and proposals	DDA	M. Dimov	November 2024	Complete	\$0
8. Work with Artist to develop final mural design, sign agreement	M. Dimov	M. Dimov		Deadline, December 2024	\$0
				Total	\$10,000.00

Transformation Strategy:

Aesthetic and Cultural Transformation.

Goal 2:

Beautification of the Downtown / Hiring a Landscaping Company / Total Budget \$60,000.00

Define Success:

Success for planting flowers in the downtown area is defined by the improved visual appeal, increased community engagement, tourism, and economic benefits

Partners: DDA, City Staff

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Identify locations for landscaping	Carl	Kayla	February	Complete	\$0
2. Get with Carl on what flowers will be planted / Overall design	Carl	Kayla	February	Complete	\$0
4. Prepare the RFP	M. Dimov	M. Dimov	March	Complete	\$0
6. Gather and evaluate proposals / Announce Finalist	DDA	M. Dimov	April	Complete	\$0
7. Hire a landscaping company / Sign the agreement	DDA	M. Dimov	July 2024	Complete	Total: \$60,000.00

Transformation Strategy:

Aesthetic and Cultural Transformation.

Goal 3:

Caboose Project

Define Success:

Renovating the Caboose next to City Hall, turning it into an ice cream shop.

Partners: DDA, City Officials / City Staff

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Identify key stakeholders and collaborators		M. Dimov	March 2024	Complete	\$0
2 Site Visit and project estimate		M. Dimov	March 2024	Complete	\$0
3. Discussion with the City about the project		M. Dimov	April 2024	Complete	\$0
4. Discussion with potential businesses and partnership with the DDA		M. Dimov	August 2024	Complete	\$0
5. Identify funding for the project / Grant Opportunities		M. Dimov	September 2024	In progress	\$0
6. The project is being postpone till FY2025, due to the lack of funding in 2024, and issues with the overall structure and condition of the Caboose. (After discussion with fire and building inspectors, the city has concerns about moving forward with this project).				Project to be discussed with the DDA, City and Council	\$0
7.					\$

CITY OF STONE MOUNTAIN
REQUESTED BUDGET WORKSHEET
BUDGET YEAR 2026

Account	Description	2023 ACTUAL	2024 ACTUAL	---- 2025 ---- CURRENT BUDGET	--- 2025 --- YEAR-TO-DATE ACTUAL	---- 2025 ---- PROJECTED YEAR END	2026 REQUESTED BUDGET
20 -DOWNTOWN DEVELOPMENT AUTHORITY							
REVENUES							
Non-Departmental							
=====							
LICENSES & PERMITS							
20.3000.32.2260	FILM PERMIT	0	0	0	0	0	
TOTAL LICENSES & PERMITS		0	0	0	0	0	0
INTERGOVERNMENTAL REVENUES							
20.3000.33.6001	DEKALB BD OF HEALTH	0	0	0	0	0	
TOTAL INTERGOVERNMENTAL REVENUES		0	0	0	0	0	0
CHARGES FOR SERVICE							
20.3000.34.7200	Activity Fees	0	0	0	0	0	
TOTAL CHARGES FOR SERVICE		0	0	0	0	0	0
CONTRIBUTIONS-IV SRCs							
20.3000.37.1001	GMA Travel Scholarship	0	0	0	0	0	
20.3000.37.1002	BOOST	0	0	0	0	0	
20.3000.37.1003	Sponsorships	0	0	0	0	0	
20.3000.37.1004	Contributions - M&C	0	0	0	0	0	

20.3000.37.1005	Tunes by the Track	0	0	0	0	0	
TOTAL CONTRIBUTIONS-PRIVATE SOURCES		0	0	0	0	0	0
MISCELLANEOUS REVENUE							
20.3000.38.1001	Rent Income	0	0	0	0	0	
20.3000.38.9300	Miscellaneous DD	2	1	0	0	0	
20.3000.38.9301	Blue Grass Festival	0	350	0	-350	0	
20.3000.38.9302	Banners	0	0	0	0	0	
20.3000.38.9303	Farmers' Market Fund	0	0	0	0	0	
20.3000.38.9304	Oktoberfest	0	0	0	0	0	
20.3000.38.9305	Christmas Parade	0	0	0	0	0	
20.3000.38.9306	GRANITE GRASSH	0	0	0	0	0	
20.3000.38.9307	Tunes by the Track	100	100	0	0	0	
20.3000.38.9308	BTSB - FISH FRY	0	0	0	0	0	
20.3000.38.9309	Ornament Revenue	0	0	0	0	0	
TOTAL MISCELLANEOUS REVENUE		102	451	0	-350	0	0
OTHER FINANCING SOURCES							
20.3000.39.1100	Interfund Transfer	151,673	97,170	175,750	210,117	0	
20.3000.39.1101	Fund 20 - Reserve	0	0	0	0	0	
20.3000.39.1200	Fund 20 Unrestricted	0	0	0	0	0	
20.3000.39.1201	Fund 20 MARTA Re	0	0	0	0	0	
20.3000.39.2100	Proceeds From Sale	0	0	0	0	0	
20.3000.39.2202	Property Sale	0	0	0	0	0	
20.3000.39.3201	BB&T Note Proceeds	0	0	0	0	0	
TOTAL OTHER FINANCING SOURCES		151,673	97,170	175,750	210,117	0	0
TOTAL Non-Departmental		151,775	97,621	175,750	209,767	0	0
TOTAL REVENUES		151,775	97,621	175,750	209,767	0	0
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EXPENDITURES

PERSONAL SRVC & MPL BEN

20.5130.51.1100	Regular Employee	62,707	78,802	0	0	0	_____
20.5130.51.1101	Part Time Employee	0	0	0	0	0	_____
20.5130.51.2100	Group Health Insu	8,663	10,057	0	0	0	_____
20.5130.51.2120	Disability (STD)	92	90	0	0	0	_____
20.5130.51.2130	Dental Insurance	351	253	0	0	0	_____
20.5130.51.2140	Life Insurance	126	123	0	0	0	_____
20.5130.51.2150	Accident / Vision I	75	68	0	0	0	_____
20.5130.51.2200	F.I.C.A.	3,888	4,886	0	0	0	_____
20.5130.51.2300	Medicare	909	1,143	0	0	0	_____
20.5130.51.2600	Unemployment	0	0	0	0	0	_____
20.5130.51.2700	Worker's Comp	0	0	0	0	0	_____
		_____	_____	_____	_____	_____	_____
TOTAL PERSONAL SRVC & EMPL BEN		76,811	95,421	0	0	0	0

PURCHASED/CON TED SVC

20.5130.52.1200	Professional Serv.	0	53,222	0	0	0	_____
20.5130.52.1207	Administrative Ser	0	0	0	0	0	_____
20.5130.52.1210	Legal Expense	0	14,715	20,000	6,499	0	_____
20.5130.52.1215	Miscellaneous Leg	0	0	0	6,612	0	_____
20.5130.52.1300	Technical Services	322	0	0	0	0	_____
20.5130.52.2230	Building Repairs &	0	0	0	0	0	_____
20.5130.52.2310	Rent	0	0	0	0	0	_____
20.5130.52.3101	Building Insurance	0	0	0	0	0	_____
20.5130.52.3200	Communications	1,879	98	0	0	0	_____
20.5130.52.3300	Advertising	1,970	756	1,500	0	0	_____
20.5130.52.3380	PROMOTIONS DD,	0	0	3,000	192	0	_____
20.5130.52.3400	Printing & Binding	2,970	0	1,500	114	0	_____
20.5130.52.3500	Travel	0	0	2,000	0	0	_____
20.5130.52.3600	Dues & Fees	566	365	750	625	0	_____
20.5130.52.3700	Education & Traini	1,864	200	2,000	250	0	_____
20.5130.52.3850	Contract Labor- DI	18,500	2,500	30,000	7,500	0	_____
		_____	_____	_____	_____	_____	_____
TOTAL PURCHASE D/CONTRACTED S		28,071	71,857	60,750	21,792	0	0

SUPPLIES

20.5130.53.1100	OFFICE SUPPLIES	0	0	0	0	0	_____
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20.5130.53.1110	Office Supplies	1,000	209	0	0	0	_____
20.5130.53.1120	Computer Softwar	0	0	0	0	0	_____
20.5130.53.1130	Postage	0	0	0	0	0	_____
20.5130.53.1210	WATER DDA BUIL	0	0	0	0	0	_____
20.5130.53.1218	Water - 5379 E Mtr	0	0	0	0	0	_____
20.5130.53.1220	Natural Gas	0	0	0	0	0	_____
20.5130.53.1226	GAS 965 FL 1 Main	0	0	0	0	0	_____
20.5130.53.1227	Gas 965 FLR 2 Mai	0	0	0	0	0	_____
20.5130.53.1228	Gas - 5379 E Mtn S	0	0	0	0	0	_____
20.5130.53.1230	Electricity DDA Blc	0	0	0	0	0	_____
20.5130.53.1231	Electricity 965 Mai	0	0	0	0	0	_____
20.5130.53.1232	Electricity 963 Mai	0	0	0	0	0	_____
20.5130.53.1233	Electrical 965 Mai	0	0	0	0	0	_____
20.5130.53.1234	Electricity 965 Mai	0	0	0	0	0	_____
20.5130.53.1235	Electricity 965 Mai	0	0	0	0	0	_____
20.5130.53.1237	Electricity 5347 E l	0	0	0	0	0	_____
20.5130.53.1238	Electricity - 5379 E	0	0	0	0	0	_____
20.5130.53.1300	Food Catering	649	0	0	0	0	_____
20.5130.53.1600	Small Equipment -	0	0	0	0	0	_____
20.5130.53.1740	Other Supplies	1,254	0	0	0	0	_____

TOTAL SUPPLIES		2,903	209	0	0	0	0
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CAPITAL OUTLAY

20.5130.54.1102	Site - 1001 4th Str	0	0	0	0	0	_____
20.5130.54.1300	Buildings	0	0	0	0	0	_____
20.5130.54.1308	Buildings - 5379 E	0	0	0	0	0	_____
20.5130.54.2400	Computer	0	0	0	0	0	_____
20.5130.54.2500	Other Capital Outl	0	0	0	0	0	_____

TOTAL CAPITAL OUTLAY		0	0	0	0	0	0
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OTHER COSTS

20.5130.57.3000	Payment To Other:	0	0	0	0	0	_____
20.5130.57.3200	BOOST	0	0	0	0	0	_____
20.5130.57.3300	Facade Grants	13,237	1,250	0	0	0	_____
	Enhancement Grant			100,000	14,993		_____
	Commercial Grant						_____
20.5130.57.3400	Stormwater Utility	0	0	0	0	0	_____
20.5130.57.3401	Stornwater - 5379	0	0	0	0	0	_____

20.5130.57.3500	Revolving Loan Fu	0	0	0	0	0	_____
20.5130.57.3600	Business Developi	0	0	0	0	0	_____
20.5130.57.3700	HISTORIC TRAIN D	0	0	0	0	0	_____
20.5130.57.9000	Contingencies	0	0	0	0	0	_____

TOTAL OTHER CO STS	13,237	1,250	100,000	14,993	0	0
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DEBT SERVICE

20.5130.58.1221	GMA - DDA BUILDI	0	0	0	0	0	_____
20.5130.58.2221	GMA - DDA BLDG I	0	0	0	0	0	_____

TOTAL DEBT SER VICE	0	0	0	0	0	0
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OTHER FINANCING USES

20.5130.61.9000	Special Events	0	0	15,000	0	0	_____
20.5130.61.9001	Blue Grass Festiva	0	0	0	0	0	_____
20.5130.61.9002	175th ANNIVERSA	0	0	0	0	0	_____
20.5130.61.9003	Farmers' Market C	0	0	0	0	0	_____
20.5130.61.9004	Fall Event	0	0	0	0	0	_____
20.5130.61.9005	Christmas Parade	0	0	0	0	0	_____
20.5130.61.9006	GRANITE GRASSH	0	0	0	0	0	_____
20.5130.61.9007	LIVE NATIVITY	0	0	0	0	0	_____
20.5130.61.9008	Tunes by the Track	7,500	7,500	0	0	0	_____
20.5130.61.9009	BTSB Fish Fry & Mc	0	0	0	0	0	_____
20.5130.61.9010	FARMERS MARKET	0	0	0	0	0	_____
20.5130.61.9019	JUNETEENTH EVEI	0	0	0	0	0	_____
20.5130.61.9020	Mardi Gras Parade	2,065	4,000	0	0	0	_____

TOTAL OTHER FI NANCING USES	9,565	11,500	15,000	0	0	0
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TOTAL Downtown Dev. Authority	130,587	180,237	175,750	36,785	0	0
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TOTAL EXPENDITU S	130,587	180,237	175,750	36,785	0	0
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REVENUE OVER/(L ER) EXPENDITURE	21,187	-82,617	0	172,982	0	0
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Georgia Department of Community Affairs
Community Development Block Grant Division

Field/Site Visit Report

Recipient Name: Stone Mountain DDA

Grant No

Date of Visit: 09/12/2025

Type of Visit: IPA

Persons contacted and/or present during visit: Jonathan Hartnett, owner of 947 Main Street, Stone Mountain Village (SMV). I've met with Maggie Dimov, City Mgr. several times on the use of DDRLF.

Summary of Project Status: The Stone Mountain DDA is interested in funding for the Live Oak Restaurant concept at 947 Main Street proposed by owner Jonathan Hartnett. He is the owner operator of Cherokee Rose Restaurant and Las Brasas in SMV and Decatur respectively. Former owners of the site operated it at the Public House and have moved out of the country, so the site sits vacant. The comp plan and Main Street goals for SMV addresses vacancies throughout downtown and this known business person is ready with permits to renovate the space and launch the new restaurant.

Problems/Deficiencies Identified

It is a historic granite site within SMV downtown and Jonathan has already approached the HPC for permission regarding signage for the restaurant.

On Site T/A or Reviews Completed: We discussed amounts of funding up to \$250K which he will determine as soon as the bank loan from Truist comes through this week. He is ready to apply ASAP and standing by to begin renovations and install equipment and fixtures. I've emailed him the IPA to complete.

Other Comments, Recommendations, Observations

Jonathan is a successful restaurateur and devoted to the revival plan for downtown SMV.

Report Prepared By Tracie Sanchez

Date 09/12/2025

Report Reviewed By

Date

Additional Actions Recommended

Expedite as best we can as this village needs some activity and owner is standing by to create it.



**Initial Project Assessment
for Downtown Development Revolving Loan Fund**

Thank you for your interest in the Downtown Development Revolving Loan Fund (DD RLF) of the Georgia Department of Community Affairs. Attached, please find an Initial Project Assessment (IPA) that contains several questions regarding your proposed project. Your answers to these questions will help us determine whether your project is eligible for DD RLF funding. A DCA employee will be available to assist you in understanding these questions. In most cases, both the applicant local government (city or county) and the proposed borrower business will need to provide information to complete this form.

Please be advised that your completion of this IPA **does not constitute submission of a DD RLF application and is not a commitment to fund or a notification of contract award, or notification that any proposed activities are eligible for DD RLF financing.** Simply, DCA needs certain information about your project before it can provide advice about the project's eligibility and competitiveness for funding.

Each DD RLF project will be subject to credit underwriting and each application must stand on its own merit and obtain sufficient points under the formal review process to be funded. **Any group or individual that secures financing and moves ahead with any portion of the project should do so under the full realization that DD RLF funding is not guaranteed until a loan commitment has been executed by DCA. Note that beginning the project before review by our office may make the project ineligible for funding. This can include such actions as beginning construction, acquiring property, and closing interim or permanent loans.**

The application may be submitted electronically to oed@dca.ga.gov or a hard copy (one original and two copies) may be mailed to:

Georgia Department of Community Affairs
Attn: DD RLF Program Manager
Office of Economic Development
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231

Please Note: An application is not considered complete unless the executed signature page (page 5 below) is included.

1. Project Description

Describe your project. Provide sufficient detail for a clear understanding of the entire project, including the interested parties and their names and a description of any sub-recipient business. Please indicate: what activities the DD RLF proceeds will be used for; where the project will take place (please give an exact address); and the status of the project and its implementation schedule. ✓

The project description should also address how the proposed project will assist the applicant community in its efforts to revitalize and enhance its core downtown commercial district.

2. Sources and Uses

Indicate the amount of DD RLF financing requested and show how the proposed sources and uses will be allocated. Show the other financing sources and the related dollar amounts. Also show the purpose(s) for which the funds will be used, and in what amounts. Be sure to identify the amount of equity in the project. Note that the DD RLF generally requires an owner's equity injection and commercial financing in order for the project to be eligible and competitive. ✓

SOURCES AND USES STATEMENT

USE OF FUNDS		SOURCE OF FUNDS	
Use	Amount	Lender/Equity Investor (e.g., 5 th National Bank, owner)	Amount
Land	\$ /	TRUST LOAN	\$ 80,000
Building Construction	\$ 100,000	OWNER CAPITAL	\$ 20,000
Rehabilitation	\$ 50,000	Revolving Loan Fund	\$ 250,000
Furniture, Fixtures & Equipment	\$ 100,000		\$
Working Capital	\$ 50,000		\$
Infrastructure	\$ 50,000		\$
Other	\$		\$
TOTAL COSTS =	\$ 350,000	Total Sources = \$	350,000

USES MUST EQUAL SOURCES

3. Financing Structure

Describe the principal parties in your deal and how funds will flow to the project. For example:

- Who will provide the equity?

See attached docs

- Who will provide the permanent financing, other than DD RLF? Has permanent financing been committed?
- Is interim financing needed? If yes, who will provide the interim financing and has it been committed?
- Who will own the assets upon completion?
- If real estate is involved, has it been acquired or is there an option on the property?

4. Repayment Schedule

If possible, please indicate your preferred *interest rate and term*.

5. Collateral

The DD RLF program requires that most loans be collateralized. Describe the collateral for the DD RLF loan, and, if applicable, the proposed collateral for other project debt. Examples of collateral might be:

- A first or second lien on real property;
- A first lien on machinery or equipment; or
- The pledge of marketable securities.

6. Time Table and Stages

Indicate your estimated project *timetable*, including where the project stands now and at what *stage(s)* you will need DD RLF financing.

7. Eligible Activity

Indicate *each* eligible DD RLF activity you will be assisting or undertaking, for example, land acquisition, building acquisition, new construction, rehabilitation, green space/parks, historic government buildings.

8. Public Benefit Standards

If your project is an *eligible* downtown development activity, it must provide a certain level of *public benefit*. For example, meeting downtown development needs, meeting aesthetic or historic preservation needs, job creation or retention, etc. Therefore, indicate how your project will benefit the downtown area in which it is located.

9. Map of Project Location

Please attach a map that reflects the downtown area of your community and that clearly identifies the location of the proposed project. Pictures of the proposed building or site may also be submitted if available.

10. Credit Information

11. Whom May We Contact

In order for DCA to contact you directly, please provide the following:

Contact Person: Jonathan Hartnett Phone: 678-368-5550
 Address: 1766 MOUNTAIN GLEN City: STONE MOUNTAIN
 Contact Phone: 678-368-5550 Fax: — e-mail: jonahk19a@gmail.com

Local Government Signature

Development Authority Signature

By: _____

By: _____

Name: _____
(print or type)Name: _____
(print or type)

Title: _____

Title: _____

Date: _____

Date: _____

Business Signature

By: Jonathan HartnettName: JONATHAN HARTNETT
(print or type)Title: OWNERCompany: LIVE OAK TAP, LLCDate: 9/17/2025

DD RLF Supporting Documentation All Applicants

Note: Items underlined are usually critical for most projects. Other documentation may not be applicable or will be required prior to disbursement of DD RLF funds. DCA field representatives and program and credit managers are available to discuss what particular supporting documentation would be needed in individual cases. DCA reserves the right to request other information.

I. General Project Information

- A. **Synopsis of Project** - Indicate: *who* will be the primary borrower(s) of the DD RLF financing and *who* will develop the project; *what* the DD RLF proceeds will be used for and the amount of financing needed to implement the total project; *where* the project will take place; *when* the project will be implemented; and *how* the DD RLF financing will be passed through any public intermediaries and combined with other financing instruments. The synopsis should also provide a description of the downtown area and how this project will impact downtown.
- B. **Downtown Feasibility/Marketing Analysis and Plan** - Existing downtown plans relevant to the project should be provided. Relevant information could include any market or feasibility studies and various analyses that examine trade areas, tenant mix, over/under supply mixes in retail markets, etc.
- C. **Source and Use Statement** - If needed for further explanation of the DD RLF Budget Form, include on a single sheet the individual sources of financing and the specific uses of a particular financing source. This statement should reconcile to the DD RLF Budget Form.
- D. **Resumes of the principals** involved in day-to-day management of the project.
- E. **Plans, Specifications, Renderings and Architectural Drawings** that have been approved by appropriate local and state regulatory and historic preservation agencies.
- F. **Property Management Plan** (for real estate projects) that outlines a plan for the renting and merchandising of space in the renovated facility, the operation and maintenance of the facility and what party will be responsible for the financial and day-to-day management of the property.

II. Financial and Company Information

- A. **Personal financial statement** current within 60 days for each proprietor, partner or stockholder with 20% or more ownership of the project. DCA has a form available on its web site and in the DD RLF application package; a standard form from a commercial bank may be used as well.
- B. **Personal tax returns** for the previous three years for each proprietor, partner or stockholder with 20% or more ownership of the project.
- C. **A year-end real estate pro-forma for the first two years** of the project with **a written explanation of assumptions**. The pro-forma should include gross rent, vacancy rate, net rent, operating expenses including taxes, utilities and maintenance, net operating income, debt service, and cash flow. For tax credit projects, an after-tax cash flow estimate should be provided.
- D. **A schedule of debts** which includes the original date and amount, monthly payment, interest rate, present balance owed, maturity, to whom payable, and collateral securing any short-term and long-term loans that the project business or the developer(s) currently have outstanding or have planned for the next 12 months. Please indicate whether each loan is current or delinquent.
- E. The **names of affiliated (through ownership or management control) and subsidiary businesses**. DCA may require financial statements be provided.

- F. A copy of existing or proposed lease agreement(s).
- G. Corporate tax returns for the previous three years for the existing business that is the underlying DD RLF borrower.
- H. Company financial statements for the previous three years for the existing business that is the underlying DD RLF borrower as well as interim financial statements within 60 days of the application.
- I. A year-end pro-forma balance sheet and income statement for the first two years of the business that is the DD RLF borrower with a written explanation of assumptions.
- J. A monthly cash flow analysis for the first 12 months of operation or for three months beyond the breakeven point (whichever is longer) together with a written explanation of assumptions for any new business that is the DD RLF borrower.
- K. The most recent Audited Financial Statements of the local government *if the local government is the ultimate borrower* (e.g., a city that borrows funds to renovate a historic city hall). Interim financial statements may be required.

III. *Supporting Cost Documentation, Site Control, etc.*

- A. A copy of key cost documents such as real estate purchase agreements, contractor cost estimates, vendor quotes for machinery and equipment, etc.
- B. Purchase Option, Sales Agreement, or Warranty Deed for any real estate needed to undertake the project.
- C. Financial Commitment Letter(s) from participating financial institution(s) and public agencies. The letter(s) should indicate the amount, rate, term, and contingencies associated with the financing, and the reasons why it wishes assistance in the financing of the project.
- D. Commitment Letter(s) from participating business(es) or tenants. The letter(s) should indicate the number of full-time jobs to be created and/or retained and the amounts of any private investment that will occur as a result of the project.
- E. List of Available Collateral with prior liens noted.
- F. Proposed-Use Certification from local government that certifies the project will comply with all applicable land-use, environmental and other applicable local laws as well as any special requirements involving community improvement districts, special tax districts, or redevelopment areas. (Please provide copies of applicable local legislation.)
- G. Appraisal (prepared by an appraiser with credentials acceptable to DCA and prepared on behalf of DCA) for any real estate to be financed or an independent appraisal on an "as completed basis". Appraisals will not normally be required until after review by DCA. Appraisals should only be ordered after consultation with DCA.
- H. An environmental analysis acceptable to DCA. Environmental analyses will not normally be required until after review by DCA. Environmental analyses should only be ordered after consultation with DCA.
- I. If the business is a franchise, include a copy of the Franchise Agreement and the Franchisor's Disclosure Statements that is required by the Federal Trade Commission.