



Downtown Development Authority Meeting

Monday, August 24, 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 Sarah Hage

Board Member Bobby Singleton

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: July 27, 2026
2. Mayor and City Council/Downtown Development Authority (DDA) Joint Meeting Minutes: August 3, 2026
3. DDA Special Meeting Minutes: August 10, 2026

IV. Citizen Comments

V. Director's Report

1. DCA Report - July 2026

VI. Council Report

VII. Old Business

1. Discussion/Action Item: Board Recommendations for Vacancies due to Expired Terms

VIII. New Business

1. Discussion Item: Georgia Cities Foundation Revolving Loan Fund – Local Project Support / 976 Main Street
2. Discussion Item: Consideration of Support for DD RLF Initial Project Assessment / Pre-Application
3. Discussion Item: DDA Training Opportunities

4. Discussion Item: September Workshop in Hartwell, GA

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

X. Adjournment

Downtown Development Authority Meeting

Monday, July 27, 2026, at 6:30 PM

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



Minutes

I. Call to Order

1. Carl Wright called the meeting to order at 6:30 p.m. Members Present: Chair Carl Wright, Vice Chair Robert Witherspoon, Board Member Bobby Singleton, Board Member Thom DeLoach and Board Member & Council Member Anita Bass were present.
3. Treasurer Sarah Hage and Board Member Michelle Dunbar were absent.

II. Approval of the Agenda: Anita Bass made a motion to approve the agenda, and Bobby Singleton seconded the motion. The motion was unanimously approved.

III. Approval of Minutes: Anita Bass made a motion to approve the DDA Regular Meeting Minutes from June 22, 2026, and Bobby Singleton seconded the motion. The motion was unanimously approved.

IV. Citizen Comments: There were no citizen comments.

V. Director's Report

1. The DCA Report for June 2026 was presented.
2. Welcome and Introduction of New City Employees: Thatcher Hart (Community Development Director), Elle Walker - (Tourism Manager), and Rick Badie (Communications Specialist) introduced themselves.

VI. Council Report: Anita Bass gave the Council Report mentioning the National Night Out, Davenport financial advisors, establishing the Entertainment District, street paving on James B. Rivers and Stone Mountain Ambassadors.

VII. Old Business

1. DDA Bank Accounts: DDA Bank Accounts: The Members discussed closing bank accounts ending in #1884 and #1892, with the remaining balances from both accounts to be transferred to the DDA's main operating account ending in #1876.
 - Thom DeLoach made a motion to approve the closure of bank accounts #1884 and #1892 and to transfer the remaining balances to the main operating account ending in #1876. Anita Bass seconded the motion. The motion passed unanimously.
 - Anita Bass made a motion to add Thatcher Hart as a signatory on the DDA bank account and Thom DeLoach seconded. The motion was unanimously approved.
2. Discussion Item: 955 Main Street- Commercial Grant (Property Owner- Hilda Wells): 955 Main Street Commercial Grant: The DDA discussed the previously approved Commercial Grant application for 955 Main Street. The property owner attended the meeting and requested to

withdraw the grant application. Anita Bass made a motion to approve the withdrawal of the application for a grant, and Bobby Singleton seconded the motion. The motion was unanimously approved.

3. Discussion Item - DDA Projects: there was a brief discussion about the ideas/projects

VIII. New Business

1. DDA Budget Amendment / 20.5130.52.3850 - Contract Labor: Thom DeLoach made a motion to approve the transfer of \$20,000 from the DDA reserves to Budget Account 20.5130.52.3850 - Contract Labor to fund the new mural on the East Mountain Street wall of Stoned Pizza Kitchen. Bobby Singleton seconded the motion. The motion passed unanimously.

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

- Motion by Council Member Anita Bass to enter into an executive session, seconded by Robert Witherspoon. The motion was unanimously approved.
- Motion by Thom DeLoach to exit the executive session and return to a regular session, seconded by Anita Bass. The motion was unanimously approved.

- X. Adjournment:** Motion by Council Member Anita Bass to adjourn the meeting, seconded by Thom DeLoach. The motion was unanimously approved.



Mayor and City Council/Downtown Development Authority (DDA) Joint Meeting

Monday, August 03, 2026, at 6:30 PM

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

Minutes

Mayor and Council: Jelani Linder – Mayor | Post 3: Mayor Pro Tem Ryan Smith | Post 1: Council Member Anita Bass | Post 2: Council Member Mark Marianos | Post 4: Council Member Kay Nunez | Post 5: Council Member Hub Jordan | Post 6: Council Member Elaine Vaughn

DDA: Chair Carl Wright, Vice Chair Robert Witherspoon, Treasurer Sarah Hage, Board Member Bobby Singleton, Board Member Michelle Dunbar, Board Member Thom DeLoach, Board Member & Council Member Anita Bass, DDA Attorney Kyle Williams

Staff: Maggie Dimov – City Manager | Angela Couch – City Attorney | Deputy City Clerk – Nakeya Burton

I. Call to Order

Mayor Linder called the meeting to order at 6:30pm.

II. Determination of Quorum

PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn, Mayor Jelani Linder

ABSENT: Mayor Pro Tem: Post 3 Ryan Smith

PRESENT: Treasurer Sarah Hage, Board Member Bobby Singleton, Board Member Michelle Dunbar, Board Member Thom DeLoach, Board Member & Council Member Anita Bass, DDA Attorney Kyle Williams

ABSENT: Chair Carl Wright, Vice Chair Robert Witherspoon

III. Adoption of The Agenda of The Day

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY

Motion made by Board Member: Thom DeLoach, Seconded by Council Member: Post 1 Anita Bass

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn, Treasurer Sarah Hage, Board Member Bobby Singleton, Board Member Michelle Dunbar, Board Member Thom DeLoach, Board Member & Council Member Anita Bass, DDA Attorney Kyle Williams

MOTION PASSED (UNANIMOUSLY)

42 **1. Overview of the Strategic Economic Alignment for Stone Mountain Village**

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44 DDA Board Member, Bobby Singleton, presented a PowerPoint Presentation overview of the Strategic
45 Economic Alignment for Stone Mountain Village.

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47 Discussion: DDA Members provided their perspective on what items need to be prioritized for the
48 governing body and DDA Members to align such as departing from the 5-million-dollar gap and expressed
49 the urgency of acting now. Council Members expressed that they feel everyone is aligned but need more
50 specificity, how it's been years of kicking the can down the road, and that more information on TAD (Tax
51 Allocation District) is needed. DDA Board Member, Bobby Singleton and DDA Attorney, Kyle Williams,
52 provided context regarding TAD.

53
54 Council Members had questions regarding if the City has a TAD and who makes the decision regarding
55 it. Mayor Linder provided feedback and clarification. The governing body also inquired whether the TAD
56 would be reactivated or if a new one would be established, if the City would take on the burden if the
57 calculations don't work for a developer, and if TAD allows revitalization and purchase of property. Further
58 questions were posed regarding the timeframe for when items need to be completed, if a study can be
59 done, and if there are other cities to research that are doing the same thing. DDA Board Members, Bobby
60 Singleton and Thom DeLoach and City Manager, Maggie Dimov, provided clarity.

61
62 Suggestions included having a representative from TAD appearing to speak with everyone, forming a
63 work plan, deciding where to allocate the TAD funds, and knowing the ideas one another are floating.

64
65 City Manager, Maggie Dimov, expressed the importance of outlining some projects and initiatives as the
66 City's 2027 Budget is in the works. DDA Board Member, Bobby Singleton, mentioned the Lawn on Main
67 and Main St as top priorities.

68
69 Thatcher Hart, Community Development Director, provided suggestions and feedback from his prior
70 experience.

71
72 **2. Executive Session to Discuss Personnel, Legal, and Real Estate (if needed)**

73
74 **ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 7:20 P.M. TO DISCUSS REAL**
75 **ESTATE**

76 Motion made by Board Member: Thom DeLoach, Seconded by Council Member: Post 5 Hub
77 Jordan

78
79 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council
80 Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine
81 Vaughn, Treasurer Sarah Hage, Board Member Bobby Singleton, Board Member Michelle
82 Dunbar, Board Member Thom DeLoach, Board Member & Council Member Anita Bass, DDA
83 Attorney Kyle Williams

84
85 **MOTION PASSED (UNANIMOUSLY)**

86
87 **ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY**
88 **COUNCIL MEETING AT 8:12 P.M. - (1) ITEM DISCUSSED IN EXECUTIVE SESSION**

89 Motion made by Treasure Sarah Hage, Seconded by Council Member: Post 6 Elaine Vaughn

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91 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council
92 Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6
93 Elaine Vaughn, Treasurer Sarah Hage, Board Member Bobby Singleton, Board Member Michelle
94 Dunbar, Board Member Thom DeLoach, Board Member & Council Member Anita Bass, DDA
95 Attorney Kyle Williams

MOTION PASSED (UNANIMOUSLY)

3. Adjournment

ACTION: MOTION TO RESUME THE MEETING AT 8:12 P.M.

Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn, Treasurer Sarah Hage, Board Member Bobby Singleton, Board Member Michelle Dunbar, Board Member Thom DeLoach, Board Member & Council Member Anita Bass, DDA Attorney Kyle Williams

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO ADJOURN THE MEETING AT 8:13 P.M.

Motion made by Board Member: Thom DeLoach, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn, Treasurer Sarah Hage, Board Member Bobby Singleton, Board Member Michelle Dunbar, Board Member Thom DeLoach, Board Member & Council Member Anita Bass, DDA Attorney Kyle Williams

MOTION PASSED (UNANIMOUSLY)

_____	_____
Jelani Linder, Mayor	City Clerk, Shavala Ames



Downtown Development Authority Meeting / Special Called Meeting

Monday, August 10, 2026 at 6:30 PM

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

Minutes

I. Call to Order

1. Chair Carl Wright called the meeting to order at 6:32 p.m.
2. Chair Carl Wright, Treasurer Sarah Hage, Board Member Bobby Singleton, Board Member Michelle Dunbar, and Board Member and Council Member Anita Bass were present. Vice Chair Robert Witherspoon attended virtually. Board Member Thom DeLoach was absent.

- II. Approval of the Agenda:** Anita Bass made a motion to approve the agenda. Sarah Hage seconded the motion. The motion was unanimously approved.

III. New Business

1. Discussion Item: The terms of three DDA Board members expired on May 3, 2026: Chair Carl Wright, Vice Chair Robert Witherspoon, and Treasurer Sarah Hage.
 - a. Sarah Hage expressed her desire to continue serving on the Board and her willingness to continue serving as Treasurer. Robert Witherspoon expressed his desire to continue serving on the Board and his willingness to continue serving as Vice Chair. Carl Wright expressed his desire to continue serving as Chair.
 - b. The Board discussed the process for filling the expired terms. The DDA must either reappoint the members whose terms have expired or appoint new members, subject to approval by the Mayor and Council.
 - c. Local business owner Jonathan Hartnett attended the meeting and expressed interest in serving on the DDA Board.
 - d. The Board discussed that the positions had not been advertised to the public and that other interested community members may not be aware of the opportunity to apply.
 - e. Pursuant to Article I, Section 6 of the local bylaws, vacant positions must be advertised to the public. An expired term is considered a vacancy; however, the member whose term has expired may continue serving until that member is reappointed or a successor is appointed.
 - f. Bobby Singleton made a motion to postpone consideration of the appointments until the next DDA meeting on August 24, 2026. Anita Bass seconded the motion. The motion was unanimously approved.
 - g. The vacant positions will be advertised to the public, with applications due by August 14, 2026.
 - h. Bobby Singleton and Anita Bass will conduct interviews with applicants.
 - i. Recommendations will be presented at the next DDA meeting on August 24, 2026.

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

1. Sarah Hage made a motion to enter executive session at 6:52 p.m. Anita Bass seconded the motion. The motion was unanimously approved.

2. Michelle Dunbar made a motion to exit executive session at 7:53 p.m. Sarah Hage seconded the motion. The motion was unanimously approved.

V. Adjournment: Sarah Hage made a motion to adjourn the meeting at 7:53 p.m. Anita Bass seconded the motion. The motion was unanimously approved.



DDA Agenda Item

Meeting Date: August 24, 2026

SUBJECT : Discussion/Action Item: Board Recommendations for Vacancies due to Expired Terms

Background

The terms of the following Downtown Development Authority (DDA) Board members expired on **May 3, 2026**:

- **Carl Wright** – Chair
- **Robert Witherspoon** – Vice Chair
- **Sarah Hage** – Treasurer

In accordance with the DDA's enabling legislation and bylaws, the Board should consider the reappointment of these members, or selection of new members.

- **The New terms will expire on May 3, 2030**

Upon recommendation by the DDA Board, the reappointments will be forwarded to the Mayor and City Council for consideration and formal appointments.



DDA Agenda Item

Meeting Date: August 24, 2026

SUBJECT: Consideration of Support for Georgia Cities Foundation / Revolving Loan Fund Application

Applicant: Elisabeth Richmond

Project Location: 976 Main Street, Stone Mountain, GA

Background:

Ms. Elisabeth Richmond, owner of the property located at 976 Main Street, has applied for financing through the Georgia Cities Foundation (GCF) Revolving Loan Fund (RLF) Program to support the rehabilitation and redevelopment of the historic mixed-use building located in downtown Stone Mountain. The project includes renovation of the existing structure, activation of currently vacant commercial spaces, rehabilitation of residential units, and preservation of the building's historic character.

The Georgia Cities Foundation requires a Local Project Support Form to accompany private-sector applications. While Downtown Development Authorities are no longer required to serve as a lending conduit for GCF loans, GCF requests acknowledgment from the City and, when applicable, the DDA Chair that the project is consistent with local downtown development goals and strategies.

According to the application, the project supports several community objectives, including:

- Revitalization of a historically significant downtown property.
- Reduction of commercial vacancy through full occupancy of retail spaces.
- Preservation and restoration of a historic structure.
- Enhancement of downtown aesthetics and visitor experience.
- Creation of additional lodging opportunities through short-term rental units.
- Increased economic activity and tax revenue generation.

The applicant states that the project aligns with the City's Comprehensive Plan and ongoing downtown revitalization initiatives focused on investment in the historic core, mixed-use development, and preservation of Stone Mountain's historic character.

Recommended Action: Consider whether the Downtown Development Authority wishes to acknowledge its support of the project and authorize the DDA Chair to sign the Georgia Cities Foundation Support Form, affirming that the proposed project appears consistent with the Authority's downtown development plans and strategies.

Motion: The Downtown Development Authority to authorize the Chair to execute the Georgia Cities Foundation Local Project Support Form for the 976 Main Street redevelopment project, acknowledging that the Authority is aware of the application and finds the proposed project to be consistent with the Authority's downtown development goals and strategies.

**DDA Agenda Item****Meeting Date: August 24, 2026**

SUBJECT: Consideration of Support for Downtown Development Revolving Loan Fund (DD RLF) Pre-Application

Applicant: Tucker Blair**Project Location:** 929 Main Street, Stone Mountain, GA**Background**

Mr. Tucker Blair is seeking support from the Downtown Development Authority (DDA) in connection with a proposed application to the Georgia Department of Community Affairs (DCA) Downtown Development Revolving Loan Fund (DD RLF) Program. The DD RLF program provides financing assistance for eligible downtown development and redevelopment projects that contribute to the revitalization and enhancement of Georgia's traditional downtown commercial districts.

The project is located within the downtown district and is expected to support ongoing revitalization efforts through investment in commercial property, historic preservation, economic development, and downtown activation.

Relationship to DDA Goals

The proposed project appears to support the Downtown Development Authority's mission of encouraging investment, redevelopment, economic vitality, and preservation within the downtown district. The project's consistency with adopted downtown development strategies, plans, and revitalization goals should be considered by the Authority as part of its review.

Staff Recommendation

Staff recommends that the DDA review the proposed project and determine whether it wishes to support the applicant's DD RLF Initial Project Assessment and authorize the DDA Chair to execute any required support documentation associated with the pre-application process.

Suggested Motion

"I move that the Downtown Development Authority acknowledge its support of the proposed project located at 929 Main Street, and authorize the Chair to sign the Downtown Development Revolving Loan Fund Initial Project Assessment and related support documentation, finding the project generally consistent with the Authority's downtown development and revitalization objectives."



DDA Agenda Item

Meeting Date: August 24, 2026

SUBJECT: Discussion Item - Staff Training and Notary Commission

Background

As part of the City's current organizational structure, the Community Development Director and Tourism Manager are assisting with the administration and activities of the Downtown Development Authority (DDA).

To ensure that staff supporting the DDA have the appropriate knowledge and training to effectively assist with DDA programs, operations, and Main Street activities, staff recommends that both employees complete the required DDA 101 and Main Street 101 training courses.

The DDA 101 course has a cost of \$50 per participant, and the Main Street 101 course has a cost of \$75 per participant.

In addition, staff recommends that the Community Development Director obtain a Georgia Notary Public commission. Having a designated notary available will assist the DDA with the execution and processing of official DDA documents and other documents requiring notarization.

The estimated notary commission/application fee is approximately \$44, with any additional cost for the required notary seal/stamp to be determined.

Financial Impact / The estimated expenses are:

Item	Cost
DDA 101 - Community Development Director	\$50
DDA 101 - Tourism Manager	\$50
Main Street 101 - Community Development Director	\$75
Main Street 101 - Tourism Manager	\$75
Notary Public Commission - Community Development Director	~\$44
Estimated Total	~\$294

Budget Line Item: 20.5130.52.3700 – Education & Training

Recommended Action: Staff recommends that the Downtown Development Authority approve the use of DDA funds for the following:

1. **DDA 101 Training** - \$50 per participant
 - Community Development Director
 - Tourism Manager
2. **Main Street 101 Training** - \$75 per participant
 - Community Development Director
 - Tourism Manager
3. **Notary Public Commission** - approximately \$44
 - Community Development Director