



# Downtown Development Authority Meeting

Monday, March 24, 2025 at 6:30 PM

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

## Agenda

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### I. Call to Order

1. Attendee Name / Attendee Participation (Present, absent, late for this meeting):

Chair Carl Wright

Vice Chair Thom DeLoach

Treasurer Denise Phillips

Board Member Sarah Hage

Board Member Michelle Dunbar

Board Member Robert Witherspoon

Board Member & Council Member Anita Bass

### II. Approval of the Agenda

### III. Approval of Minutes

- [1.](#) DDA Regular Meeting Minutes: February 24, 2025

### IV. Words of Privilege from the DDA Chairperson

### V. Citizen Comments

### VI. DDA Response to Citizen's Concerns

### VII. Director's Report

- [1.](#) DCA Monthly Report / February 2025

### VIII. Council Report

### IX. Old Business

- [1.](#) Action Item: Enhancement Grant / Updating the Grant Guidelines
- [2.](#) Discussion Item: Facade Grant / Sweet Potato Cafe
- [3.](#) Discussion Item: Enhancement Grant / Thirsty Mona Lisa
4. Discussion Item: Election of DDA Officers
5. Discussion Item: Possible Criterium Fall 2025

### X. X. New Business

- [1.](#) Enhancement Grant Applications / Majestic Rentals and AARF

2. Discussion Item: DDA Swag/Promotional Items

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

**XII. XII. Adjournment**

## Downtown Development Authority Meeting

Monday, February 24, 2025, at 6:30 PM  
875 Main Street, Stone Mountain, GA 30083



### Regular Meeting Minutes

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#### I. Call to Order

- Carl Wright called the meeting to order at 6:30 pm.
- Members Present: Carl Wright, Thom DeLoach, Denise Phillips, Council Member Anita Bass, Michelle Dunbar and Sarah Hage. Robert Witherspoon was absent from this meeting.

#### II. Approval of the Agenda

- Sarah Hage made a motion to amend the proposed agenda by adding a discussion item regarding the Sweet Potato Café Façade Grant. The motion was seconded by Denise Phillips and was unanimously approved.

#### III. Approval of Minutes:

- Motion by Anita Bass to approve the regular meeting minutes from January 27, 2025, seconded by Thom DeLoach. Unanimously approved.

#### IV. Words of Privilege from the DDA Chairperson:

- The DDA Chairperson discussed Stone Mountain Main Street program status.

#### V. Citizen Comments:

- J. Monroe mentioned that the city needs businesses/commerce/ industries and the DDA should help.

#### VI. DDA Response to Citizen Comments:

- The DDA Treasurer provided insights on businesses that the DDA has successfully attracted and supported in starting within the City: Cherokee Rose, AARF, The Granite House Lofts, JavaVino, the brewery, The Curl Conqueror, Granite Mountain Distillery and many more.

#### VII. Director's Report

- The DDA's monthly report to the DCA has been submitted.
- The Director read an official letter from the Department of Community Affairs (DCA). The letter confirmed that Main Street Stone Mountain is in full compliance and up to date with all program requirements.

#### VIII. Council Report

- Council and DDA Member Anita Bass, provided a brief update on the last council meeting discussions/action items.

## IX. Old Business:

1. **Enhancement Grant:** The DDA had a brief discussion regarding the Enhancement Grant. There was a proposal to include language allowing landlords with property in the city, but who do not currently hold a business license in the city, to be eligible to apply for the grant.
2. **BEC/DDA Mardi Gras Agreement for FY2025:** A brief discussion was held regarding the event. No motion was made, and no agreement was signed between the DDA and BEC.
3. **DDA social media Page:** Sarah Hage is overseeing the DDA's social media pages. There was a discussion about the Instagram page.
4. **Sweet Potato Café, Façade Grant:** Karen Patton, owner of Sweet Potato Café, was approved for a Façade Grant last year to build a patio deck, with a completion deadline of March 2025. However, the patio project has not yet been started. Instead, Karen Patton completed landscaping and installed new windows. She has requested reimbursement for the completed work (landscaping and windows). The issue is that landscaping and windows were not approved for the façade grant, and according to the grant guidelines, "The DDA will not consider applications on projects where the work has already been started". The DDA Director will be reaching out to the attorney to confirm if Karen Patton can be reimbursed for the landscaping and window projects that were not approved under the façade grant. The DDA suggested that Karen Patton withdraw her façade grant application and instead submit an enhancement grant application to complete the patio project.

## X. New Business

### 1. Enhancement Grant Applications:

- Victor Economy, the property owner of Stone Mountain Plaza / 1054 Main Street, applied for an enhancement grant to paint the entire shopping center and reseal/paint the asphalt parking lot. The DDA requested that the mural on the side of the plaza, which was installed by the DDA, not be painted over. The total cost of the project is \$20,690.00. Grant amount: \$10,000.00.

**Thom DeLoach made a motion to approve the request for the enhancement grant for 1054 Main Street, contingent on the condition that the DDA board updates the grant requirements to include landlords/property owners as eligible applicants. The motion was seconded by Michelle Dunbar. Unanimously approved.**

- Jennifer Gallaway, the property owner of Thirsty Mona Lisa, Inc. / 979 Main Street applied for an enhancement grant to update the façade of her property (repair damaged framing between 977 and 979 Main, remove loose brick and stucco over existing facade. Replace damaged storefront windows. Install awning above storefront windows. Project cost: \$16,751.00. Requested grant: \$10,000.00

**Thom DeLoach made a motion to postpone the discussion about the 979 Main Street enhancement grant application till the next meeting, seconded by Anita Bass. Unanimously approved.**

**2. Discussion Item: Election of DDA Officers:** Motion by Denise Phillips to nominate Carl Wright as a DDA Chairperson, seconded by Anita Bass. Unanimously approved. The nomination of the other DDA Officers was postponed until the next meeting.

**3. Possible Criterium Fall 2025:** there was a brief discussion about the event.

**X. Adjournment:**

Motion by Anita Bass to adjourn the Regular Meeting, seconded by Sarah Hage. Unanimously approved.

Approved by the Board on: \_\_\_\_\_

\_\_\_\_\_ Carl Wright, Chairperson \_\_\_\_\_ Thom Deloach, Vice Chairperson

Form Name: 2025 Community Activity Report  
Submission Time: March 22, 2025 11:03 am  
Browser: Chrome 134.0.0.0 / Windows  
IP Address: 99.48.55.76  
Unique ID: 1326735292  
Location:

**Main Street Community Reporting:** Stone Mountain

**Designation Level:** Classic

**Month of Report:** February

**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?** 2750.00

**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?** Yes

**Please list trainings board members attended and what organization hosted the training.** Robert Witherspoon / DCA / Main Street and DDA 101 Classes

**EVENTS and VOLUNTEERS**

**Did any events occur downtown during the reporting period?** No

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:

0

### JOB CREATION

Did any of the following occur in your downtown district during this reporting period? Check all that apply. Business Opening

How many new businesses opened in your program area during this reporting period? 2

How many new jobs were created from new business opening during this reporting period? 2

Main Street Manager's Notes - Businesses Opening Good law, Car, Accident Lawyers LLC and Bella Tae Wilson Transportation LLC, opened their virtual offices at 925 Main Street.

### 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.





**Ineligible projects:**

- General maintenance other than painting
- Roofs
- Personal property equipment
- Vinyl siding
- Indoor renovations
- Security systems
- Nonpermanent fixtures
- Billboards
- Equipment rentals
- Fees and permits.

**Program Guidelines / The following rules would apply to all grant funds.**

- a. The business is physically located within the downtown development area of the City of Stone Mountain.
- b. ~~The business possesses a valid business license issued by and that was in good standing with the City of Stone Mountain as of August 1, 2024;~~ Applicant, affected business, and/or subject property must be associated with and possess a valid business license in good standing with the City of Stone Mountain, as of August 1, 2024. Applicants must not be delinquent on payments of any City of Stone Mountain taxes, fees, or fines or have any active city code enforcement violations at the time of the application.
- c. Priority will be given to renovations designed to increase pedestrian activity and economic vitality.
- d. Proposed work must follow all applicable local zoning, life safety, and building codes.
- e. Requests for funds must be made via forms provided by the DDA at least two weeks prior to the next regularly scheduled DDA Board meeting, where applicants must present the project in person. Building tenants must have the property owner's permission to apply.
- f. Work may not begin until designs are approved by the DDA Board and the requirements for all applicable local permits are met.





Downtown Development Authority  
 City of Stone Mountain, Georgia  
 875 Main Street  
 Stone Mountain, GA 30083

Section IX. Item #2.

SEP 10 2024 PM 1:55

**FAÇADE GRANT APPLICATION**

Please read the Façade Grant Guidelines before completing the application. Please type or print all entries.

**Applicant Information**

Business Name	: Sweet Potato Cafe, L.L.C.
Contact Name	: Karen Patton
Business Address	: 5377 Manor Dr.
City, ST, ZIP	: Stone Mountain, GA 30083
Telephone	: 770-559-9030
Email	: Sweetpotatocafe@gmail.com

**Property Owner Information (if different from Applicant).**

Property Tax Parcel ID for project location:	1808912002
Property Owner	: Karen Patton
Mailing Address	: 429 Raven Springs Ct
City, ST, ZIP	: Stone Mountain, GA 30087
Telephone	: 404-295-0479
Email	: pattonka51@gmail.com

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

Print Project Description. Check box <input checked="" type="checkbox"/> if Project description or other plans, drawing, photos are attached.

Estimated Cost of Project (attach detailed budget) : \$ 12,312.00

Amount of Façade Grant Requested (See Guidelines) : \$ 5,000.00

I have read the guidelines and affirm that to the best of my knowledge all the entries on this application are accurate and true.

Karen Patton  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Owner (if different from applicant)

Karen Patton  
 Print Name of Applicant

\_\_\_\_\_  
 Print Name of Owner (if different from applicant)



ENHANCEMENT GRANT APPLICATION

Please read the Enhancement Grant Guidelines before completing the application. Please type or print all entries.

Applicant Information:

Business Name: Thirsty Mona Lisa, Inc. Contact Name: Jennifer Galloway Business Address: 979 Main Street City, ST, ZIP: Stone Mountain, GA 30083 Telephone: 770-895-3738 Email: jgalloway.979@gmail.com

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location: 18 089 27 002 Property Owner: Galloway 401K Ret Trust Mailing Address: 6863 Shadow Ridge Lane City, ST, ZIP: Stone Mountain, GA 30087 Telephone: 770-895-3738 Email: jgalloway.979@gmail.com

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

Repair damaged framing between 977 and 979 Main, remove loose brick and stucco over existing facade. Replace damaged storefront windows. Install awning above storefront windows. Note: Additional cost to paint side of building is not included in the attached estimate.

Estimated Cost of Project (attach detailed budget): \$ 16,751 Amount of Façade Grant Requested (See Guidelines): \$ 10,000

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: Jennifer Galloway

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



**DDA Agenda Item**  
**Meeting Date: March 24, 2025**

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**SUBJECT : Enhancement Grant Applications**

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**Item:** Discussion Item

**Department:** DDA

**Presented By:** Maggie Dimov, Economic Development Director/DDA

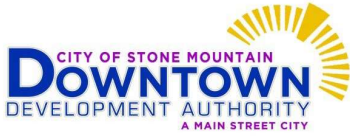
**Summary:** The Downtown Development Authority (DDA) created the Enhancement Grant Program to assist business and property owners with improvements to storefronts in the business district.

Fifty percent (50%) of the total cost of projects approved for grants will be funded one dollar for each dollar spent by the grantee, up to a maximum grant of \$10,000.00. The cost of projects exceeding \$10,000.00 are eligible for grants, but the additional cost will be the responsibility of the grantee. Projects are awarded on a first come, first served basis.

**The following businesses applied for the grant:**

<b>Business Name &amp; Address</b>	<b>Scope of Project</b>	<b>Project Cost and Requested grant amount</b>
<b>Majestic Rental Properties, LLC / 1008, 1010, 1012,1014</b>	Window/door replacement; pressure wash and painting of the front exterior of both buildings.	<b>Project cost: \$22,945.00</b> <b>Requested grant: \$10,000.00</b>
<b>AARF / 951 Main Street</b>	Replace HVAC Unit	<b>Project cost: \$9,627.20</b> <b>Requested grant: \$4,500.00</b>

**Attachments/Exhibits:** Applications and the supporting documents.



**ENHANCEMENT GRANT APPLICATION**

Please read the Enhancement Grant Guidelines before completing the application. Please type or print all entries.

Applicant Information:

Business Name: Majestic Rental Properties LLC
Contact Name: Karen Stills
Business Address: 1008/1010 Main St and 1012/1014 Main St
City, ST, ZIP: Stone Mountain, GA, 30083
Telephone: 770-262-9289
Email: majesticrentalprop@gmail.com

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location: 18 089 02 016 & 18 089 02 015
Property Owner: Jay Stills
Mailing Address: 486 Lynn Valley Way
City, ST, ZIP: Stone Mountain, GA, 30087
Telephone: 678-897-1577
Email majesticrentalprop@gmail.com

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

Window/door replacement and pressure wash/paint front exterior of both buildings.

Estimated Cost of Project (attach detailed budget): \$ 22,954  
Amount of Façade Grant Requested (See Guidelines): \$ 10,000

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: Jay Stills

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



Date: 2/23/2025

To: Jay Stills  
1008, 1010, 1012, 1014 Main Street  
Stone Mountain, GA 30087  
(678) 897-1577  
jay.stills@aol.com

From: Cooper Homes  
3635 Pointer Road  
Loganville, GA 30052  
Office: 770-992-6380  
Fax: 770-992-2374  
[www.CooperHomesInc.com](http://www.CooperHomesInc.com)

Project Description: Window/Door replacement and pressure wash/paint

Item:	Estimated cost:
400 Series Anderson Windows	
Singles x 2	\$2,778
Doubles x 2	\$5,561
ThermaTru Doors	
Doors x 4	\$4,485
Installation/Labor	\$5,565
Delivery and Disposal	\$565
Pressure wash and paint	\$4,000
 <b>Total Estimate:</b>	 <b>\$22,954</b>

1 year warranty included. Permit fee not included.

\*Please note, this is an estimate only and not a contract for services. This estimate is for completing the job as described above. It is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started.

Owner pays actual cost of labor and materials. Thank you.



**ENHANCEMENT GRANT APPLICATION**

Please read the Enhancement Grant Guidelines before completing the application. Please type or print all entries.

Applicant Information:

Business Name:	AARF
Contact Name:	SUSAN LEISURE
Business Address:	951 MAIN STREET
City, ST, ZIP:	STONE MOUNTAIN
Telephone:	
Email:	

Property Owner Information (if different from Applicant). **Applicant is Property Owner**

Property Tax Parcel ID for project location:	18 089 27 013
Property Owner:	Rhodes RENT
Mailing Address:	649 Pinetree Drive
City, ST, ZIP:	Decatur GA 30030
Telephone:	404 281-5253
Email:	jacbarr535@yahoo.com

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

REPLACE HVAC UNIT

Estimated Cost of Project (attach detailed budget): \$ 9627.20  
Amount of Façade Grant Requested (See Guidelines): \$ 4500.00

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: Barrie Rhodes Rhodes RENT

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

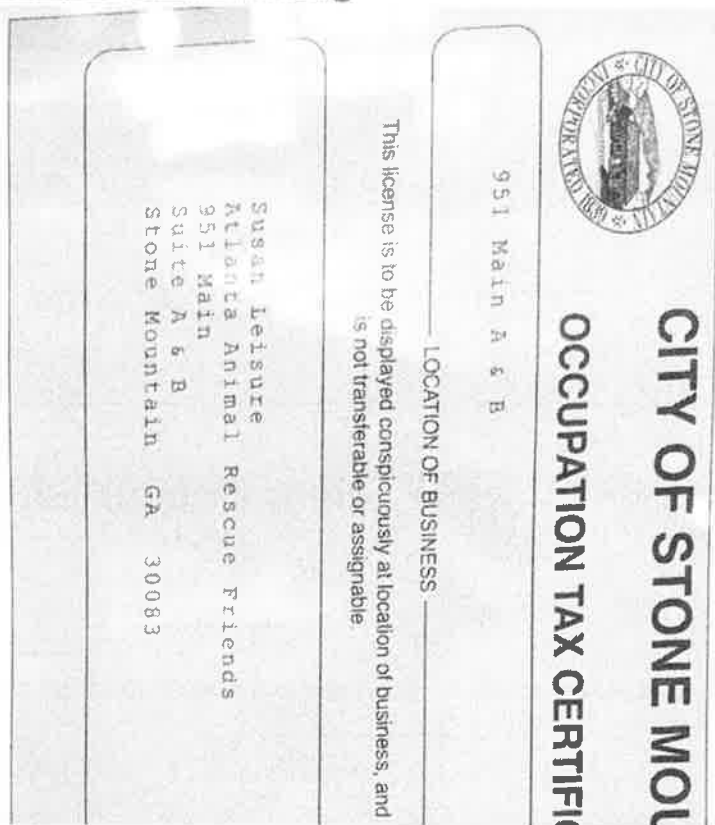
From: Susan Leisure susan@aarfatlanta.org  
Subject: Fwd: SwiftScan Mar 10, 2025  
Date: Mar 10, 2025 at 4:26:53 PM  
To: Jack Rhodes jacbarr535@yahoo.com

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Susan Leisure  
Director  
Atlanta Animal Rescue Friends, Inc.  
951 Main Street  
Stone Mountain, GA 30083  
<http://www.aarfatlanta.org>

Visit us on Facebook - <http://www.facebook.com/AARFAtlanta>

[AARFatlanta.org](http://AARFatlanta.org)



over →



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**BILL TO**

Susan Leisure  
 604 North Stone Mountain Lithonia Road  
 Stone Mountain, GA 30088 USA

ESTIMATE	ESTIMATE DATE
509514004	Feb 26, 2025

**JOB ADDRESS**

AARF / Susan Leisure  
 951 Main Street  
 Stone Mountain, GA 30083 USA

Job: 385791

ESTIMATE DETAILS

AC and Coil Replacement : Commercial use only 5 year warranty available

Unit will be 3 phase 230 volt and r32

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
GM 410a Condenser&Coil 14/5T	Goodman 410a Condenser & Coil Replacement 14/5T L1: <b>Location:</b> <b>Scope:</b> Provide and Install new Goodman 5 ton 14 SEER2 single-stage air conditioner and matching all-aluminum cased evaporator coil. Includes the following: Reclaiming and disposing of refrigerant per EPA requirements, removal, and disposal of existing equipment, new support pad for the outdoor unit, support blocks with flood protection for indoor unit, adapting back to existing plenums, drain lines, refrigerant lines, high/light voltage, gas line, and flue pipe if necessary. Flushing refrigerant lines per manufacturer's recommendations. Pressure test and vacuum refrigerant lines to ensure no leaks or moisture. Charge system with refrigerant per manufacturer's recommendations. Perform a complete start-up and test of both cooling and heating modes. Instruct owner on the operation of new equipment. clean job site to customer's satisfaction, and ensure all work has been performed in accordance with all code requirements. Models of equipment: AC - GSXB406010A Coil - CHPT4860D4A	1.00	\$11,659.00	\$11,659.00
N.HVACWarranty Note	Industry Leading HVAC Equipment Warranty: Warranty on new equipment: - 5 years parts for compressor, coil, and furnace. - 2 year labor, without TE's maintenance plan. Up to 5 years with	1.00	\$0.00	\$0.00