



# Downtown Development Authority Meeting

Monday, March 23, 2026 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 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, February 23, 2026

### IV. Citizen Comments

### V. Director's Report

- [1.](#) DCA Report - February 2026

### VI. Council Report

### VII. Old Business

1. Discussion Item: Mural Project / Stoned Pizza
- [2.](#) Discussion Item: Reconsideration of Approval and Project Timeline – Hilda Wells (955 Main Street):

### VIII. New Business

1. Discussion Item: Appointment to Fill DDA Board Vacancy / DDA Treasurer and New Board Member
2. Discussion Item: DDA Support for Local Events and Funding Opportunities

The Downtown Development Authority (DDA) has expressed interest in supporting local events through financial contributions as a way to promote economic activity, increase foot traffic, and enhance community engagement within the downtown area.

Discussion topic: Tunes by the Tracks 2026

3. Discussion Item: Stone Mountain Visitor Center and Museum Operations and Future Planning

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

**X. Adjournment**

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## Minutes

### I. Call to Order

Carl Wright called the meeting to order at 6:31 p.m. All members were present in person, and the DDA Attorney attended virtually.

- II. **Approval of the Agenda:** Sarah Hage made a motion to amend the agenda to include discussions regarding the new DDA projects for FY2026 and the GMA initiatives, seconded by Sarah Hage. Unanimously approved.
- III. DDA Regular Meeting Minutes, February 2, 2026: Approval of Minutes: Motion by Anita Bass to approve the minutes, seconded by Sarah Hage. Unanimously approved.
- IV. **Citizen Comments:** Michelle Dunbar thanked the City and the DDA for their support and for promoting the bike ride organized by Aztec in honor of Martin Luther King Jr. Day.
- V. **Director's Report:** The DCA monthly report for January 2026 was presented. The Director also reported that the German Restaurant and Live Oak Restaurant have completed their projects and will be reimbursed through the commercial and enhancement grant programs for which they applied.

VI. **Council Report:** Council Member Bass provided an update on the latest Council meeting.

### VII. Old Business

1. Discussion Item: DDA Signs: The DDA Director and Ms. Hage confirmed that the DDA yard signs have been ordered. The signs will be provided to businesses undertaking projects associated with DDA grant programs.
2. Discussion Item: Consideration of a Tax Allocation District (TAD): There was a brief discussion about the approach, idea and benefits for creating such district.
3. Discussion Item: Potential Technical Assistance Panel (TAP) Application with ULI: A brief discussion was held. The DDA members will coordinate with City Council to further evaluate potential projects and determine the scope of work for the application.

### VIII. New Business

1. **New DDA Projects, FY 2026:** there was a brief discussion. Some of the DDA initiatives will include:
  - DDA promoting and SWAG items / Branding
  - DDA event initiatives (bike routes)
  - Downtown landscaping and beautification projects
  - Business outreach
  - Mural projects (Stoned Pizza)
  - Tunes by the Tracks sponsorship
  - New Bank for the DDA

- Cameras around downtown and the lawn on Main Street
- Revitalize the Farmer's Markets

2. **GMA initiatives:** there was a brief discussion about the Georgia Association of Land Bank Authorities (GALBA), which supports over 30 active land banks in Georgia, providing education, resources, and networking to help local governments convert vacant, abandoned, and tax-delinquent properties into productive assets.
3. **Discussion Item: Hiring an Economic Development / Downtown Development Authority (DDA) Executive Director:** The City intends to proceed with hiring an Economic Development Director to support both City and Downtown Development Authority (DDA) initiatives. The duties and responsibilities for the City and the DDA will be outlined separately for clarity and transparency.
4. Consideration of a Joint DDA / City Council Retreat: the DDA Members proposed Saturday, April 11<sup>th</sup>, as a meeting date. Next step: Council to confirm their availability.

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

- Motion by Denise Phillips to enter into an executive session, for the purpose of discussing legal issues, seconded by Michelle Dunbar. Unanimously approved.
- Motion by Denise Phillips to exit the executive session, seconded by Thom DeLoach. Unanimously approved

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

Form Name: 2026 Community Activity Report  
Submission Time: March 20, 2026 1:52 pm  
Browser: Chrome 146.0.0.0 / Windows  
IP Address: 50.207.61.118  
Unique ID: 1443601259  
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:** 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?** 5000.00

**Please select all funding sources which contributed financially to your program's monthly operational expenses:** City/County Consolidated Government

**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:

10

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

5000.00

### Events

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

1

What is the total estimated attendance for all events:

2000

Main Street Manager's Notes - Events

One event for the month of February: Mardi Gras

### 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?

1

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

2

Main Street Manager's Notes - Businesses Opening

One new business: The Rand R Alliance Inc

### 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.

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**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 be 'MJD', is written over a horizontal line.

**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



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.		<b>Custom Job/Work</b>	DEMO (TURNKEY): Labor, equipment & disposal	1	\$11,500.00	\$11,500.00
2.		<b>Custom Job/Work</b>	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.		<b>Pump - 2 1/2" Line</b>	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

Thank you for the opportunity to earn your business!!

Section VII. Item #2.

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**Accepted date**

**Accepted by**



**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 \_\_\_\_\_
1. We will remove the old plumbing pipes and fixtures including the water heater
  2. We will run new PEX water pipes from the meter to feed the remodeled bath
  3. We will install a new toilet that is ADA compliant
  4. We will install a new lavatory and faucet
  5. We will install a point of use electric water heater
  6. 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

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.

Per LLOYD JOHNSON PLUMBING

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 \_\_\_\_\_

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