MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
March 14, 2025
7:30 AM

Present	Chair Mark Allen Vice Chair David Lyons Secretary Mary Jo Groeneveld Lexie Newhouse Ian Coats Nimesh Patel

1. Call to Order / Roll Call

The meeting was called to order at 7:30 am by Mark Allen, KDDA Chair.
KDDA members present: Mark Allen, Mary Jo Groeneveld, Ian Coats, Nimesh Patel, Lexie Newhouse, David Lyons
KDDA members absent: Leslie Patton
Staff members present: Luke Howe, Miranda Taylor

4. Old Business

A. Discussion only: Update on status of Lacy Phase 2 project (South Main).

This item was taken out of order, following the Call to Order. Elliot Van Dyke (Highpoint) provided a brief update on the planning for their phase 2 project across from The Lacy on South Main Street. Elliot shared the site plan for the development and pointed out that they would build the restaurant space shown on the plan concurrently with the rest of the development. They'll build it as a shell to start, and then will do tenant improvements when a lease is signed with the eventual user. They are doing this to hopefully alleviate some of the concerns over the status of delivery of commercial buildings in mixed-use development. David Lyons asked if there would be outdoor seating for this restaurant space, and Elliot confirmed there would be outdoor seating. He also pointed out that they've added 18 slanted on-street parking spaces along South Main and 7 spaces inside the entrance to the development to support the restaurant space. The additional parking will also support the traffic-calming measures they are including (raised medians, pedestrian crossings with beacon lighting, and reduced roadway width).
There is no action required on this item today, this was a discussion only update.

2. Approval of the Meeting Minutes

A. Draft minutes - 2.14.25 meeting

The board reviewed draft minutes from the 2.14.25 meeting. David Lyons made a motion to approve the minutes as presented. Lexie Newhouse seconded the motion.

The motion passed unanimously.

3. Financial Report

A. Financial Report as of 2.28.25

Lexie Newhouse presented the financial report as of 2.28.25 with an ending cash balance of $106,779.03. David Lyons made a motion to approve the financial report as presented; motion was seconded by Nimesh Patel. The motion passed unanimously.

B. Review open invoices

The board reviewed one open legal invoice, and David Lyons made a motion to approve the invoice for payment. Lexie Newhouse seconded and the motion passed with a vote of 6-0.

5. New Business

A. Discussion of RFP response for Drinks at the Depot event

The board discussed the RFP process, but several members had not had an opportunity to read/score the response due to email access issues. The board expressed concern about there being 18 firms who received the RFP packet but only 2 firms that submitted proposals. The board requested that staff ask the Clerk's office if they could send a question to all firms that received the packet to request feedback on why they declined to submit a proposal. This information would help the board with future planning. The board chair requested that everyone read the response and send scores back to Miranda Taylor no later than 3/28 so that the board can have a full review of the response at the April KDDA meeting. David Lyons made a motion to table a review of the RFP response to the April 11 KDDA meeting. Lexie Newhouse seconded the motion. The motion passed unanimously.

6. Main Street Program Updates

A. Completed Placemaking Projects

Miranda Taylor updated the board on the most recently completed placemaking projects in downtown: the plaza lighting and storyboards. Both have been well received and we look forward to doing more projects like this. Miranda also shared the success of the recent Mardi Gras pop-up event, and reminded the board that there is a Pi Day pop-up event today at Depot Park from 11am - 1pm. Based on the success of/interest in these pop-up events, we will consider doing more events like this to activate downtown spaces.

7. Public Comments

No public comment

8. Board Comments

David Lyons stated that he was pleased with the direction we are going with the placemaking and events, and hopes to see more good things like this in the future.

9. Economic Development Director Comments

There were no Economic Development Director comments today.

10. Executive Session

A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDDA could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A. 50-14-3 (4) and/or real estate matters as provided under O.C.G.A 50-14-3(6).

11. Adjourn

With no further business, Ian Coats made a motion to approve, seconded by Nimesh Patel. The motion passed unanimously and the meeting was adjourned at 8:09 am.

A. NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the KDDA's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.