

**MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING**  
**CITY OF KENNESAW**  
**Council Chambers**  
**(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**  
**June 13, 2025**  
**7:30 AM**

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Present	Chair Mark Allen Vice Chair David Lyons Treasurer Leslie Patton Secretary Mary Jo Groeneveld Lexie Newhouse Ian Coats Nimesh Patel Leslie Patton
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**1. Call to Order / Roll Call**

The meeting was called to order at 7:30 am by Chair Mark Allen.

KDDA Members present: Mark Allen, David Lyons, Mary Jo Groeneveld, Lexie Newhouse, Leslie Patton, Ian Coats, Nimesh Patel

Staff present: Luke Howe, Miranda Taylor

**2. Approval of the Meeting Minutes**

A. Approval of draft meeting minutes - 05.09.25

The board reviewed minutes from the last meeting. David Lyons made a motion to approve the minutes as presented. Ian Coats seconded the motion. The motion passed unanimously.

**3. Financial Report**

A. Financial Report as of 05.31.25

Leslie Patton presented the financial report as of 5.31.25 with an ending cash balance of \$112,766.85. Lexie Newhouse made a motion to approve the financial report as presented; seconded by Nimesh Patel. The motion passed unanimously.

B. Approval of open invoices

The board reviewed an open legal invoice, and Nimesh Patel made a motion to approve as presented. David Lyons seconded the motion and it passed unanimously.

**4. Old Business**

A. Updated concept drawings: CBD Application 2690 Keene Street

Mark Allen has a conflict of interest form on file for this project. Mark recused himself from this item and exited the dias. Vice-Chair David Lyons took control of the meeting. Applicant Mark Allen presented updated drawings for the approved CBD project at 2690 Keene Street. There are no material changes to the business plan, but the drawings have been updated with new architectural designs. The full CBD application

(including the new architectural drawings) will be heard by HPC on June 20 and by Mayor & Council in July.

David Lyons asked if the grain silo shown on the drawings is functional, and whether the roll-up doors will function for deliveries. Mark replied that the grain silo is not functional (it is not allowed to be functional) and only 1 of the roll-up doors will be used for deliveries - the others will be used for customer access.

Mark updated the board on the timeline for the project. Underground utility markings are done and he is completing the survey needed for his civil engineers. Once civil plans are completed he can submit for GC bids. Mark anticipates pulling permits in the next 60-90 days.

No action required on this item.

Mark Allen rejoined the dias and resumed his role as Chair following discussion of this agenda item.

## **5. New Business**

### **A. CBD Project Approval: 2861 N. Main Street**

This item was taken out of order, following the Call to Order. Dale Hughes presented the CBD project application & business plan submitted for 2861 N Main Street. He is developing the block with Reformation Brewery as a tenant on the corner in a new 2-story building (including event space), and a food element in the former Whistle Stop building. The new building will be aligned with the road and will feature greenspace at the corner and in the back of the lot, to create better sightlines along Main Street and from the amphitheater. The corner greenspace will be approximately 10-15 ft, not including current city right of way. The proposed building will encompass approximately 10k square feet with all site plan elements. The application will be heard by HPC on June 20 and by Mayor & Council in their July meeting cycle.

Ian Coats inquired about the timeline and what guarantees are there to ensure the project will move forward? Dale explained that the timeline is tied to financing and approval of bonds. Reformation's financing is in place and Dale intends to move forward on the timeline as it is outlined and driven by the financing elements.

Leslie Patton asked about a realistic timeline if all financing was in place -when should we see shovels in the dirt? Dale advised that the plans are drawn and mostly ready for submittal; there are some utility relocation that will need to take place that could slow down the process, but Dale estimates groundbreaking within 30-60 days after bond closure.

David Lyons asked if Reformation is involved as a tenant or an owner? Dale replied that the option for either is on the table.

David Lyons made a motion to approve the CBD application as presented. Leslie Patton seconded. The motion passed unanimously.

### **B. Discussion of dumpster enclosure repair**

Mark Allen presented an overview of this item. The doors on the dumpster enclosure at 2840 S Main Street (that serves 1885 and Bernies) are damaged; one door was hit and

is now completely off the hinges. The current doors are constructed of aluminum and are not sturdy. We have received a quote to replace the doors with steel doors and a reinforced frame which will be much more long-lasting. The work would be done in conjunction with a fence addition at 1885 Grill (which is being managed by 1885 Grill).

Staff has reached out to two other firms for quotes as well, but the quote we currently have on file is from a local firm. David Lyons made a motion to approve the bid, with the condition that it is not more than 10% higher than any other bids received. Ian Coats seconded the motion. The motion passed unanimously.

## **6. Main Street Program Updates**

### **A. 2025-2026 Main Street Affiliate Memorandum of Understanding**

Consideration for approval of a Memorandum of Understanding (MOU) between the City of Kennesaw and the Georgia Department of Community Affairs for the Georgia Affiliate Main Streets Program.

The board reviewed the annual Main Street MOU with the Georgia Department of Community Affairs. This MOU is a requirement for our participation in the Main Street program. David Lyons made a motion to approve the MOU and authorize the Chair to sign. Lexie Newhouse seconded the motion. The motion passed with a vote of 7-0.

## **7. Public Comments**

Tracey Viars commended the board on the good job on the farmers market, and thanked the board for their partnership with KDMA on the First Friday concerts. The concerts have been well attended and are doing exactly what they're supposed to - get people out and about downtown!

Donovan Giardina spoke about the farmers market and shared that the last two markets have performed well and the vendors are happy with the crown attendance.

## **8. Board Comments**

Lexie Newhouse thanked Mark Allen for bringing tables and chairs to the farmers market each week as they have been used regularly.

Ian Coats said that the last concert was well attended and it was great to see people out enjoying downtown. He'd like the board to challenge themselves to think about how the KDDA can best support additional patronage of downtown merchants and get more people to come experience downtown.

### **A. Recognition of Service: David Lyons**

This item was taken out of order, following item 5.A.

David Lyons has served as a KDDA member since 2011. David is retiring and relocating outside of Kennesaw, so today is his last meeting as a KDDA member. The board is grateful to David for his years of dedicated service! To celebrate, the board will take a short recess to enjoy breakfast catered by Honeysuckle Biscuits and Bakery!

The chair declared the board meeting in recess at 7:55 am.

The board returned from the recess and resumed regular meeting operations at 8:10 am.

## **9. Economic Development Director Comments**

No comments at this meeting.

## **10. Executive Session**

No Executive Sesion required.

- 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, David Lyons made a motion to adjourn, seconded by Lexie Newhouse. The motion passed unanimously, and the meeting was adjourned at 8:40 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.

[MIN\_SIGNATURES]