

**MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING**  
**CITY OF KENNESAW**  
**Council Chambers**  
**(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**  
**July 11, 2025**  
**7:30 AM**

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Present                      Chair Mark Allen  
                                    Vice Chair Ian Coats  
                                    Treasurer Leslie Patton  
                                    Lexie Newhouse  
                                    Nimesh Patel

**1. Call to Order / Roll Call**

Mark Allen called the meeting to order at 7:30 am.

KDDA members present: Mark Allen, Lexie Newhouse, Leslie Patton, Ian Coats, Nimesh Patel

KDDA members absent: Mary Jo Groeneveld

Staff members present: Luke Howe, Miranda Taylor

**2. Approval of the Meeting Minutes**

A. Draft meeting minutes - 6.13.25

The board reviewed draft minutes from the June 13 meeting. Nimesh Patel made a motion to approve. Lexie Newhouse seconded the motion. The motion passed 5-0.

**3. Financial Report**

A. Financial report as of 6.30.25

Leslie Patton presented the financial report with an ending balance of \$113,664.94. Lexie Newhouse made a motion to approve and was seconded by Ian Coats. The motion passed unanimously.

B. Review of open invoices

No action required as legal invoice statements were received with a zero balance.

**4. Old Business**

**5. New Business**

A. CBD Application: 2785 Watts Drive

This item was taken out of order, following the Call to Order, out of respect for the applicant's time.

Mr. Eric McConaghy presented the CBD application for 2785 Watts Drive on behalf of the property owner, Watts Holdings. He distributed hard copies of an updated business

plan to the KDDA members for their review during his presentation. A copy of the updated business plan will be added to the online packet for the record. The CBD application proposes construction of 8 detached single family homes on the parcel located at 2785 Watts Drive. The applicant has presented the parcel to several commercial users over the years but has not been successful in reaching an agreement with any clients, so he has shifted to a residential use. This application is scheduled to be heard by HPC in July and Mayor & Council in August. If successfully approved by all groups, the applicant indicated construction would begin in November.

Ian Coats asked if there was a plan to relocate the overhead electrical wires along the front of the property. Mr. McConaghy stated that those electrical lines are in the right-of-way and he would not be able to relocate them. Ian also inquired about the timing of the application - why shift to a residential use now after holding the property for so long? Mr. McConoghy stated that he has a desire to develop the vacant lot and bring a quality product to downtown and he was inspired by the housing he's observed in quaint small towns in the northeast.

The board reviewed the updated business plan. There were no further questions for the applicant. Based on the updated business plan submitted by the applicant, Ian Coats made a motion to approve the CBD application as presented. Leslie Patton seconded the motion. The motion passed with a vote of 5-0.

#### B. Election of KDDA Vice-Chair

Nimesh Patel nominated Ian Coats to serve as Vice-Chair; Ian accepted the nomination. Nimesh Patel made a motion to appoint Ian Coats as Vice-Chair of KDDA. Leslie Patton seconded the motion. The motion passed with a vote of 4-0, with Ian Coats abstaining.

#### C. Appointment of additional check signer

Miranda Taylor explained the need for an additional check signer for KDDA. It does not have to be an officer, but should be a KDDA member who is available to sign checks in a timely manner. Lexie Newhouse made a motion to appoint Leslie Patton as an additional check signer. Nimesh Patel seconded the motion. The motion passed 4-0 with Leslie Patton abstaining.

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

Miranda Taylor reminded the board of the requirement for each board member to complete 2 hours of training and shared online resources available through Georgia Main Street. Mark Allen asked board members to try to make progress in this area by the next meeting to ensure we meet the requirements for our annual assessment.

### **7. Public Comments**

Tracey Viars commented on the Farmers Market and said to keep doing a great job with this event! She also thanked the board for their continued support of KDMA and the First Friday concerts, as these have been well attended and a great event for downtown.

Donovan Giardina commented and asked if we would work on locking the portapotty at the Farmers Market; it is often used by nearby construction crews and then is not very clean for our vendors and customers to use. He also stated that he heard many compliments about the days that an officer was onsite to help with pedestrian crossing and requested that we find a way to continue that presence. Board members agreed and asked staff to coordinate with PD.

## **8. Board Comments**

Mark Allen asked the board to consider if they'd like to change the start time of KDDA meetings; we would keep the same day (2nd Friday) but we could push the start time later. He also asked staff to check the lights in the tunnel and Main Street Plaza to be sure they were still scheduled to come on/off as intended.

Ian Coats reported that he attended the Parks & Recreation public meeting last week, and it was well-supported. Lexie Newhouse stated that she also attended and heard many people sharing requests for a playground downtown.

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

Luke Howe provided an update on the CBD applications for the projects submitted for 2690 Keene Street and 2861 N. Main. Both were heard by Mayor & Council this week. Luke shared with the board that development overall is slow right now due to the economic uncertainty. Many developers are asking for slow entitlement processes to allow them more time to mitigate risk and ensure project performance. As a department, we are countering this by putting more focus on community/downtown engagement activities (like pop-up events) and business development and retention. Luke also provided an update on the status of the library parcel purchase and the marketing package for the building at 2881 N Main Street.

## **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, the Chair called for a motion to adjourn. Lexie Newhouse made the motion, seconded by Ian Coats. Motion passed unanimously and the meeting was adjourned at 8:05 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]