



Authority Members

Mark Allen
Ian Coats
Lexie Newhouse
Nimesh Patel
Mary Jo Groeneveld
Doug Edwards
Leslie Patton

**Kennesaw Downtown Development Authority
Meeting Agenda
April 10, 2026 7:30 AM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

- 1. Call to Order / Roll Call**
- 2. Approval of the Meeting Minutes**
 - A. Draft meeting minutes 3.20.26 Special Called Meeting
 - B. Draft Executive Session minutes - 3.20.26
- 3. Financial Report**
 - A. KDDA Financial Report as of 3.31.26
 - B. Review of open invoices
- 4. Old Business**
 - A. Update on Bond Issuance Fee — Highpoint
 - B. Update on Kennesaw Farmers Market
- 5. New Business**
 - A. CBD Application Review: 2250 Lewis Street
 - B. Flex Grant Application: Wreckon Skate + Vinyl
 - C. Flex Grant Application: Butler Historic Structure Assessment
 - D. Flex Grant Application: WellSpa Med
 - E. Flex Grant Application: Lather & Leash
- 6. Main Street Program Updates**
- 7. Public Comments**

8. Board Comments

9. Economic Development Director Comments

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

- 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.

**MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
March 20, 2026
7:30 AM**

Present Chair Mark Allen
 Vice Chair Ian Coats
 Treasurer Leslie Patton
 Secretary Mary Jo Groeneveld
 Lexie Newhouse
 Nimesh Patel
 Doug Edwards

1. Call to Order / Roll Call

The meeting was called to order at 7:31 am by Chair, Mark Allen.
KDDA members present: Mark Allen, Lexie Newhouse, Doug Edwards, Mary Jo Groeneveld, Leslie Patton, Ian Coats, Nimesh Patel
Staff members present: Luke Howe, Miranda Taylor, Fred Bentley, Jr.

2. Approval of the Meeting Minutes

A. Draft meeting minutes — 2.13.26

The board reviewed draft minutes from the 2.13.26 meeting. Lexie Newhouse made a motion to approve the minutes as presented. Ian Coats seconded the motion. The motion passed unanimously, 7-0.

3. Financial Report

A. KDDA Financial Report as of 2.28.26

Leslie Patton presented the financial report as of 2.28.26 with an ending cash balance of \$122,544.04. Lexie Newhouse made a motion to approve the financials as presented; the motion was seconded by Nimesh Patel. The motion passed with a vote of 7-0.

B. Review open invoices

No action required at today's meeting.

4. Old Business

5. New Business

A. Approval of Water and Sewer Easements for The Lacy

Fred Bentley, Jr. presented the item regarding water and sewer easements required for Phase II of The Lacy project. The easement documents are included in the agenda packet. The easements are already part of the CBD project that has been approved for this site, but the action today is necessary to authorize the chair to sign and execute the

easement documents so that the easements can be recorded. Nimesh Patel made a motion to approve the easements and authorize the Chair to sign the easement documents. Leslie Patton seconded the motion. The motion passed with a vote of 7-0.

B. Review and approval of Bond Resolution and Bond Documents for Lacy Phase II Project

Fred Bentley Jr. presented a summary of the previous actions taken by the board on this project, including the Inducement Resolution that outlined the terms for the bond documents being considered at today's meeting. Fred explained that specific approvals are required today in order to move forward with bond validation and to finalize the required documents for the bonds outlined in the previously approved Inducement Resolution. Fred updated the board on the timeline and next steps, including a bond validation hearing, court appearances, and answers that will be due to the court prior to the finalization of the bond. Ian Coats made a motion to approve moving forward with the bond validation and authorizing the Chair and Secretary to sign the bond documents as required. Nimesh Patel seconded the motion. The motion passed unanimously, 7-0.

C. Acceptance of Conflict of Interest Letter - Mark Allen

Let the record reflect that Mark Allen turned over control of the meeting to Vice-Chair Ian Coats at 7:37am and left the meeting room.

Fred Bentley Jr. advised the board that Mark Allen had submitted a Conflict of Interest Letter to the board, and that the conflict letter had been posted with the agenda and advertised as required by law. The conflict letter is required in order to disclose the financial interest held by Mr. Allen in the Lazy Guy Distillery project, as he is the business owner. The board should review the letter and take action to accept the letter as part of the official minutes.

Mary Jo Groeneveld made a motion to accept the Conflict of Interest letter submitted by Mark Allen. Nimesh Patel seconded the motion. The motion passed unanimously with a vote of 6-0, with Mark Allen absent for the vote.

D. Approval of Inducement Resolution — Lazy Guy Distillery Project

Let the record reflect that Mark Allen was not present for this agenda item, as outlined in the previous item.

Luke Howe presented the Inducement Resolution for the Lazy Guy Distillery project. Luke reminded the board that Lazy Guy has already completed the CBD project approval process for their business expansion and is now in the process of finalizing their financing. The incentives outlined in the Inducement Resolution will abate new property taxes for 20 years. Lazy Guy will then work with lenders to collateralize financing using the tax savings. This is a cashless transaction for the KDDA and is very similar to the bond deals we have completed for other development projects. Luke stated that State Law requires Downtown Development Authorities to have board members with significant investment in the downtown (business owners, property owners, etc), and provides a vehicle for dealing with the conflict of interest. In that

regard, it is not unusual for the board to consider incentives in this case. Lexie Newhouse noted that the recipient of the incentives pays the legal fees involved and making a significant investment not only in the business expansion but also in the incentive proposal. There were no further questions or comments from the board. Vice-Chair Ian Coats called for a motion. Doug Edwards made a motion to approve the Inducement Resolution and authorize the Vice-Chair to sign as required. Nimesh Patel seconded the motion. The motion passed unanimously with a vote of 6-0 (Mark Allen was absent for the vote). Ian Coats asked the KDDA attorney to admit Mark Allen back to the meeting room.

Following the vote, Mark Allen rejoined the meeting and resumed his role as Chair at 7:43 a.m.

6. Main Street Program Updates

Miranda Taylor shared that based on the annual assessment documents submitted for 2025, Kennesaw has been invited to make a presentation for Classic-level accreditation, which is full accreditation as a Main Street Community. The presentation is scheduled as a Teams meeting with DCA staff on 3/31. Miranda will send a calendar invitation to the board; all are welcome to join the presentation if they are available.

The KSU students working a downtown advertising plan for their capstone class project will be presenting their projects as part of their class final exam the last week of April. Miranda will share the dates/times with the board when they are scheduled. If any board members are available to attend the in-person presentations, please let Miranda know; this will be a great opportunity for the students to gain real-world experience doing client presentations.

7. Public Comments

Tracey Viars reminded the board that KDMA will begin hosting First Friday concerts again in April. They can use help with setup on Friday mornings and breakdown on Saturday mornings for each First Friday. The board asked staff to remind them of the dates and times that assistance is needed so that they can volunteer. Tracey also encouraged the board to attend the quarterly Merchant Mixers that are organized by Miranda Taylor for the Main Street program. Tracey stated that it is a great way to meet downtown business owners and get to know them.

With no further comments, the floor for Public Comment was closed.

8. Board Comments

Mary Jo Groeneveld asked if there were any updates on Dale Hughes's projects. She noted that he had previously mentioned he would attend and provide regular updates, but the board has not heard from him in a while. Luke Howe shared that Dale is working on design documents for the Reformation project, and offered to reach out to Dale and ask him to attend the meeting next month to provide a project update.

Leslie Patton asked about project update reports, noting that the last written project

update report the board received was very helpful in knowing the status of ongoing projects. Luke agreed to send a summary of our quarterly report when it is completed. For today's meeting, Luke gave the board an update on the following projects: Smash Hit Burgers (scheduled to open soon in the old "Nest" parcel), and the Collier Building (2881 N. Main; KDA approved an LOI with a user and is going through contract due diligence).

Lexie Newhouse offered congratulations to Miranda Taylor on a successful Mardi Gras event! It was well attended and Lexie noted that she is glad to see us focusing on community activation events like these.

9. Economic Development Director Comments

Luke Howe provided project updates during Board Comments and had no further comments at this time.

10. Executive Session

Leslie Patton made the following motion: That this Authority now enter into closed session as allowed by O.C.G.A. §50-14-3 and pursuant to advice by the City Attorney, for the purpose of discussing Land & Legal. Seconded by Ian Coats. Those voting in favor: Mark Allen, Mary Jo Groeneveld, Lexie Newhouse, Doug Edwards, Ian Coats, Nimesh Patel, and Leslie Patton. Those opposed: none. The motion passed unanimously. The KDDA entered closed session at 7:52 am.

Leslie Patton made the following motion: That this body, in open session, adopt a resolution authorizing and directing the presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratifies the actions of the KDDA taken in closed session and confirm that the subject matter(s) of the closed session were within the exceptions permitted by the open meetings law. Seconded by Nimesh Patel. Those voting in favor: Mark Allen, Mary Jo Groeneveld, Lexie Newhouse, Doug Edwards, Ian Coats, Nimesh Patel, and Leslie Patton. Those opposed: none. The motion passed unanimously, 7-0. The KDDA exited closed session at 8:09 am.

In open session, Ian Coats made a motion to ratify the Letter of Intent for Parcel A. Nimesh Patel seconded the motion. The motion passed unanimously with a vote of 7-0.

- 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. Doug Edwards made the motion; seconded by Ian Coats. The motion passed 7-0 and the meeting was adjourned at 8:10 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]

Kennesaw Downtown Development Authority
Operating Cash Activity
For the Month Ended March 31, 2026

Beginning Cash	122,544.04
Cash Receipts:	
L&B Brands	393.93
1887 Grill LLC	393.93
Main Street Burger Inc	2,431.58
Interest Earned	237.25
Total Cash Receipts	<u>3,456.69</u>
Cash Disbursements:	
Republic Services of GA	787.87
Kathryn Collier	742.63
Total Cash Disbursements	<u>1,530.50</u>
Ending Cash	<u><u>\$ 124,470.23</u></u>



Account	Name	Balance
Fund: 760 - KDDA FUND		
Assets		
760-0000-11-111200-00000	OPERATING ACCOUNT	124,470.23
760-0000-11-112100-00000	KDDA FACADE	3,774.25
760-0000-11-311100-00000	DUE FROM/TO GENERAL FUND	1,050.00
	Total Assets:	129,294.48
		<u>129,294.48</u>
Liability		
760-0000-12-260000-00000	DEPOSITS PAYABLE	3,000.00
	Total Liability:	3,000.00
Equity		
760-0000-13-521400-00000	F/B - UNRESTRICTED	113,842.12
	Total Beginning Equity:	113,842.12
Total Revenue		22,318.94
Total Expense		9,866.58
Revenues Over/Under Expenses		12,452.36
	Total Equity and Current Surplus (Deficit):	126,294.48
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>129,294.48</u>



City of Kennesaw

Income Statement Account Summary

For Fiscal: 2025-2026 Period Ending: 03/31/2026

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 760 - KDDA FUND						
Revenue						
760-0000-34-756500-00000	FARMERS MARKET	2,000.00	2,000.00	0.00	0.00	2,000.00
760-0000-34-756600-00000	DOWNTOWN MERCH SHOP	1,500.00	1,500.00	0.00	0.00	1,500.00
760-0000-34-758000-00000	HOLIDAY MARKET	2,500.00	2,500.00	0.00	1,960.00	540.00
760-0000-34-758500-00000	BEER FESTIVAL REVENUE	2,500.00	2,500.00	0.00	0.00	2,500.00
760-0000-36-100000-00000	INTEREST REVENUES	1,200.00	1,200.00	244.45	1,377.42	-177.42
760-0000-38-100700-00000	RENTS&ROYALTIES(BURGERFI) 2844 S. MAI	28,932.00	28,932.00	2,431.58	14,522.64	14,409.36
760-0000-38-900000-00000	OTHER (MISCELLANEOUS REV)	9,145.00	9,145.00	787.86	4,458.88	4,686.12
760-0000-39-400000-00000	USE OF PY RESERVES	9,619.00	9,619.00	0.00	0.00	9,619.00
	Revenue Total:	57,396.00	57,396.00	3,463.89	22,318.94	35,077.06
Expense						
760-7550-52-121000-00000	LEGAL SERVICES	15,000.00	15,000.00	0.00	237.62	14,762.38
760-7550-52-125000-00000	OTHER PROFESSIONAL SERV	10,620.00	10,620.00	787.87	4,430.55	6,189.45
760-7550-52-127000-00000	DESIGN & GRAPHIC DESIGN	250.00	250.00	0.00	0.00	250.00
760-7550-52-231000-00000	RENTAL OF LAND & BUILDNG	8,916.00	8,916.00	742.63	5,198.41	3,717.59
760-7550-52-325000-00000	POSTAGE	100.00	100.00	0.00	0.00	100.00
760-7550-52-330000-00000	ADVERTISING	500.00	500.00	0.00	0.00	500.00
760-7550-52-350000-00000	TRAVEL	500.00	500.00	0.00	0.00	500.00
760-7550-52-363000-00000	MEETING EXPENSES	100.00	100.00	0.00	0.00	100.00
760-7550-52-371000-00000	PROFESSIONAL DEVELOPMENT	600.00	600.00	0.00	0.00	600.00
760-7550-52-395000-00000	MILEAGE REIMBURSEMENT	250.00	250.00	0.00	0.00	250.00
760-7550-52-550000-00000	DEVELOPMENT AUTH EXPENSES	15,000.00	15,000.00	0.00	0.00	15,000.00
760-7550-52-615000-00000	FARMERS MARKET	1,560.00	1,560.00	0.00	0.00	1,560.00
760-7550-52-615500-00000	HOLIDAY MARKET	2,500.00	2,500.00	0.00	0.00	2,500.00
760-7550-52-616600-00000	DOWNTOWN MERCH SHOP	1,500.00	1,500.00	0.00	0.00	1,500.00
	Expense Total:	57,396.00	57,396.00	1,530.50	9,866.58	47,529.42
	Fund: 760 - KDDA FUND Surplus (Deficit):	0.00	0.00	1,933.39	12,452.36	
	Total Surplus (Deficit):	0.00	0.00	1,933.39	12,452.36	

Income Statement

For Fiscal: 2025-2026 Period Ending: 03/31/2026

Group Summary

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 760 - KDDA FUND					
Revenue	57,396.00	57,396.00	3,463.89	22,318.94	35,077.06
Expense	57,396.00	57,396.00	1,530.50	9,866.58	47,529.42
Fund: 760 - KDDA FUND Surplus (Deficit):	0.00	0.00	1,933.39	12,452.36	-12,452.36
Total Surplus (Deficit):	0.00	0.00	1,933.39	12,452.36	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
760 - KDDA FUND	0.00	0.00	1,933.39	12,452.36	-12,452.36
Total Surplus (Deficit):	0.00	0.00	1,933.39	12,452.36	



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: April 10, 2026
TITLE: Update on Bond Issuance Fee — Highpoint

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 260410KDDA-Kennesaw-II-Issuance-Fee-Invoice_Redacted



INVOICE

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY

April 10, 2026

Mr. Elliot Van Dyke
Highpoint



Dear Mr. Van Dyke,

As you know, the Kennesaw Downtown Development Authority (KDDA) levies a standard bond issuance fee of one-eighth (1/8th) of one percent (1%) of the project's total projected tax value upon completion. Issuance fees are due at closing.

Item	Description	Projected Tax Value	Multiplier	Fee
Bond Issuance Fee	Bonds-for-Title financing for Kennesaw II/ Lacy II	\$60,000,000	x 0.00125	= \$75,000.00

TOTAL OWED
KDDA

\$75,000.00



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: April 10, 2026
TITLE: Update on Kennesaw Farmers Market

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: April 10, 2026
TITLE: CBD Application Review: 2250 Lewis Street

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 2250 Lewis St - CBD Application



Community Development
Planning & Zoning Department
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144

**CENTRAL BUSINESS DISTRICT
REZONING CHECKLIST**
Required Fee \$0

Darryl Simmons
Planning & Zoning Administrator

Chanelle Campbell
Assistant Zoning Administrator/Planner

For questions, please feel free to contact the Planning and Zoning Department at (770) 590-8268 or zoningdept@kennesaw-ga.gov.

CHECKLIST ITEMS

- Application completed, signed and notarized
- A copy of the deed for said property with full legal description
Please note: Copy of the deed is needed to verify the name of the property owner
- Total Rezoning Fee – \$0
- The above items can be submitted in one of the following ways:
 1. Scan and email to zoningdept@kennesaw-ga.gov in PDF format.
 2. Submit in person at 3080 Moon Station Rd, 2nd Floor, Kennesaw, GA 30144
 3. Mail to ATTN: Zoning, 2529 J O Stephenson Avenue, Kennesaw, GA 30144



**CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL**

Date Received _____
Staff's Initials _____

Is this property located within the Kennesaw Historic District (yes) _____ (no) _____?

A minimum of one consultation to review project concept and factors to consider in the planning & design phase prior to initial site plan and architectural review, submission and hearing before the Mayor and Council is mandatory.

Date Received _____ Staff's Initials _____

Procedures for filing for CBD Approval:

1. Original application completed, signed and notarized
2. Application must be filled out completely, signed and returned to the Zoning Administrator
3. Copy of Business Plan
4. Copy of warranty deed that reflects the current property owner
5. Copy of site plan with proposed project consistent with the Kennesaw Design Guidelines
6. Completed application and supporting documents listed on one Flash Drive or email to zoningdept@kennesaw-ga.gov in PDF format

CBD Approval Process:

1. Submittal to KDDA for review and comment
2. Submittal to HPC for Certificate of Appropriateness (if in HPC district) not in HPC district comments only required from HPC
3. Review/ Approval by Mayor and Council

PROPERTY ADDRESS 2250 Lewis Street

Land Lot 138 Tax Parcel 20013801620 Lot Size 0.50 Present Zoning CBD

Proposed Project for Property _____
Existing structure to be demolished and replaced with a parking lot. _____


Add additional sheet if necessary

APPLICANT City of Kennesaw, Georgia - Ricky Stewart, Public Works Director

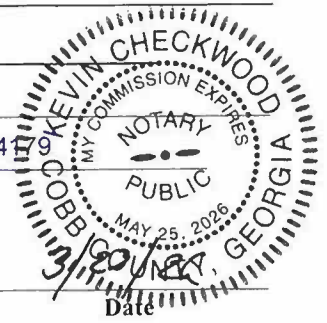
APPLICANT EMAIL rstewart@kennesaw-ga.gov

Applicant address 2529 J.O. Stephenson Ave., Kennesaw, GA 30144

(Fax #) _____ (Work #) 770-421-8582 (Cell #) 678-458-4119

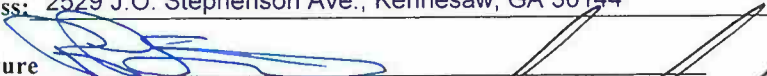
Applicant Signature 

Signed, sealed and delivered in presence of: 
Notary

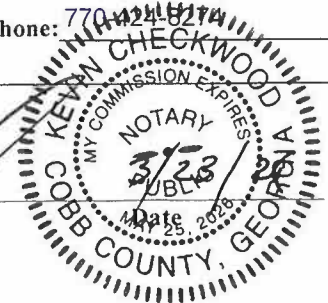


TITLEHOLDER: City of Kennesaw, Georgia Telephone: 770-421-8582

Address: 2529 J.O. Stephenson Ave., Kennesaw, GA 30144

Signature 

Signed, sealed and delivered in presence of: 
Notary





CENTRAL BUSINESS DISTRICT PROJECT

CBD Project Administratively approved by:

Darryl Simmons, Planning & Zoning Administrator

Date: _____

- APPROVED
- REQUIRES KDDA APPROVAL
- REQUIRES HPC APPROVAL
- MAYOR AND COUNCIL

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY:

Hearing Date: _____

Recommendation: see attached minutes

Signature Kennesaw Downtown Development Authority:

HISTORIC PRESERVATION COMMISSION:

Hearing Date: _____

Recommendation: see attached minutes

Signature Historic Preservation Commission

KENNESAW MAYOR AND COUNCIL:

Hearing Date: _____ see attached minutes



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

No

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 23 day of MARCH, 2026

Applicants Signature

¹ If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

² Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.



CENTRAL BUSINESS DISTRICT PROJECT

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: April 10, 2026
TITLE: Flex Grant Application: Wreckon Skate + Vinyl

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. Wreckon-Grant-App_Redacted



Kennesaw Downtown Development
Authority Main Street on the Move Flex
Grant Application

Contact Information

Business DBA Name: _____

Legal Name (if different): _____

Street Address: _____

Website: _____

Primary Contact Name: _____

Title: _____

Phone Number: _____ Email: _____

Date: _____

Grant Request

Project Description:

Total Project Budget: _____ Requested Grant Amount: _____

Percent of Total Budget: _____ Estimated Project Completion Date: _____

As a separate attachment, please include supplementary materials outlined in the grant guidelines (cost estimates, drawings, schematics, goal statement, etc.).

Acknowledgement

By signing below, I affirm that the information provided in this grant application is both truthful and accurate. I understand that all text and photos submitted in this application may be used by the KDDA during grant announcement/award and in press related materials pertaining to the grant recipients.

Signature: Jennifer Friend Date: _____

Wreckon Skate + Vinyl Signage : Goal & Intended Outcome

Goal: To install high-visibility exterior signage for Wreckon, a community-focused retail space specializing in skateboards and independent music. The goal is to establish a clear visual landmark that reflects the store's character and maximize brand recognition.

Intended Outcome: The signage will serve as an invitation to potential customers in our community and contribute to a "shop local" atmosphere. By identifying the storefront, we hope to increase foot traffic in the area, enhance the aesthetic character of the streetscape, and show our commitment to a long-term investment in the neighborhood.

Thank you for your consideration!

Nathan & Jennifer Friend



Wreckon Skate + Vinyl

Store Front & Directional Signage_Concept

10/10/25

V21



1 PROPOSED LAYOUT - RENDERING
Scale: NTS

Typical Specs
Fabricated Aluminum Cabinet w/ Recessed
White Washed Wood Paneling. 3/4" Thick
Lasercut Logo Graphic Mechanically Attached
To Face



2 TYPICAL - FRONT VIEW
Scale: 1 1/2" = 1'

3 SIDE VIEW
Scale: 1 1/2" = 1'

Black Letters w/
Contrasting White Returns

Wood Laminate
Backer



1 PROPOSED LAYOUT - RENDERING
Scale: NTS

Typical Specs
ACM w/ Full Coverage Digitally Printed
Vinyl Graphic Applied To Face



2 TYPICAL - FRONT VIEW
Scale: 1 1/2" = 1'

INVOICE

ABC Sign Group, LLC, d/b/a 41
South Creative
1349 Old 41 Highway Suite #135
Marietta, GA 30060

ideas@41southcreative.com
+1 (770) 420-3008
http://www.41SouthCreative.com



Bill to
Wreckon Atlanta
2893 North Main Street
Kennesaw, GA 30144 US

Ship to
Wreckon Atlanta
2893 North Main Street
Kennesaw, GA 30144 US

Invoice details

Invoice no.: 22252-B
Terms: Net 30
Invoice date: 02/11/2026
Due date: 03/13/2026

P.O. Number: Jennifer Friend
Sales Rep: Corinne/Harrison
Job Number: 22252-B

#	Date	Product or service	Description	Qty	Rate	Amount
1.		SIGN	Wreckon ATL Skate and Vinyl: Store Front Sign and Directional Sign Taxable	1	\$1,750.50	\$1,750.50
2.		Services	Wreckon ATL Skate and Vinyl: Store Front Sign and Directional Sign Non-Taxable		\$442.88	\$442.88
3.			Invoice #2			
4.			Contract Amount = \$4,596.81			
5.			Previously Invoiced = \$2,298.40			
6.			Current Invoice = \$2,298.41			

Subtotal \$2,193.38
Sales tax \$105.03

Note to customer

Thank You For Your Business!

Total \$2,298.41

Accounts

BUSINESS CHECKING

Current Balance

Available Balance

[REDACTED]

[REDACTED]

Transactions Account Details Analytics

DATE	DESCRIPTION	AMOUNT	BALANCE
FEB 24 2026	[REDACTED]	-\$2,298.41	\$1,984.17
OCT 21 2025	[REDACTED] <i>Add a category</i>	-\$2,298.40	\$27,254.95
OCT 6 2025	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: April 10, 2026
TITLE: Flex Grant Application: Butler Historic Structure Assessment

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. Butler-FlexGrantApp_Redacted



Kennesaw Downtown Development
Authority Main Street on the Move Flex
Grant Application

Contact Information

Business DBA Name: Josh Butler (Homeowner)

Legal Name (if different): Joshua Andrew Butler

Street: [REDACTED]

Website: N/A

Primary Contact Name: Josh Butler

Title: Homeowner

Phone Number: [REDACTED] Email: [REDACTED]

Date: 4/6/2026

Grant Request

Project Description:

I'm a homeowner requesting a grant provided by KDDA to explore the possibility of tearing down a historical home so that the property can be sold for future commercial use. In two years plus on the market, we have not been able to find a buyer who is interested in keeping the current structures on the property due to cost of repairs and structural unworthiness, lack of flexibility in use of the current residential structure, and lack of being able to add any parking to the current site due to the structure taking up most of the property. Adhering to the HPC guidelines has become a hardship on the sale of the property. While a structural engineer has deemed it not fit for saving, it is my understanding that I will need to work with a historical architect in this process and that the KDDA has funds available for a homeowner who is seeking to sell a residential property as commercial in such situation. Several buyers have expressed interest in the property, but only if they can buy the property for the land value without being restricted to the current structures and the level of repair that would be involved including removing and remediating a in-ground pool that sits behind but very close to the already fragile structure. I also understand I will have to pay this grant back if I can't sell the property to a commercial buyer within 12 months.

Total Project Budget: up to \$4,000

Requested Grant Amount: Up to \$4,000

Percent of Total Budget: N/A

Estimated Project Completion Date: ASAP

As a separate attachment, please include supplementary materials outlined in the grant guidelines (cost estimates, drawings, schematics, goal statement, etc.).

Acknowledgement

By signing below, I affirm that the information provided in this grant application is both truthful and accurate. I understand that all text and photos submitted in this application may be used by the KDDA during grant announcement/award and in press related materials pertaining to the grant recipients.

Signed by: [Signature]
Signature: [Signature]
0365A66E5699458...

Date: 4/6/2026



October 1, 2025

Hayberg Restoration Network
3880 Due West Road NW, Suite 116
Marietta, GA 30064
ATTN: Lewis Hayberg

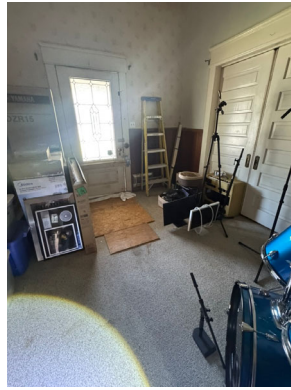
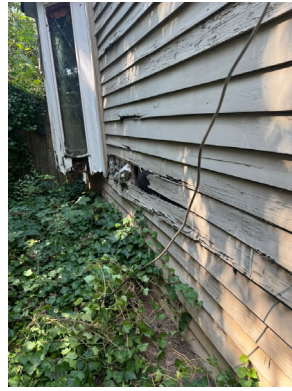
RE: Structural Consultation
Residence located at 2759 S. Main Street
City of Kennesaw

Dear Mr. Hayberg:

ARIES, Inc. is pleased to present this report addressing my findings from my review of the existing structure at the above referenced residence on September 19, 2025. The 1908 property has excessive sloping floors, roof and foundation issues in addition to degradation of the exterior elements, including but not limited to the deck and siding. My observations and recommendations are discussed below:

- The wood framed home was constructed on brick piers. There are brick and mortar sections which have deterioration of the mortar and the brick façade. Older homes used lime in the mortar. Lime is much softer than Portland cement. The hand-packed bricks used in the older homes were fired at lower temperatures than current available bricks. The older bricks tend to be softer as well. I observed degradation of the piers as well as leaning and displacement of the piers. These piers are not constructed with a concrete footing making stabilization difficult. New piers are typically recommended.
- The left side of the home sits close to grade which creates an environment for moisture and termite damage to the wood around the perimeter of the home.
- The roof at the rear has a concave slope indicating failure of the rafters supporting the roof. At a minimum additional purlins and bracing are required and potentially new rafters.
- The excessive floor slopes throughout the home indicate a failure of the structural components supporting the floor and walls. At a minimum, these areas would have to be removed, supporting walls and roof and rebuilt. This is a difficult task as the roof framing lacks supports currently required by code. Removing the framing at the floor will likely cause movement and potentially failure of the roof, necessitating a complete rebuild.
- The porch framing was rebuilt at some point. My investigation revealed improperly supported framing at the bearing ends of the beams to piers and lack of mechanical connections. The decking and steps need replacement due to degradation of the wood.





In my professional opinion, to make the home structurally sound will require that the components are brought up to code. To accomplish code compliancy, some replacement of foundation supports, floor framing, wall framing and roof framing will be required. Due to the age of the home and the access, this will be a difficult to achieve. If you have any questions regarding this report, please call at your convenience.

Very truly yours,
ARIES, Inc.



Lauren D. Wayne
GA P.E. Number 22659, PEF004249 Expires 6/30/2026
ICC 5222143 Residential Combination -R5, Building -B5, Mechanical -M5 and Plumbing -P5 Inspector

fn:2759MainSt.docx



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: April 10, 2026
TITLE: Flex Grant Application: WellSpa Med

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. WELLSPA MED GRANT APPLICATION (3) (002)_Redacted



Kennesaw Downtown Development
Authority Main Street on the Move Flex
Grant Application

Contact Information

Business DBA Name: WellSpa (Human Spa) & Lather + Leash (Pet Spa)
Legal Name (if different): Introspekts Wellness Group
Street Address: 2652 S. Main Street, Suite 2108, Kennesaw, GA 30144
Website: www.latherandleash.pet
Primary Contact Name: Mary Wilson
Title: Owner
Phone Number: [REDACTED] Email: [REDACTED]
Date: 15 January 2026

Grant Request

Project Description: Project Description Attached

Total Project Budget: \$18,742 Requested Grant Amount: \$11,000
Percent of Total Budget: 58% Estimated Project Completion Date: March, 20, 2026

As a separate attachment, please include supplementary materials outlined in the grant guidelines (cost estimates, drawings, schematics, goal statement, etc.).

Acknowledgement

By signing below, I affirm that the information provided in this grant application is both truthful and accurate. I understand that all text and photos submitted in this application may be used by the KDDA during grant announcement/award and in press related materials pertaining to the grant recipients.

Signature: [Handwritten Signature] Date: 15 Jan 2026



Use of Grant Funds

Grant funding will support the acquisition of clinical skincare systems, therapeutic equipment, and essential operational infrastructure required to expand service capacity, improve treatment outcomes, and maintain a clean, efficient, and professional treatment environment.

This investment combines both **revenue-generating equipment** and **sanitation-focused infrastructure**, ensuring WellSpa Med can operate at full capacity while maintaining high standards of care.

Equipment & Infrastructure Investment

Category	Description	Cost
Circadia Premium Back Bar System	Clinical-grade skincare system for corrective and sensitive skin, including supportive care for compromised skin conditions	\$5,800
LED / Red Light Therapy System	Supports reduction of inflammation, promotes tissue recovery, and assists in pain relief	\$3,500
Thumper Maxi Pro Massager	Deep muscle stimulation for tension relief, circulation, and recovery support	\$600
Biotone Bodywork Products	Professional massage products to support therapeutic services and client comfort	\$1,200
Treatment Room Equipment	Steamers, carts, and tools for safe and efficient service delivery	\$1,200
Washer & Dryer Unit	High-capacity system for daily linen and towel sanitation	\$2,400
Sales Tax (Estimated)	Applicable tax on equipment purchase	\$192
Plumbing & Installation (Quoted)	Water connection, drainage, electrical setup, and installation labor	\$3,850

Total Equipment & Infrastructure Investment: \$18,742

Requested Grant Amount

\$11,000

Estimated Completion Date

April 20, 2026

SUMMARY

This combined investment supports both service delivery and operational efficiency. Clinical equipment enables WellSpa Med to expand therapeutic and skincare services, while the addition of an in-house laundry system ensures proper sanitation of linens and treatment materials. Together, these upgrades allow the business to operate at a higher capacity while maintaining a clean, safe, and professional environment for all clients.



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: April 10, 2026
TITLE: Flex Grant Application: Lather & Leash

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. LATHER + LEASH @ THE LACY KENNESAW GRANT APPLICATION (3)_Redacted



Kennesaw Downtown Development
Authority Main Street on the Move Flex
Grant Application

Contact Information

Business DBA Name: WellSpa (Human Spa) & Lather + Leash (Pet Spa)
Legal Name (if different): Introspekts Wellness Group
Street Address: 2652 S. Main Street, Suite 2108, Kennesaw, GA 30144
Website: www.latherandleash.pet
Primary Contact Name: Mary Wilson
Title: Owner
Phone Number: [REDACTED] Email: [REDACTED]
Date: 15 January 2026

Grant Request

Project Description: Project Description Attached

Total Project Budget: \$69,499 Requested Grant Amount: \$20,000
Percent of Total Budget: 28% Estimated Project Completion Date: March, 20, 2026

As a separate attachment, please include supplementary materials outlined in the grant guidelines (cost estimates, drawings, schematics, goal statement, etc.).

Acknowledgement

By signing below, I affirm that the information provided in this grant application is both truthful and accurate. I understand that all text and photos submitted in this application may be used by the KDDA during grant announcement/award and in press related materials pertaining to the grant recipients.

Signature: [Handwritten Signature] Date: 15 Jan 2026



Grant Request Project Description

Project Name: Lather + Leash – Pet Spa

Project Description:

Lather + Leash is a premium pet wellness spa designed to provide grooming, self-wash, and pet care services in a clean, efficient, and structured environment. The business addresses the growing need for accessible pet hygiene services within pet-friendly residential communities, where consistent grooming and maintenance are essential to maintaining cleanliness in shared spaces.

The project is primarily equipment-driven with minimal build-out requirements, allowing for a streamlined launch and immediate service availability. By making pet hygiene services convenient and consistent, Lather + Leash supports improved sanitation, reduced pet-related buildup in shared areas, and a higher standard of community living.

Total Project Budget

\$69,499

Requested Grant Amount

\$20,000

Estimated Completion Date

June 1, 2026

Use of Grant Funds

Grant funding will support the acquisition of a commercial-grade self-wash and grooming system, along with essential infrastructure improvements required to operate a high-capacity pet wellness facility.

Equipment & Infrastructure Investment

Category	Description	Cost
Self-Wash Pro Equipment Package	Includes 5 tubs, wash tables, drying tables, high-velocity dryers, and finishing dryers designed for high-volume use	\$25,999
Plumbing Installation	5 wash stations @ \$900 per tub	\$4,500
Interior Paint (979 sq ft)	Full interior refresh for durability and cleanliness	\$1,200
Wallpaper / Feature Wall	Accent design to enhance customer experience	\$800
Grooming Tools & Supplies	Clippers, shears, restraints, sanitation tools	\$10,000
Branding & Signage	Exterior/interior visibility and customer experience	\$5,000
Software & POS Systems	Scheduling, payments, membership management	\$4,000
Licenses & Permits	Operational compliance	\$3,000
Working Capital	Initial operating buffer	\$15,000

Total Project Cost: \$69,499

Operational Capacity

- 5 wash stations
- 30–50 pets per day
- High-efficiency workflow

Revenue Model

- Grooming services (\$65–\$85 avg ticket)
- Self-wash services (\$15–\$25 per use)
- Memberships (\$39/month)
- Add-on services and retail

Financial Projections

Metric	Projection
Monthly Revenue (Year 1)	\$18,000 – \$25,000
Break-even	Month 8–10
Net Margin Goal (Year 2)	15%–20%

Community Impact

- Encourages routine pet hygiene
- Reduces pet hair and sanitation issues in shared spaces
- Improves overall cleanliness in pet-friendly environments
- Creates 3–5 jobs in the first year

Build-Out Efficiency

- **979 sq ft total space**
- **\$6,500 total build-out cost**
- **\$6.64 per sq ft**

Closing Statement

This funding will support the acquisition of essential equipment and infrastructure, enabling Lather + Leash to operate efficiently at launch and contribute to a cleaner, more well-maintained community environment.

Contact: Mary Wilson | Lather + Leash | (678) 471.0528