

**MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING  
CITY OF KENNESAW  
Council Chambers  
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)  
June 12, 2026  
7:30 AM**

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Present                      Chair Mark Allen  
                                    Treasurer Leslie Patton  
                                    Lexie Newhouse  
                                    Nimesh Patel  
                                    Doug Edwards

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

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

KDDA members present: Mark Allen, Lexie Newhouse, Doug Edwards, Nimesh Patel, Leslie Patton

KDDA members absent: Ian Coats, Mary Jo Groeneveld

Staff present: Luke Howe, Miranda Taylor

**2. Approval of the Meeting Minutes**

A. Draft Executive Session minutes - 04.10.26

The board reviewed draft minutes from the 4.10.26 Executive Session. This item was tabled at the last meeting. Nimesh Patel made a motion to approve the minutes as presented. Leslie Patton seconded the motion. The motion passed unanimously.

B. Draft meeting minutes 05.08.26

The board reviewed draft minutes from the regular meeting held on 5.08.26. Lexie Newhouse made a motion to approve the minutes as presented and was seconded by Nimesh Patel. The motion was approved with a vote of 5-0.

**3. Financial Report**

A. Financial Report as of 05.31.26

Leslie Patton reviewed the Financial Report as of 05.31.26 with an ending cash balance of \$185,265.47. Lexie Newhouse made a motion to approve the financials as presented. The motion was seconded by Doug Edwards and passed unanimously.

Chair Mark Allen notified the board that a legal invoice was received after the agenda was published, and asked the board to consider a motion to add review of the open invoice to the agenda so that the invoice can be paid in a timely manner. Nimesh Patel made a motion to add review of the open invoice to the agenda and was seconded by Leslie Patton. The motion passed unanimously and Item B: Review of Open invoice was added to the agenda.

B. Review of open invoice: The board reviewed the invoice received for legal services. Leslie Patton made a motion to approve the invoice for payment. Lexie Newhouse seconded and the motion passed unanimously.

#### **4. Old Business**

#### **5. New Business**

##### **A. KDDA Bylaws Update**

The proposed change to the KDDA Bylaws removes the time of the meeting from Article IV, Section 4.2, leaving the requirement for the board to meet on the second Friday of each month. The meeting time will be published via public notice. The board discussed meeting times for future meetings and agreed that 8 am is reasonable and all members will be able to attend.

Nimesh Patel made a motion to approve the updated Bylaws as presented and was seconded by Doug Edwards. The motion passed with a vote of 5-0.

Doug Edwards made a motion to update the Public Notice for KDDA meetings to reflect an 8 am start time. The motion was seconded by Nimesh Patel and passed unanimously.

##### **B. Flex Grant Application - SuBourbon/Prohibition Co.**

The board reviewed the Flex Grant application submitted by Michael Judvytis for SuBourbon Bar/ Prohibition Co. The applicant requests funding to cover the installation of a new grease trap that is required by Cobb Water as part of the remodel to the current space in order to open the new business (Prohibition Co.). The board discussed the grease trap requirement and the improvement to infrastructure that the new grease trap will add.

Lexie Newhouse pointed out that the application was a little confusing since the budget included the full remodel project and asked staff to clarify the application so that applicants are clear on what the grant funding will cover. In this case, while the board understands they are funding a grease trap, they don't want anyone reading the application to think they are funding other items on a tenant buildout. The other board members agreed with this comment and directed staff to update the grant application accordingly.

The board discussed the previous grease trap grant that was awarded and confirmed that it was paid out in installments. The board would like to do the same with this grant request, so that they are able to support this downtown business while still ensuring adequate funds are available for KDDA operations. Nimesh Patel made a motion to approve the grant application in the amount of \$30,000, to be paid in 3 annual installments. Doug Edwards seconded the motion. The motion passed with a vote of 5-0.

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

##### **A. Discussion: Downtown marketing and promotional action items based on KSU marketing presentations**

As a follow-up to board comments from the last meeting, the board discussed ideas to

support additional marketing and promotional action items for downtown. The board was supportive of allocating funding to support new marketing initiatives and liked the idea of creating a student ambassador group or funding an intern that could work with the City's Communications team or be shared between KDDA and KDMA. Creating a group of Student Ambassadors and creating collaboration with student influencers from KSU was the board's top action item based on this discussion. Staff will do research on appropriate funding levels and outline a program for the board to consider for implementation at the next KDDA meeting. No action is needed on this item today, but staff will have an agenda item for consideration at the July board meeting.

## **7. Public Comments**

Tracey Viars spoke and thanked the board for their continued support of KDMA and First Friday. She heard great feedback on the June concert and was proud to hear that it was so well attended. Tracey also echoed the comments about the Flex Grant application, noting that it was unclear what the applicant was asking for when reading the application from the packet. She stated it would be good to update the application to gain more clarity on the specific items grant applicants are requesting funding for.

## **8. Board Comments**

No board comments at this meeting.

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

Luke Howe shared that the owners of the former Martha Moore site (the proposed Kennesaw Square project) have reached out and are starting to work again on their development agreement and plans for the site. The financial market is still slowing down projects like this one, but we are hopeful that they will be in a position to start moving the project forward by the end of the year.

### **A. 2881 N Main St project update**

Luke Howe gave the board an update on the status of the KDA-owned building at 2881 N. Main Street. The group that has the building under contract is working on their building plans and completing other items during their due diligence period. Staff has started a conversation with them about available incentives, and Luke will be discussing some financial incentives and price forgiveness with the KDA at their next meeting. It is possible that the KDA will ask if the KDDA is willing to assist. The board discussed the project with Luke and determined that assistance fits within their mission and would be beneficial to supporting redevelopment & revitalization downtown. Staff will bring a resolution to the next meeting to discuss options if needed.

## **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. Doug Edwards made a motion to adjourn, seconded by Leslie Patton. The motion passed unanimously 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]