MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
July 10, 2026
8:00 AM

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

1. Call to Order / Roll Call

Chair Mark Allen called the meeting to order at 8:00 am.

KDDA members present: Mark Allen, Mary Jo Groeneveld, Doug Edwards, Lexie Newhouse, Leslie Patton, Ian Coats
KDDA members absent: Nimesh Patel
Staff members present: Luke Howe, Miranda Taylor, Fred Bentley, Jr.

The Chair noted that a time-sensitive item regarding an Inducement Resolution for 2881 N. Main Street had been inadvertently left off the agenda, and asked the board for a motion to add the item to the agenda. Lexie Newhouse made a motion to add the consideration of an Inducement Resolution to the agenda under New Business as Item 5B. Leslie Patton seconded the motion. The motion passed unanimously. The item will be added to the agenda as item 5B and a new agenda packet will be published as reference.

Chair Mark Allen noted that a representative for items 5A and 5B is present, as well as the KDDA attorney, Fred Bentley, and requested that the agenda be taken out of order in consideration of the time of our guests. There were no objections to taking the meeting agenda out of order. The minutes will reflect the order in which the meeting was conducted.

5. New Business

B. Inducement Resolution - 2881 N. Main Street (added to agenda by unanimous vote at 7.10.26 meeting)

Fred Bentley, Jr. and Luke Howe presented an overview of the Inducement Resolution for 2881 N. Main St. Jeff Kimmel, representing HEYKIM2, LLC, the company purchasing the property, was in attendance and gave the board an overview of the project. The project timeline is approximately 12-18 months for the full rehabilitation of the building. The bond closing will occur at the end of the construction phase. The inducement resolution proposes a 20-year tax abatement with an annual PILOT payment to the city. The document is the standard inducement resolution that the board has used on other projects.

Ian Coats made a motion to approve the Inducement Resolution. Lexie Newhouse seconded the motion. The motion passed unanimously.

A. Historic Rehabilitation Grants Proposal - 2881 N. Main Street

Luke Howe reviewed the grant proposal for 2881 N. Main Street with the board. This grant proposal is part of the incentives that staff are working on for the project, and the KDA will also participate in the grant proposal. The proposal includes metrics that are tied to performance, issuing grant funds when permits are pulled and at issuance of the Certificate of Occupancy for the business. Mary Jo Groeneveld made a motion to approve the grant proposal. Leslie Patton seconded the motion and the motion passed with a vote of 6-0.

2. Approval of the Meeting Minutes

A. Draft meeting minutes 06.12.26

The board reviewed draft meeting minutes from the 06.12.26 meeting. Doug Edwards made a motion to approve the minutes as presented. Mary Jo Groeneveld seconded and the motion passed unanimously.

3. Financial Report

A. Financial Report as of 6.30.26

Leslie Patton reviewed the financial report with an ending cash balance of $187,514.77. Lexie Newhouse made a motion to approve the financial report as presented. Ian Coats seconded the motion. The motion passed with a vote of 6-0.

B. Approval of open invoices

There were no open invoices received prior to the meeting. No action required on this item.

4. Old Business

6. Main Street Program Updates

A. Presentation: Downtown Ambassador Program (Capstone Project for Certified Downtown Professional)

Miranda Taylor is completing a capstone project for the Certified Downtown Professional Program through Carl Vinson Institute and the Georgia Downtown Association. She presented her project to the board to fulfill the requirement for a public presentation of the capstone. The project proposal is for a Downtown Ambassador Program, which will consist of a 4-week course to train local residents, partners, and stakeholders on the state of downtown development in Kennesaw. Modeled after the city's successful Kennesaw 101 classes, the course aims to create grassroots advocates to support downtown and to help share the story of Downtown Kennesaw in our community to a wider audience.

Following the presentation, Miranda advised the board that she has completed all the required coursework for the Certified Downtown Professional Program and pending successful review of the capstone project, she anticipates graduating at the Georgia Downtown Conference in August.

This item was a presentation only; no action is required from the board.

7. Public Comments

Tracey Viars reminded the board that the next First Friday concert is coming up on August 7, and KDMA would appreciate help with setup and breakdown of the tables and chairs for the event.

8. Board Comments

Mark Allen shared the following comments:

- Mark received information about a potential pub crawl on July 18, hosted by Pisano's. This is not an official city-sponsored event. Mark will let the board know if any more information becomes available.
- Mark asked about an update on a KSU Student liaison/ambassador program. Staff is still working on details and will provide a report next month.
- The Lacy Phase 2 project is moving quickly; Mark encouraged board members to drive by to see the progress if they haven't already.
- Mark will update the board on the status of the Lazy Guy project plans in the next couple of months, as they continue to revise and work on funding options.

9. Economic Development Director Comments

Luke Howe discussed the potential need to updated the KDDA's boundary map, based on projects that are on the horizon. This is an action that would be taken by Mayor & Council, but staff will keep the board updated on the progress as more information is available.

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 to discuss, the Chair called for a motion to adjourn. Mary Jo Groeneveld made a motion to adjourn, seconded by Ian Coats. The motion passed unanimously and the meeting adjourned at 8:33 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]