MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
August 14, 2026
8:00 AM

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

1. Call to Order / Roll Call

The meeting was called to order at 8:00am by Mark Allen, KDDA Chair.
KDDA members present: Mark Allen, Mary Jo Groeneveld, Ian Coats, Nimesh Patel, Lexie Newhouse, and Doug Edwards.
KDDA members absent: Leslie Patton
Staff members present: Luke Howe, Tanyel Aviles
Guests: Fred Bentley

2. Approval of the Meeting Minutes

A. Draft meeting minutes — 07.10.26

The board reviewed draft minutes from the 07.10.26 meeting. Mary Jo Groeneveld made a motion to approve the minutes as presented. Ian Coats seconded the motion. The motion passed unanimously, 6-0.

3. Financial Report

A. Financial Report as of 7.31.26

Lexie Newhouse presented the financial report as of 07.31.26 with an ending cash balance of $179,175.23. Nimesh Patel made a motion to approve the financial report as presented; motion was seconded by Doug Edwards. The motion passed unanimously 6-0.

B. Review of open invoices

The board reviewed one open legal invoice. Nimesh Patel made a motion to approve the invoice for payment. Lexie Newhouse seconded. Motion passed unanimously, 6-0.

4. Old Business

None

5. New Business

A. Request for approval and execution of refinancing documents for The Lacy on South Main; 2652 South Main Street

Fred Bentley states that the bank being used by the Lacy 2 project is requiring additional paperwork to issue a loan. They want a recognition agreement and a collateral assignment of bond, rental agreement, option and other bond documents. He requests that the KDDA authorize the Chair and Secretary to sign the aforementioned documents for holding until the time of closing and the loan is funded. Motion made by Lexie Newhouse. Seconded by Doug Edwards. The motion passed unanimously, 6-0.

B. Flex Grant Application: WellSpa Med; 2652 S. Main St.

Chair Mark Allen presents the Flex Grant Application for WellSpa Med. WellSpa Med is requesting grant funds for a commercial washer/dryer which falls within the guidelines of the flex grant. The applicant could not be present at the meeting, but staff member, Tanyel Aviles, recited some information sent by the applicant.
There is a brief discussion regarding a desire by the KDDA to revisit the guidelines of the flex grant program, and revise the parameters therein. They request that a revisit of the flex grant guidelines and an exploration of potential clawbacks be added to the next meeting's agenda.
The board agrees to support half of the total project cost, $7,598.00. The Chair asks for a motion to approve the flex grant application to reimburse WellSpa Med half of the total project cost up to $3,850.00. Motion made by Doug Edwards. Second by Lexie Newhouse. The motion passed unanimously, 6-0.

6. Main Street Program Updates

A. Main Street Program Reminders: Training and Events

Tanyel Aviles states that the Main Street 101 training will be held in Rome on Monday, 8/17 (Edwards & Groeneveld are registered to attend). All other members with outstanding Main Street 101 training completion should have a link in their email to access the online training. This training must be completed by Dec 31.
The next First Friday concert will be on Sept 4, 2026. Event setup is at 8:30 Friday morning and breakdown is at 9:30/9:45 pm (following the end of the concert). KDDA members are encouraged to attend and volunteer if possible.

7. Public Comments

None

8. Board Comments

None

9. Economic Development Director Comments

Luke Howe gives a brief synopsis of ongoing Downtown projects.

10. Executive Session

None

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

Adjourned at 8:32am.

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]