

MINUTES OF KENNESAW DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA, 30144)
June 17, 2026
6:00 PM

1. Call to Order / Roll Call

Meeting called to order at 6:00pm.

- Members Present: Antoinette Griffin, Sandra Glenn, Justin Koehn, Matt Riedemann, Keith Palmer, and Chris Davis
- Members Absent: Justin Crocker
- Staff Present: Luke Howe and Tanyel Aviles
- Guests Present: Dave Heymann

2. Approval of the Meeting Minutes

A. Review of Meeting Minutes from 04/15/26

1. The board reviews the meeting minutes from the meeting date 04/15/26.
2. Motion to approve the meeting minutes from 04/15/26 by Keith Palmer. Second by Sandra Glenn.
3. Justin Koehn abstains.
4. All in Favor, 5-0.

B. Review of Executive Session Meeting Minutes from 04/15/26

1. The board reviews the executive meeting minutes from the meeting date 04/15/26.
2. Motion to approve the meeting minutes from 04/15/26 by Sandra Glenn. Second by Antoinette Griffin.
3. Justin Koehn abstains.
4. All in Favor, 5-0.

3. Financial Report

A. Review of Financial Report as of 05/31/26

1. The financial report as of 05/31/26 is presented by Keith Palmer.
2. The only activity for the month was interest revenue of \$1,136.49 and an expense of \$1,450.00 in legal services. Operating Account as of 05/31/26 is \$594,411.38.

3. No questions or comments presented.
4. Motion to approve the financial report as presented by Justin Koehn. Second by Antoinette Griffin.
5. All in Favor, 6-0.

4. Old Business

None

5. New Business

A. 2881 N Main St Incentives

- Luke Howe introduces Dave Heymann of Chamblee Tap and Market who will be occupying the property located at 2881 N Main St and creating Kennesaw Tap and Market.
- After initial due diligence and review of the cost estimates of the project, Dave Heymann and his partner have asked for a twenty-year (20) tax abatement where the KDA would retain title and lease the subject property back to Mr. Heymann and his partner for an amount that would go directly to their debt service.
- The second incentive would be forgiveness of the \$200,000 contribution from the KDA to the purchase price of the property. The KDDA has offered to provide the KDA with \$100,000 to help match the KDA's contribution in the event that the KDA forgives the \$200,000 contribution to the purchase price.
- Dave Heymann presents his and his partner's professional histories and their experience with Chamblee Tap and Market for the KDA, and details some of the needed repairs to the property that they have discovered in their due diligence period.
- The KDA discusses Mr. Heymann's plans for the property, including: what they will be selling, estimated timelines for completion, his relationship with the neighboring businesses and the historical structure of the building.
- Chris Davis has a concern that the property will be purchased and remain unchanged. He requests that there be a requirement to act included in the agreement that includes recourse or clawbacks in the case that the business does not move forward in a timely manner.
- Luke Howe states that they can include a reasonable timeline as part of the grant agreement, and that, typically with incentives, there are performance standards.
- Mr. Heymann recognizes the KDA's desire for the project to move forward, and expresses his mutual desire for the same. He does not oppose the request.
- With no further comments or questions, Matt Riedemann calls for a motion to preliminarily approve the requested incentive package including: the \$200,000 purchase price forgiveness grant with a contribution from the KDDA of \$100,000, the twenty-year (20) tax abatement and the incentive performance standard of 'timing to act' as part of the incentive agreement for the proposed lease whereas the details of said lease will be presented at the next KDA meeting for final approval.

- Motion made by Chris Davis. Seconded by Sandra Glenn. All in Favor, 6-0.

6. Public Comments

None

7. Staff Comment

None

8. Executive Session

- A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDA 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).

The KDA did not enter into Executive Session.

9. Adjourn

Motion to adjourn by Keith Palmer. Seconded by Justin Koehn. All in Favor, 6-0.

Adjourn at 6:43pm.

[MIN_SIGNATURES]