MINUTES OF KENNESAW DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA, 30144)
August 19, 2026
6:00 PM

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1. Call to Order / Roll Call

Meeting called to order at 6:02pm.

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

2. Approval of the Meeting Minutes

A. Review of Meeting Minutes from 06/17/26

- The board reviews the meeting minutes from the meeting date 06/17/26.
- Justin Koehn motions to approve an amendment to the draft meeting minutes from 06/17/26. The words, "for the proposed lease whereas the details of said lease will be presented at the next KDA meeting for final approval," will be added to the final line of the motion regarding the New Business Line Item - 2881 N Main St Incentives. Seconded by Keith Palmer. All in Favor, 4-0.
- Motion to approve the amended meeting minutes from 06/17/26 by Antoinette Griffin. Seconded by Justin Koehn. All in favor, 4-0.

3. Financial Report

A. Review of Financial Report as of 07/31/26

- The financial report as of 07/31/26 is presented by Keith Palmer.
- The only activity for the month was interest revenue of $1,146.59 and an expense of $7,123.07 for the property taxes related to 2881 N Main St that needed to be settled prior to the sale of the property. Operating Account as of 07/31/26 is $588,495.75.
- Motion to approve the financial report as presented by Justin Koehn. Seconded by Antoinette Griffin. All in Favor, 4-0.

4. Old Business

A. None

5. New Business

A. Ratify Grant Proposal for property at 2881 N Main St

- Economic Development Director, Luke Howe, explains that the property at 2881 N Main St has been sold to the new owner/operator, and this item is the finalization of the previous verbal agreement by the KDA to ratify the grant application for incentives. Protections have been put in place for the incentive agreement in which the KDA will provide the $100,000 grant once the owner/operator receives their building permits and the remaining $100,000 grant from the KDDA will be provided when the owner/operator receives their Certificate of Occupancy. The KDDA is also providing a 20 year tax abatement as an incentive on the property.
- It is clarified that there was a previous lease structure being considered instead of the original sale discussion. However, on the advice of legal and bond counsel, staff concluded that a sale of the property would be the best course of action at this time. This would avoid the owner/operator from being subject to the bidding requirements through the City of Kennesaw's Public Works Department, and certain KDDA requirements.
- Justin Koehn is concerned about the order of operations and expresses his desire to have had the opportunity to reevaluate the incentive package in light of the sale as opposed to a lease structure in which the KDA would retain ownership. There is a brief discussion regarding the way the lease structure and incentives work in economic development terms, and Luke Howe expresses that, in the future, he will be more communicative with the KDA. Fred Bentley suggests holding more regular meetings for the time being to keep the KDA more informed.
- Antoinette Griffin is concerned about parking in the area as the City develops. Luke Howe states that the City has bought the Library property, and that will be converted into additional parking for the area. Eventually, the KDA will be able to structure exclusive parking deals. However, that has not yet been finalized.
- Justin Koehn believes the KDA was denied the opportunity to negotiate the incentive package in light of the sale as opposed to a lease structure. He would've considered the incentives packages to be different between the two options. He believes that the incentives in a lease structure where the property would remain in the KDA's ownership would be appropriate because the KDA would be investing in their own asset. However, with the sale, he believes the KDA sold the property at a more reduced rate than what he thinks the market could afford, and wanted to revisit other developer bids.
- Luke Howe states that there would not have been a re-review of other developer bids as the City chose the the one they wanted.
- Justin Koenh believes that the new owner/operator is asking too much of the City to already have bought the property for a reduced rate and then also receiving incentives.
- Luke Howe clarifies that all of the developers staff entertained requested

incentives despite the reduced price, and that, no matter which developer was chosen, incentives would have always been an ask as the building requires quite a bit of rehabilitation to become operable.

- Antoinette Griffin asks if staff anticipates that the owner/operator will return with another ask.
- Luke Howe does not expect that they will as their due diligence has been thorough, and they have previous experience with this type of project.
- Justin Koehn asks what the abatements are worth.
- Luke Howe states that over a 20 year term what the abatements are likely worth.
- Justin Koehn evaluates the worth of the incentives as opposed to the sale price of the property. Luke Howe explains that the banks want to see an investment from the community on these types of projects, and the City is willing to help fund development.
- Fred Bentley and Luke Howe discuss the powers of Development Authorities and the history behind much of the state and local policies.
- Without further comment, Matt Riedemann calls for a motion to ratify the grant proposal for the property at 2881 N Main St. Keith Palmer makes a motion as presented. Seconded by Justin Koehn. Vote 3-1. Motion does not carry as there must be a minimum of four (4) majority votes.

6. Public Comments

None

7. Staff Comment

- Luke Howe states that the KDA may be presented with a new economic development project at the next meeting.
- Antoinette Griffin asks if there are any updates to the proposed KDA Grant Program.
- There are no current updates, but staff can be prepared to present more information regarding the program at the next meeting.

8. Executive Session

The KDA did not enter into 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).

9. Adjourn

Motion to adjourn by Antoinette Griffin. Seconded by Keith Palmer. All in Favor, 4-0. Adjourn at 6:38pm.

[MIN_SIGNATURES]