

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Wednesday, June 18, 2025

9:00 AM

**City Hall
110 Academy Street**

Downtown Development Authority

1. Call to Order***Board Members Present:***

Jennifer Hughes (Chair)
Ashley Carlile
Raul Cifuentes
Lee Oliver
Brooke Schmidt
Carmen Slaughter
Cory Wilson

City Staff & Council:

Bill Grant, Mayor
Shawn Tolan, City Council
Billy Peppers, City Manager
Nathan Ingram, Asst. City Manager
Velinda Hardy, Downtown Development Manager
Brandon Poole, Infrastructure & Facilities Manager

2. Approval of the Agenda

Mr. Ingram requested to the Board that they amend the agenda to include an item under Old Business as Item 7A - Update by Modern Mobility on the Hickory Flat Highway Gateway Concept Plan. Member Hughes moved to approve the agenda as amended; Member Wilson seconded the motion; Motion carried.

3. Review/Approval of Minutes**A. Downtown Development Authority Draft Minutes - May 15, 2025**

Attachments: [Minutes - Downtown Development Authority - May 15, 2025](#)

Member Oliver moved to approve the minutes; Member Carlile seconded the motion; Motion carried.

4. Public Input

There was no public input.

5. Financials

Nathan Ingram provided the Board with updated financials through May.

6. New Business

None

7. Old Business

A. Discussion of Possible HVAC Repairs at Canton Village Shopping Center

7A. Update on the Hickory Flat Highway Gateway Concept Plan – Representatives from Modern Mobility provided the Board with an update on the concept plan being created for the Hickory Flat Hwy Gateway project. Collectively, it was recommended that a joint meeting be convened between both the City Council and the DDA Board, along with an invitation to stakeholders, to allow everyone to learn the details of the concept plan. Staff informed the Board that they would work toward getting this scheduled as quickly as possible.

7B. Discussion of Possible HVAC Repairs at Canton Village Shopping Center – Nathan Ingram along with Brandon Poole, provided the Board with some information regarding potential maintenance on the HVAC units at the Canton Village Shopping Center, potential repair and replacement costs for the existing HVAC. Member Oliver moved to provide a letter to all tenants in the Canton Village Shopping Center requiring all tenants to vacate the premises no later than September 30, 2025, and in doing so, the DDA will hold in escrow all rents collected for the months of July through September, returning those rents to the tenant upon vacating the premises in accordance with the terms of their lease; Member Carlile seconded; Motion carried with Members Cifuentes and Slaughter voting against the motion.

B. Update on the Downtown Fire Station

Billy Peppers and Nathan Ingram gave a quick update on the renovation project for the Downtown Fire Station. The Board was informed that the County will be removing fire fighters from the location during construction but will make sure that EMS are still housed in the downtown area and Fire Stations #3 and #11 support the downtown area with firefighting services. The project is moving along as expected and should commence construction around January and be completed by the end of the calendar year.

C. Update on the North Street Project

i. Review and Possible Approval of an IGA between the City, DDA, and County

Billy Peppers and Nathan Ingram provided the Board with information on an Intergovernmental Agreement (IGA) between the City, DDA and County for a mixed-use development along North Street. A draft of the agreement was provided to the Board for their review. A copy will be presented to the Council at their July 3rd Council Meeting for their consideration to approve. Member Schmidt moved to approve the IGA between the DDA, the City, and the County; Member Oliver seconded; Motion carried.

ii. Discussion of Proposed Contract with Goodwyn Mills Cawood for Architectural & Engineering Services

Mr. Ingram provided the Board with an update on the City's and GMC's work toward a contract for Arch/Eng services. Mr. Ingram had discussions with

GMC last week and provided them with the most recent comments from both the City and the County and asked for an updated proposal. The DDA should have a proposal at their July meeting for consideration to approve.

8. What's Going On in Canton!

Velinda Hardy provided the Board with an update on upcoming events in the Canton area.

9. Board Introduced Items

None

10. Executive Session to Discuss Real Estate

Member Schmidt moved to enter the executive session to discuss real estate; Member Oliver seconded; Motion carried.

Member Schmidt moved to exit executive session; Member Oliver second; Motion carried.

Member Schmidt moved to approve the purchase of two properties (301 Marietta & 351 Marietta Rd.) for an amount not to exceed \$655,000 and to approve the Chair and/or the Chair's designee to sign PSA's and all closing documents; Member Oliver seconded; Motion carried.

11. Adjourn

Member Oliver moved to adjourn; Member Schmidt seconded; Motion carried.