

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Wednesday, December 11, 2024

10:00 AM

**City Hall
110 Academy Street**

Downtown Development Authority

1. Call to Order

Present: Jennifer Hughes, Cory Wilson, Jose Luna, Brooke Schmidt

Also: Billy Peppers, Bethany Watson, Kristin Norton Green, Lauren Johnson

Jennifer Hughes called the meeting to order.

2. Approval of the Agenda

Motion to approve by Schmidt

Seconded by Wilson

Approved unanimously

3. Review/Approval of Minutes**A. Downtown Development Authority Draft Minutes - October 9, 2024**

Attachments: [Minutes - Downtown Development Authority - October 9, 2024](#)

Motion to approve by Schmidt

Seconded by Luna

Approved unanimously

4. Public Input

None

5. Financials

No update

6. Old Business**A. Discussion and Possible Action on the Downtown Master Plan**

Wilson moved to approve a recommendation to the City Council to adopt the Downtown Master Plan as presented

Seconded by Schmidt

Approved unanimously

B. Discussion and Update on the North Street Project

Peppers provided some renderings of the proposed project as designed through the PATH Process with Goodwyn Mills Cawood. He noted the next steps would be a formal presentation to City Council and Cherokee County for moving the project forward. A meeting will be scheduled in late January or early February with tenants of the Cherokee North Apartments to discuss the project and timeline.

7. New Business**A. Development Agreement for "District on the Etowah Apartments"**

Peppers explained the agreement to provide TAD funding for the project in the amount of \$3 million over 10 years. According to permit records, the project cost is \$55 M and the agreement calls for a tax refund of \$300,000 per year for up to 10 years after the project is completed. The TAD benefits the project as it brought the property out of the flood plain and also provides a landing area for a new above grade pedestrian railroad crossing from downtown to The Mill on Etowah at West Main Street.

*Schmidt moved to approve the development agreement.
Seconded by Luna
Approved unanimously*

B. Discussion of an IGA with the City of Canton to Manage the Renovation of the Downtown Fire Station

Peppers overviewed the project. The City of Canton has quit claimed the deed to 190 West Main to the DDA. The DDA will enter into an IGA with the City to lease the building to Cherokee County and manage the redevelopment of the property using impact fees. The DDA will approve a second IGA with Cherokee County to lease and improve the property.

*Wilson moved to approve the IGA with the City.
Seconded by Luna
Unanimously approved*

*Luna moved to approve the IGA with the County
Seconded by Schmidt
Unanimously approved*

8. What's Going On in Canton!

The group discussed holiday activities in the downtown area.

9. Board Introduced Items

None

10. Adjourn

*Hughes moved to adjourn
Seconded by Schmidt
Unanimously approved*