

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Wednesday, May 13, 2026

9:00 AM

110 Academy Street

Downtown Development Authority

1. Call to Order

Board Members Present:

Jennifer Hughes (Chair)

Ashley Carlile

Bill Grant

Lee Oliver

Andreina Perez

Cory Wilson

City Staff & Council:

Shawn Tolan, City Council

Billy Peppers, City Manager

Nathan Ingram, Asst. City Manager

Ryan Lockett, Finance Director

Velinda Hardy, Downtown Development Manager

2. Approval of the Agenda

Member Oliver moved to approve the agenda; Member Wilson seconded the motion; Motion carried.

3. Review/Approval of Minutes

A. Downtown Development Authority Draft Minutes - March 11, 2026

Attachments: [Minutes - Downtown Development Authority - March 11, 2026](#)

Member Grant Moved to approve the minutes; Member Oliver seconded the motion; Motion carried; Minutes of March 11, 2026

4. Public Input

None

5. Financials

A. Discussion and Possible Approval of Reimbursement to the City for Expenses

Mr. Lockett provided the Board with the past month's invoices for monies spent by the City on behalf of the DDA. Member Oliver moved to approve reimbursement of that invoice; Member Carlile seconded the motion; Motion carried.

6. New Business

7. Old Business

A. Update on the Downtown Fire Station

Mr. Ingram provided the Board with an update on the design and construction of the DT Fire Station. The County has applied for a land disturbance permit and Building Permit. Staff are working with the County to answer questions surrounding the applications. Once those questions have been addressed, permits should be issued and construction commence.

B. Update on the North Street Gateway Redevelopment Project**a. Cherokee North Property****b. North Street Gateway Project**

Mr. Ingram provided the Board with an update on recent discussions and meetings with the County, Engineer/Arch firm and contractor. He indicated that they are trying to come to a final design on the parking deck. A fourth option was proposed to the City that removed one of the poured-in-place levels as well as one level of precast. This would save as much as \$7M in total costs of the parking deck. It was noted that City Management will continue to work with the designer and contractor, to assess if removing all of the PIP area of the parking deck, would save additional funds. Final designs will be shared with the Board at a future time.

Mr. Ingram also provided the Board with information regarding the Cherokee North Apartment site. The DDA received two quotes for hazmat remediation. The two quotes were significantly different, which indicated there were differences in the quotes. Staff are going back to both proposers to make sure that both proposals include the same or similar services. When the differences are accounted for, City Management will bring a recommendation back to the Board, at either the next regularly scheduled meeting or at a special called meeting.

C. Update on the Hickory Flat Hwy. Gateway Project

Mr. Ingram informed the Board that the PDP Design contract was placed in front of the Council for their review on May 7th, and will be in front of them for possible action on May 21st.

D. Update and Discussion on the Downtown Hotel RFP

City Management had meetings with the two proposers on the downtown Hotel Development. The meetings focused on any requirements that each developer would have regarding the proposed project as well as discussions surrounding a possible Letter of Intent. Some of the specific items discussed were; partnering on management of the mixed-use development, parking requirements of the hotel, proposed design aspects of the hotel, etc. City staff will come back with additional information and/or a proposed Letter of Intent, at a future meeting.

8. What's Going on in Canton!

Velinda Hardy provided the Board with information on upcoming events within the City.

9. Board Introduced Items

Member Hughes discussed a letter received from the Cherokee County Chamber of Commerce, asking about membership in the chamber. No action was taken.

Member Oliver asked about the Cherokee County High School property as well as the downtown properties owned by Cherokee County Water & Sewer Authority. Mr. Peppers mentioned that the School District was planning an asset auction later this year to dispose of some of the asset property located at the old Cherokee County High School site. Further discussions may be possible when we get closer to the date of disposition of those assets.

10. Adjourn

Member Oliver moved to adjourn; Member Carlile seconded; Motion carried