

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Wednesday, October 8, 2025

9:00 AM

**City Hall
110 Academy Street**

Downtown Development Authority

1. Call to Order***Board Members Present:****Jennifer Hughes (Chair)**Lee Oliver**Brooke Schmidt**Cory Wilson****City Staff & Council:****Bill Grant, Mayor**Billy Peppers, City Manager**Nathan Ingram, Asst. City Manager**Ryan Luckett, Finance Director**Lauren Johnson, Communications Manager**Aundi Lesley, Economic Development Manager***2. Approval of the Agenda**

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

3. Review/Approval of the Minutes**A. Downtown Development Authority Draft Minutes - September 10, 2025**

Attachments: [Minutes - Downtown Development Authority - September 10, 2025](#)

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

4. Public Input

There was no public input.

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

Nathan overviewed the financials with a balance of \$847,221.97. The City presented two expense invoices related to prior expenses; one for expenses through August 2025 in the amount of \$191,620.60, and another for September 2025 expenses in the amount of \$15,645.93. Member Schmidt moved to approve reimbursement to the City for the two invoices for the period through September 2025; Member Wilson seconded the motion; Motion carried.

6. New Business

None

7. Old Business

- A. Discussion and Possible Approval of a Limited Warranty Deed to Transfer Ownership of the Downtown Fire Station to the Canton Building Authority**
- B. Discussion and Possible Approval of the "Assignment Assumption of Contracts"**

Items 7A & 7B were discussed together. City Manager and Assistant City Manager provided the Board with information regarding the upcoming financing of the Downtown Fire Station renovation. Mr. Peppers explained that bond counsel has recommended that the property be transferred to the Canton Building Authority's ownership. This is due to the fact that financing for buildings that are owned by, and for the benefit of public service, should be in the name of and utilizing the CBA. Mr. Ingram presented the board with a Limited Warranty Deed prepared by the City Attorney, that will transfer ownership of the Downtown Fire Station property from the DDA to the CBA. Also provided to the DDA for their consideration was an Assignment Assumption of Contracts, needed to transfer all responsibilities relating to contracts and IGA's, from the DDA to that of the Canton Building Authority. Member Schmidt made a motion to approve executing both the Limited Warranty Deed as well as the Assignment Assumption of Contracts; Member Oliver seconded; Motion carried.

- C. Update on Cherokee North Residents**

Mr. Ingram provided some information to the Board regarding the reimbursement of moving expenses to those residents of the Cherokee North Apartments. He noted that two of the residents had already requested and received some reimbursement from the DDA of their moving expenses, with two others in the process. Management noted that many of the residents were appreciative of this reimbursement program.

- D. Update on North Street Gateway Project**

Mr. Ingram informed the Board that they would be having a meeting with Goodwyn Mills Cawood, along with staff, on Thursday, October 9th @ 3PM. During this meeting, they will be confirming goals for the project, creating communication channels and establishing timelines.

- E. Update on the Hickory Flat Highway Gateway Project**

Mr. Peppers informed the Board that they were currently undergoing hazard material testing on the buildings set to be demolished. It was also noted that testing would be executed on the North Street properties as well. Staff informed the DDA of the proposals received for the demolition portion of the project; for the Canton Village Shopping Center and other two buildings along Marietta Rd. Staff will continue to review the proposals and recommend award to the lowest most responsive bidder. Staff may need to add resources to remediate any hazard material that may be found at Canton Village Shopping Center.

F. Update on the Downtown Hotel Feasibility Study

Mr. Ingram stated that he was having a meeting with Horwath HTL later today to go over a proposed RFP for a Hotel Development in the Downtown area. Hopefully, an RFP will be ready to be issued within the coming weeks.

8. What's Going On in Canton!

A one page summary of upcoming events was provided to the Board. All were reminded that the Canton Multi-Cultural event would be held this upcoming weekend, on Saturday, October 11th, with events starting that evening @ 4:30PM at Harmon Park.

9. Board Introduced Items

None

10. Adjourn

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