

Downtown Development Authority Meeting

September 29, 2026 - 6:00 PM

65 Smith Bridges St. Pendergrass, GA 30567

I.

Call to Order and Introductions:

The meeting began at 6:02 p.m. Councilmember Kathryn Robinson explained the role of a downtown development authority and how it works with the City. The Pledge of Allegiance and the initial oaths took place. Patrick Allen joined at 6:06 p.m. and was sworn in before the election of officers.

II.

Members Present:

Councilmember Kathryn Robinson, David Buehler, Tara Graham, Sue Joy, Ricardo Mendoza Jr., Joseph Wilson, and Patrick Allen (arrived at 6:06 p.m.).

III.

Election of Officers:

After discussion of the Chairman's responsibilities, Patrick Allen volunteered to serve as Chairman. Sue Joy volunteered to serve as Vice Chairman, and Ricardo Mendoza Jr. volunteered to serve as Secretary. The members voted to approve each appointment, with all in favor. Officers were sworn in. The Secretary will prepare the minutes beginning with the next meeting.

IV.

Opening of Authority Business:

Following the election of officers, Chairman Patrick Allen opened the Authority's business. Kathryn Robinson made a motion to open the meeting for business; Joseph Wilson seconded.

V.

Intergovernmental Agreement and CADE Partners Loan:

Mayor Ellis said he would email the proposed intergovernmental agreement (IGA) to the members. He explained that the agreement would describe the DDA's responsibilities and go to City Council for approval. He reviewed the earlier DDA's history and the loan secured by the City Hall building in connection with the 2009 whistleblower lawsuit. The City proposed paying off the loan to CADE Partners, the attorneys involved in that lawsuit.

Mayor Ellis discussed approximately \$500,000 in SPLOST funds allocated for public facility debt and said the existing loan carried into 2044. The city still owes about \$340,000 on the loan. He described the proposed payoff as an early matter for the Authority to consider. Chairman Allen requested time to review the loan documents before bringing the payoff to a vote. No vote on the loan or IGA was taken.

VI.

Property and Project Discussion:

Members asked whether the DDA would have its own bank account and discussed which properties were held by the City or the Authority. Mayor Ellis reviewed the City's interest in several properties, including an approximately 24-acre tract, an approximately 11-acre tract and a triangular parcel. Members asked about the process for selling property, sealed bids, and whether grant funds could be used for projects. These were discussion items; no property transaction was approved.

VII.

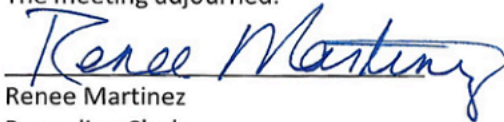
Coordination and Meeting Schedule:

Councilmember Robinson asked members to read the handouts and work closely with the City. She explained how the Authority could present potential projects to the City. Mayor Ellis raised the question of a regular meeting schedule, and members discussed a preference for evening meetings. Chairman Allen said he would poll the members by email and arrange another meeting before adopting a regular schedule.

VIII.

Adjournment:

The meeting adjourned.

A handwritten signature in blue ink that reads "Renee Martinez". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Renee Martinez
Recording Clerk