

**AGENDA**  
**Griffin Downtown Development Authority**  
**January 13, 2026**  
**100 SOUTH HILL STREET ONE GRIFFIN CENTER 2ND FLOOR COURTROOM**  
**8:15 AM**

The DDA holds a monthly meeting to discuss projects within its downtown district boundaries as well as consider approval of property purchases, sales, and other pertinent agreements in relation to projects that want to invest in the area. The DDA also has a facade grant, general business assistance grant, revolving loan, and other programs that area businesses can take advantage of and leverage their investment.

**Call to Order**

**Welcome and establish quorum**

**Chairman's Report**

- A. DDA Chair's monthly report.

**Director's Report**

- A. Economic Development Director's general monthly update report.
  - 1. Current Projects
  - 2. Other Economic Development Updates

**Old/New Business and Announcements**

- A. Consider the minutes of the December 10th DDA meeting.
- B. Review the financial data and account balances for December 2025.
- C. Election of Officers and Committee Designees:
  - 1. Chairman
  - 2. Vice Chairman
  - 3. Designee for Downtown Council
- D. Training requirements for DDA Board members.
- E. Discussion and consideration of 2026 DDA goals.
- F. Downtown hotel project update.
- G. Broad Street properties update:
  - 1. Heck's Chapel
  - 2. County Jail
- H. Update on facade grants.
  - Begin sending out marketing information for April 1st cycle.
- I. Update on General Business Assistance Grants.
  - The Chamber of Commerce is having a ribbon cutting on January 16th at 11:00 AM at Reset Aesthetics - 137 N. Hill Street. DDA provided a \$1,000 GBAG grant as well as a \$3,250 facade grant for painting the exterior.
- J. Southern Social by FireMaker - Finish the work for the dumpster enclosure.

K. Thomaston Mills (Carlisle) - Second Phase of the project.

**Board Member Introduced Topics**

**Comments and/or Topics from others present**

- A. City of Griffin Leadership and Management
- B. City of Griffin Other Departments

**Executive Session**

- A. Consider Executive session pursuant to O.C.G.A. § 50-14-3(b)(1)(B) for the purpose of negotiations to purchase, dispose of or lease property.

**Adjourn**

- A. The City of Griffin is committed to providing equal access to all of its programs, services and activities regardless of race, color, religion, marital status, gender, gender identity, genetic information, sexual orientation, national origin, age, physical or mental disability, past or present membership in the Uniformed Services, applicants to the Uniformed Services, any protected concerted activity or any other legally protected status. Any individual who needs an accommodation because of a disability should contact Stephanie Woods at (770) 233-2923 or [hr@cityofgriffin.com](mailto:hr@cityofgriffin.com) as far in advance of a meeting as possible.

## AGENDA ITEM SUMMARY

**ITEM SUMMARY:**

DDA Chair's monthly report.

**Submitted By:**

Jeremy Stratton,CEcD

**Meeting Date:**

13/01/2026

## AGENDA ITEM SUMMARY

### **ITEM SUMMARY:**

Economic Development Director's general monthly update report.

1. Current Projects
2. Other Economic Development Updates

### **Submitted By:**

Jeremy Stratton,CEcD

### **Meeting Date:**

13/01/2026

## AGENDA ITEM SUMMARY

### ITEM SUMMARY:

Consider the minutes of the December 10th DDA meeting.

### **Submitted By:**

Jeremy Stratton,CEcD

### **Meeting Date:**

13/01/2026

### ATTACHMENTS:

[December 10th DDA After Agenda.pdf](#)

**AFTER AGENDA**  
**GRIFFIN DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING**  
**CITY OF GRIFFIN BOARD OF COMMISSIONERS**  
**December 10, 2025**  
**W. ELMER GEORGE MUNICIPAL HALL**  
**12:00 PM**

Present: Benjamin F Cook, Jason Chance, Ross DeBono, Tina Battle, Holly Murray, Bruce Ballard, Jeremy Stratton, Andrew Whalen, Jessica O'Connor  
Absent: Donald V Britt

**Call to Order**

Chair Bruce Ballard called the meeting to order at 12:01 PM.

**Welcome and establish quorum**

At 12:02 PM, Chair Bruce Ballard stated that 6 of the 7 DDA board members were in attendance and a quorum was established.

**Chairman's Report**

A. DDA Chair's monthly report.

Chair Bruce Ballard noted that the city had just approved some organizational changes the previous night. Main Street was moving from economic development and going to be under the newly created communications and community engagement department. Economic Development and Planning and Development would be under the newly minted assistant city manager, Kelsey Carden.

Chair Ballard also discussed the meeting he, Vice Chair Jason Chance, and Economic Development Director, Jeremy Stratton, had with some of the local hotels to gather further ideas to market the community and bring in more guests.

**Director's Report**

A. Economic Development Director's general monthly update report.  
1. Current Projects

The economic development office has been working with a couple of developers interested in a DDA area historic building. Two offers have been made on the building. The building owner has been entrusting a "financial advisor" on whether she accepts the offers or not. We have been working with a Korean company on locating a manufacturing operation in Griffin. The company needs help with a sewer extension, ability to get a permit, and find workers from Southern Crescent Technical College.

2. Summary of activity for 2025.

Stratton briefly discussed the 2025 economic development year and referenced the sheet attached to the board packet which outlines activity in basic terms. He thanked the board and the city for their support. It takes everyone in the room to make these projects successful!

**Old/New Business and Announcements**

A. Consider the minutes of the November 12th DDA meeting.

*Vice Chair Jason Chance made a motion to approve the November 12th meeting minutes. Ben Cook seconded the motion. The motion was approved 6-0.*

B. Review the financial data and account balances for November 2025.

Chair Bruce Ballard provided the following financial updates for November 2025:

1. The facade grant account had a beginning balance of \$22,533.03. Two checks were written this past month for \$6,299.60. The remaining balance in the account is \$16,233.43. With some additional funds from a city allocation, we have \$25,784.03 net available for the remaining grants to be funded.
2. The general business assistance grant account had a beginning balance of \$25,967.31. The account earned \$9.25 in interest this month. The end of the month balance is \$25,976.56.
3. The revolving loan account had no change this past month and the balance remained at \$8,347.28
4. The site acquisition account had a beginning balance of \$38,720.36. We received \$400 in monthly rent payments from Putt N Pour. For the county jail closing, we had deposits of \$510,516.03 and withdrawals of \$502,350.00 and miscellaneous fees of \$20. The account earned \$51.43 this month. The ending balance is \$47,317.82
5. Bruce went over the TAD fund expenses related to the purchase of property. We have \$142,246.76 available with an expense of \$128,246.76 for the W. Bank Street parking.

C. Consideration of proposed DDA calendar for 2026.

Chair Bruce Ballard went over the document pertaining to the proposed 2026 calendar and asked if there were any questions or problems with the proposed dates. The board seemed to be agreeable to the second Tuesday of the month meetings at 8:15 AM.

D. Downtown hotel project update.

1. Updates and projected timelines for the project.
2. Consider ratification of the Purchase and Sale Agreement between the DDA and Solomon Lodging LLC for real property for the hotel project. The attached motion was approved by the DDA Board in its called meeting, held November 12, 2025. Since approval, the City of Griffin has conveyed land to the DDA for this purpose.

The property has been properly recorded. The purchase and sales agreement has been signed and executed. Based on this information, Chair Bruce asked if the board would consider ratifying the purchase and sales agreement between the DDA and Solomon Lodging LLC for the real property for the hotel project. The original motion was passed at the November 12, 2025 DDA meeting.

***Commissioner Murray made a motion to ratify the purchase and sales agreement, and Ross DeBono seconded the motion. The motion carried 6-0.***

E. Update on facade grants

Chair Bruce Ballard mentioned that we have a couple of facade grants that are outstanding.

F. Update on General Business Assistance Grants.

We approved a General Business Assistance grant last month with Reset Aesthetics that is in process right now.

G. Broad Street properties update:

1. Heck's Chapel
2. County Jail
3. Other E. Broad Street properties

Environmental and structural studies have been done for Heck's Chapel. A structural analysis has also been done for the county jail. We still need to do an environmental report for the county jail. The board discussed the property in-between Heck's Chapel and the county jail. Vice Chair Jason Chance reminded the board that we don't get many opportunities to own a whole section of land and make a large impact like this for a whole block in conjunction with the hotel

H. Southern Social by FireMaker - Finish the work for the dumpster enclosure.

Chair Bruce announced that the final pieces of the dumpster entrance were being finished. The DDA board originally approved a not to exceed amount of \$147,000 to pay for upgrades, striping, and paving to our adjacent parking lot as well as the curb and streets. The final bill was \$128,246.76. This is a small victory to save money on the work that was done.

I. Thomaston Mills (Carlisle) - Chamber of Commerce ribbon cutting

The attendance at the Chamber of Commerce's ribbon cutting for the Carlisle was really good. It is an impressive facility with a very long hallway. The five bedroom apartment on the second floor is for the UGA-Griffin students.

J. Discussion and consideration of 2026 DDA goals.

Chair Bruce laid out several items that people have expressed as potential goals for 2026. He wanted feedback on some of these items and we can hone in on the ones we want to concentrate on when we meet in January 2026. The following items were discussed:

1. Expanding the DDA area. There are pros and cons to this based on perspective.
2. Should we do facade grant application requests more than twice a year?
3. Due to inflationary costs for items, should we increase the general business assistance grant from \$1,000?
4. Should we look at a flex grant with larger amounts to help facilitate redevelopment of the more dilapidated buildings downtown?
5. We need to make sure that projects utilizing TAD funds are both in the DDA area and the TAD.
6. More and more companies are seeking specialized data to determine if there is demand for their entertainment/services. Is there a service that can help determine foot traffic and other demographic data while at the same time be cost effective?

#### **Board Member Introduced Topics**

Commissioner Murray stated we need to keep facade grants quarterly in order to maintain the quality of the applications.

#### **Comments and/or Topics from others present**

A. Comments and/or Topics from others present:

1. Updates from the City of Griffin.

City Manager Jessica O'Connor stated that the solid waste collection for downtown is being evaluated based on an evolving downtown. The proposed TSPLOST work on State and W. Bank Street is being finalized and may include the removal and relocation of some of the business HVAC systems sitting on the ground currently.

2. Updates from Main Street program.

Main Street Manager Heather Robinson reported that the Department of Community Affairs will be helping us with a 3 -year work plan on January 8th since we completed the timeframe of the current one. We have downtown bingo to promote our businesses right now. The Illuminated Holiday parade is set for Saturday, December 13th. The Chili Crawl is set for January 10th. On February 14th, we will have Mardi Gras in downtown Griffin.

#### **Executive Session**

- A. Consider Executive session pursuant to O.C.G.A. § 50-14-3(b)(1)(B) for the purpose of negotiations to purchase, dispose of or lease property.

There was no executive session for the DDA meeting.

|                |
|----------------|
| <b>Adjourn</b> |
|----------------|

- A. The City of Griffin is committed to providing equal access to all of its programs, services and activities regardless of race, color, religion, marital status, gender, gender identity, genetic information, sexual orientation, national origin, age, physical or mental disability, past or present membership in the Uniformed Services, applicants to the Uniformed Services, any protected concerted activity or any other legally protected status. Any individual who needs an accommodation because of a disability should contact Stephanie Woods at (770) 233-2923 or hr@cityofgriffin.com as far in advance of a meeting as possible.

***With no further business, Commissioner Murray made a motion to adjourn the December 2025 DDA meeting and Tina Battle seconded the motion. The motion carried 6-0. by Commissioners Murray/Battle carried 6-0. The meeting adjourned at 1:04 PM.***

## AGENDA ITEM SUMMARY

### ITEM SUMMARY:

Review the financial data and account balances for December 2025.

### **Submitted By:**

Jeremy Stratton,CEcD

### **Meeting Date:**

13/01/2026

### ATTACHMENTS:

[December 2025 DDA Financial Statement.docx](#)

## Downtown Development Authority Financials

December 2025

### Façade Grant Checking Account:

|                           |                    |
|---------------------------|--------------------|
| Balance 11/28/2025:       | \$22,533.03        |
| Debits (2) ***            | <u>\$ 4,615.00</u> |
| Ending Balance 12/31/2025 | \$11,618.43        |

**\*\$25,000 allocation from 2024 – 2025 budget remaining**

**\*\*Voted 09/09/2025 to transfer \$10,000 from BGAG account for grants**

**\*\*\*\$1,365.00 check for Reggae Vybez project and check \$3,250.00 for RMA Management**

- Outstanding Spring 2025 – 124 – 126 N. Hill Street (James Dutton) - \$5,000 – **Total \$5,000.00**
- Outstanding Fall 2025 – 206-214 W. Broad Street (Steve Morris) - \$12,134.00 – **Total \$12,134.00**
- **\$25,000 Allocation + \$11,618.43 balance = \$36,618.43 total funds - \$17,134.00 grants outstanding = \$19,484.43 funds available**

### General Business Assistance Grant Checking Account:

|                    |             |
|--------------------|-------------|
| Balance 11/28/2025 | \$25,976.56 |
| *Debits            | \$ 1,000.00 |
| Interest           | \$ 9.08     |
| Balance 12/31/2025 | \$24,985.64 |

\*Reset Aesthetics \$1,000 GBAG grant

### Revolving Loan Checking Account:

|                    |             |
|--------------------|-------------|
| Balance 11/28/2025 | \$ 8,347.28 |
| Transactions       | \$ 0        |
| Balance 12/31/2025 | \$ 8,347.28 |

\*\$10,000 available from 2024-2025 budget

**Site Acquisition Account:**

|                                     |              |
|-------------------------------------|--------------|
| Balance 11/28/2025                  | \$ 47,317.82 |
| **Debits (2)                        | \$131,046.76 |
| Deposits                            | \$128,246.76 |
| Automatic Withdrawals (County Jail) | \$502,350.00 |
| Miscellaneous Fees (Checks)         | \$ 39.40     |
| Interest this Month                 | \$ 47.63     |
| Ending Balance 11/28/2025           | \$ 44,526.05 |

\*\*Willett Engineering (County Jail) \$2,800 + \$128,246.76 for parking improvements at 122 W. Bank Street.

## AGENDA ITEM SUMMARY

### **ITEM SUMMARY:**

Election of Officers and Committee Designees:

1. Chairman
2. Vice Chairman
3. Designee for Downtown Council

### **Submitted By:**

Jeremy Stratton,CEcD

### **Meeting Date:**

13/01/2026

## AGENDA ITEM SUMMARY

**ITEM SUMMARY:**

Training requirements for DDA Board members.

**Submitted By:**

Jeremy Stratton,CEcD

**Meeting Date:**

13/01/2026

**ATTACHMENTS:**

[DDA Training 2025-2026.docx](#)

**From:** Georgia Department of Community Affairs <noreply@qualtrics-research.com>

**Date:** Thursday, August 28, 2025 at 9:02 AM

**To:** Drew Whalen <ajwhalen3@whalenlaw.net>

**Subject:** New Training Requirement Effective July 1, 2025 – Development Authorities

Greetings from the Georgia Department of Community Affairs,

This is a reminder that effective July 1, 2025 each director or member of the governing board of a development authority will be required to complete training on development and redevelopment programs.

***GA Code § 36-62A-21 – Required Training on Development and Redevelopment Programs***

(a) Except for a director who is also a member of the governing body of a municipal corporation or county, each director or member of the governing board or body of a development authority shall attend and complete at least eight hours of training on development and redevelopment programs within the first 12 months of the director's or member's appointment to the development authority.

(b) After July 1, 2025, directors or members required to complete the training provided for in subsection (a) of this Code section shall also attend and complete at least two hours of continuing training on development and redevelopment programs each year such director or member is a director or member of such authority. Such training can occur either in person or online.

(c) Any director who fails to undertake the continuing training required by subsection (b) of this Code section for two consecutive years shall have his or her voting rights on any authority suspended until the director completes the required continuing training.

Beginning with the 2026 Annual Authority Registration and Financial Reporting (AARF), authorities must certify:

- That each board member has completed the required training for the year
- The provider of the training
- The date the training was completed

Authorities are not required to upload certificates but should retain all documentation related to the training. Please note that any board member who fails to complete the required training for two consecutive years will have their voting rights on any authority suspended. Thank you for your attention to this important requirement. If you have any questions, please reach out to [research@dca.ga.gov](mailto:research@dca.ga.gov).

Best,

Office of Planning, Research, and Geoanalytics  
Georgia Department of Community Affairs

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**From:** Jennifer Richardson Nelson <jrnelson@uga.edu>

**Sent:** Wednesday, January 7, 2026 6:25 PM

**To:** Jeremy Stratton, CEcD <jstratton@cityofgriffin.com>

**Subject:** Re: New Training Requirement Effective July 1, 2025 – Development Authorities

Jeremy,

Thanks for reaching out about the two-hour continuing education DAT courses. For the first half of 2026, we will be offering four classes, one per month in March, April, May, and June. Two will be in person and two will be virtual. Registration will open soon. We will kick off the series on March 18 in Tifton with "Boots & Roots - the Intersection of Community and Economic Development."

Best,  
Jennifer

Jennifer R. Nelson  
Carl Vinson Institute of Government | Public Service Faculty  
University of Georgia

201 N. Milledge Avenue | Athens, GA 30602  
Phone: (706) 201-6095  
jrnelson@uga.edu | [www.cviog.uga.edu](http://www.cviog.uga.edu)



Carl Vinson  
Institute of Government  
UNIVERSITY OF GEORGIA

## AGENDA ITEM SUMMARY

### ITEM SUMMARY:

Discussion and consideration of 2026 DDA goals.

### **Submitted By:**

Jeremy Stratton,CEcD

### **Meeting Date:**

13/01/2026

### ATTACHMENTS:

[Tax Allocation District 1.pdf](#)

[Tax Allocation District 2.pdf](#)

[DDA Boundary Extension with Opportunity Zone.pdf](#)

[Flex Grant Description.docx](#)

# Tax Allocation District 1



**Legend**

**Centerlines**

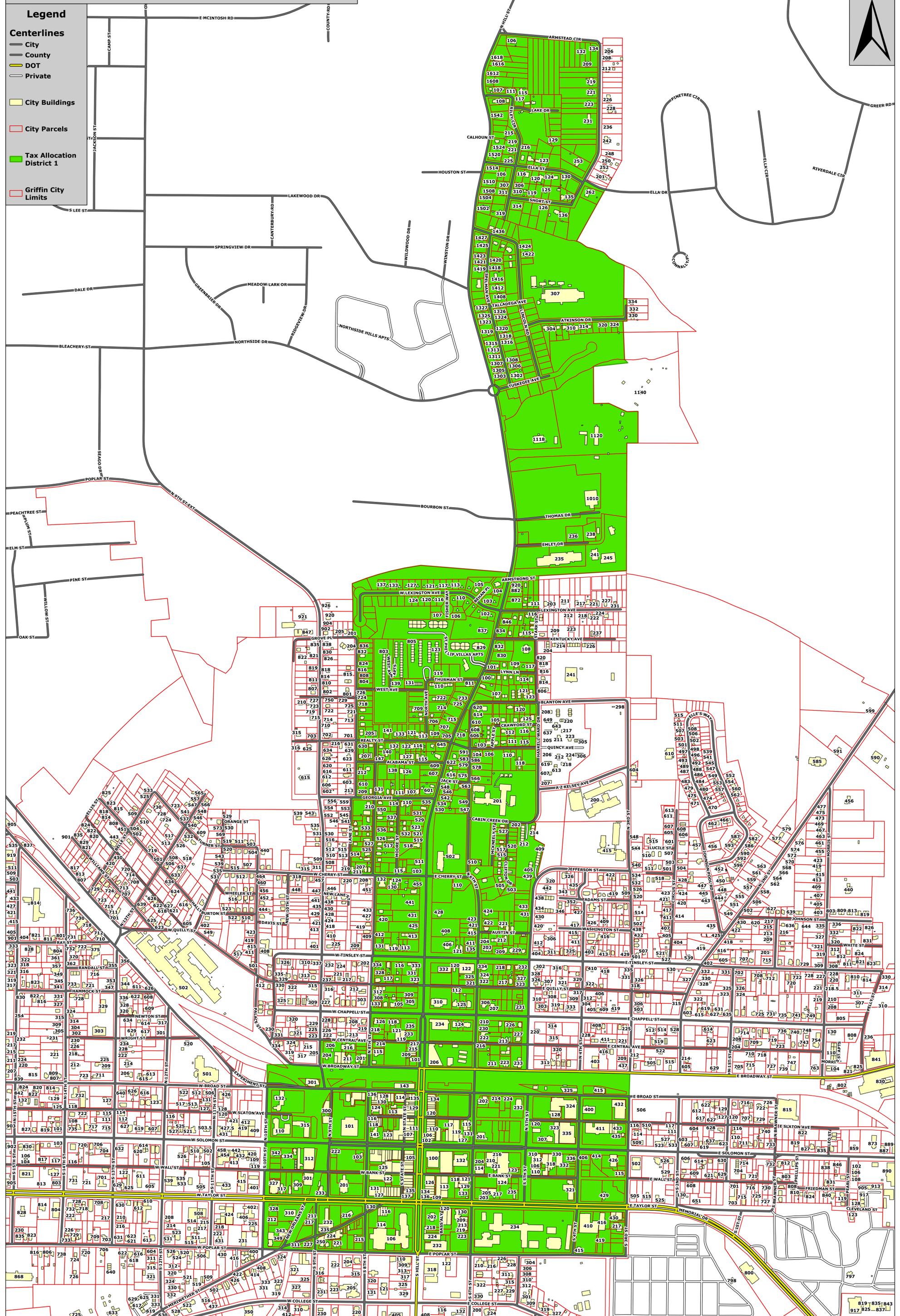
- City
- County
- DOT
- Private

**City Buildings**

**City Parcels**

**Tax Allocation District 1**

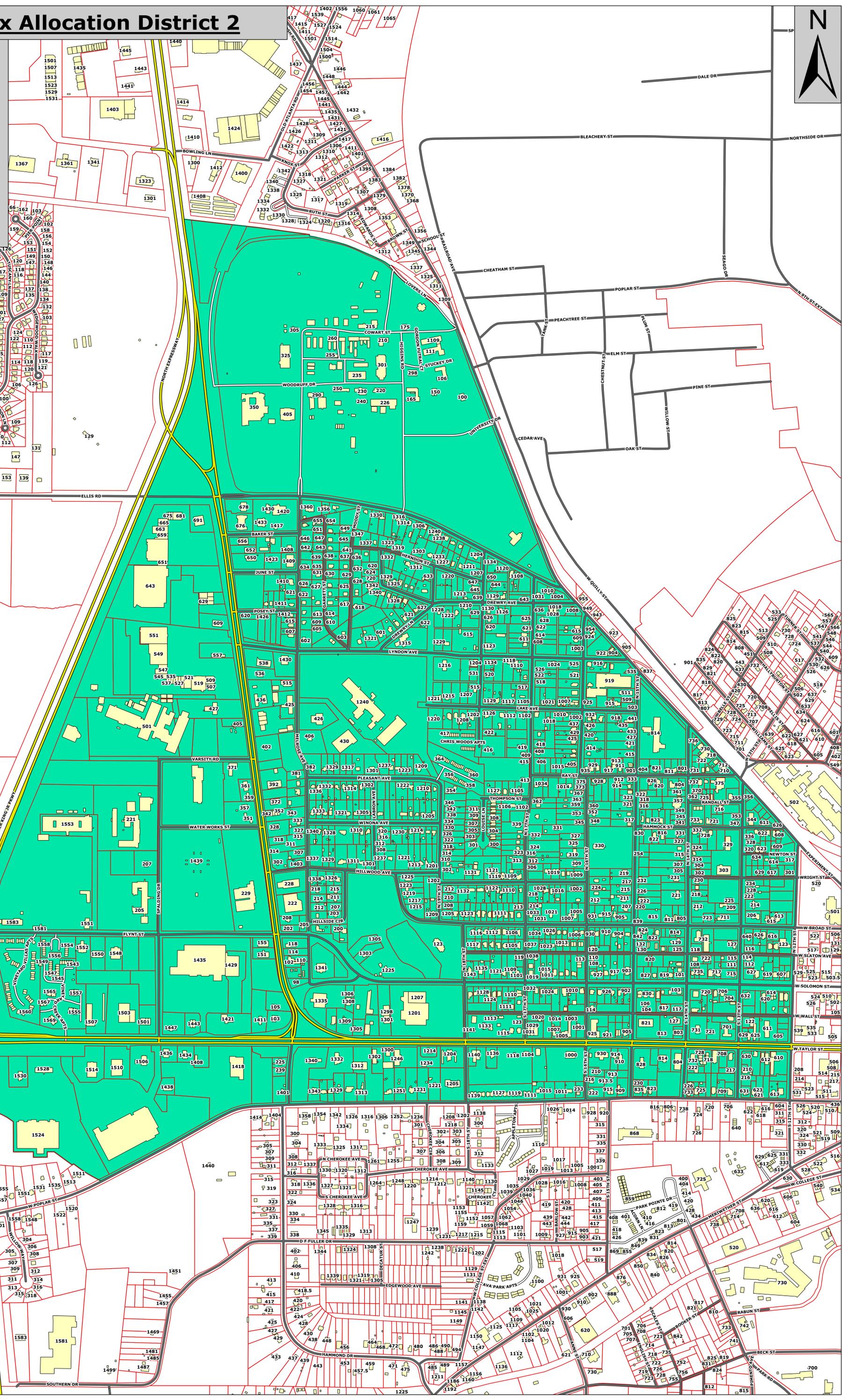
**Griffin City Limits**



# Tax Allocation District 2



- Legend**
- Centerlines
    - City
    - County
    - DOT
    - Private
  - City Buildings
  - City Parcels
  - Tax Allocation District 2
  - Griffin City Limits





## **Flex Grant:**

The Flex Grant program is designed to help leverage capital investment and major building improvements and renovations in the designated Griffin Downtown Development area. We have found that businesses/developers sometimes have financial gaps which may prevent them from moving forward but/for a targeted incentive that would keep the project on target and result in a multitude of positive benefits including an increased tax base, new jobs, and less blight and vacant buildings.

The Flex Grant is a discretionary cash grant program approved and given by the Downtown Development Authority Board to businesses/companies/developers that purchase a building within the Downtown Development Authority boundaries and can demonstrate that they will make a capital investment of at least \$500,000 in building improvements, and machinery and equipment purchases. The grant amount is discretionary and will be based on the overall positive impact of the project on the community. As an example, a project grant awarded could be greater for projects with a projected larger tax revenue and/or create more high-quality jobs. Another example of a larger grant award is a project that involves the company agreeing to take on a key larger and blighted building in the district.

The DDA has an overall budget for flex grants each year. The program will be funded each year, and the board will make decisions on who receives the grants and how much. There will be a discrete number of grants awarded based on funding availability. Once funds are depleted for that year there will be no further grants until the program is funded the next fiscal year.

Who Can Apply for the Grant? Commercial, industrial, market rate residential, and mixed-use projects are eligible. The grantee must meet any and all zoning, planning, and historic preservation requirements.

The business/developer must apply BEFORE they start their proposed project. This is part of the “but/for” clause. The business/developer cannot start the project until the grant process has been completed, and a potential grant is awarded.

When Can Business/Developer Apply for the Grant? Program applications can be submitted year-round and the DDA will consider them at their monthly meetings, which are held on the second Tuesday of every month at 8:15 AM. For an application to be considered that month, it must be fully completed, signed, and submitted to the DDA Executive Director by the end of the business day on the first Monday of the month.

Uses of the Grant: We are keeping the use of the grant funds by the company/business/developer as flexible as possible to help close the deal hence the name Flex

Grant. This is a “but/for” grant where the developer/company/business make the case that the grant is needed for the project to move forward.

Application Process: The applicant will fill out the basic application to share data about their project and how much of a grant is requested based on the “gap” needed to complete the project. Additionally, the applicant will provide a detailed narrative of the project describing the scope of the project, what will be accomplished, how will the project be funded, what is the project “gap”, when will it be accomplished, and what are the plans for the future. A detailed timeline and budget should also be provided with the packet.

Items Needed for Application to be submitted:

1. Basic application
2. Project Narrative
3. Project Timeline
4. Project Budget

After the grant items are submitted, the DDA staff and Board will take a precursory look at the application and offer any initial feedback.

The applicant will be required to make an in-person ten-minute maximum presentation to the board at the regularly scheduled DDA meeting. This will be an opportunity for the applicant to go into greater detail about the project, share drawings and mock-ups of the project, answer questions, and give a face to the project.

The board will make a decision on the project within 10 days of the presentation and will get back to the applicant.

Terms of the Grant: The grantee will sign a performance agreement stating the amount of capital investment, job creation (if a non-residential use)

When is Grant Given: The grant is a reimbursement so the developer/company/business must complete the project, make the necessary investment, and provide documentation that the investment was made before a check is issued. Receipts of the investment should be provided as a means to check against the proposed budget. For a four year period after the project is completed, the grantee will be required to provide annual updates about the project and its sustainability. Once the four-year period has been completed, the grant is considered to be completed.

Clawbacks: If the business/developer/ does not maintain the full investment over a four-year period, the DDA will clawback the incentive amount proportionately based on the number of years that the grantee maintains the business/development up to four years. For example, if the business closes in year 2, it would be a 2-year shortfall of the 4 and be a 50% clawback.

Close Year 1 = 75% clawback

Close Year 2 = 50% clawback

Close Year 3 = 25% clawback

Close Year 4 = 0% clawback

## AGENDA ITEM SUMMARY

**ITEM SUMMARY:**

Downtown hotel project update.

**Submitted By:**

Jeremy Stratton,CEcD

**Meeting Date:**

13/01/2026

## AGENDA ITEM SUMMARY

### ITEM SUMMARY:

Broad Street properties update:

1. Heck's Chapel
2. County Jail

### **Submitted By:**

Jeremy Stratton,CEcD

### **Meeting Date:**

13/01/2026

## AGENDA ITEM SUMMARY

### ITEM SUMMARY:

Update on facade grants.

-Begin sending out marketing information for April 1st cycle.

### **Submitted By:**

Jeremy Stratton,CEcD

### **Meeting Date:**

13/01/2026

### ATTACHMENTS:

[Facade Grant List.xlsx](#)

## Façade Grants

| <u>Business</u><br><u>2022</u> | <u>Address</u>        | <u>Project</u>               | <u>Application</u><br><u>Date</u> | <u>Completed</u> | <u>Paid</u>                |
|--------------------------------|-----------------------|------------------------------|-----------------------------------|------------------|----------------------------|
| Cotton Mill                    | 312 E. Solomon Street | 60-Foot Long awning          | 12/22/2021                        | X                | \$ 3,750.00                |
| Gritz Family Restaurant        | 105 South Hill Street | New lighted signage          | 1/15/2022                         | x                | \$ 3,500.00                |
| City Church                    | 220 E. Solomon Street | Replacing Windows            | 3/21/2022                         | X                | \$ 5,000.00                |
| Putt and Pour                  | 111 W. Slaton Avenue  | Install new exterior fencing | 4/1/2022                          | X                | \$ 4,567.50                |
| Myrtle's Plot Twist            | 209 S. 6th Street     | Replace awning/front door    | 4/1/2022                          | X                | \$ 5,000.00                |
| Terri Ann Howle                | 114 W. 6th Street     | Repair brick mortar on back  | 9/19/2022                         | X                | \$ 3,000.00                |
| Kizzy's Kakes                  | 215 S 6th Street      | Install building signs       | 9/20/2022                         | X                | \$ 1,909.43                |
| <b><u>2022 Total</u></b>       |                       |                              |                                   |                  | <b><u>\$ 26,726.93</u></b> |
| <br>                           |                       |                              |                                   |                  |                            |
| <b><u>2023</u></b>             |                       |                              |                                   |                  |                            |
| Waits Cleaners                 | 220 Meriwether Street | Exterior windows             | 4/24/2023                         | X                | \$ 5,000.00                |
| Impact Christian Ministeries   | 113-115 W. Solomon    | Awning                       | 6/16/2023                         | X                | \$ 859.65                  |
| McLeroy                        | 115 South Hill Street | Paint, Awning, Glass         | 7/18/2023                         | X                | \$ 5,000.00                |
| Studio D                       | 111 N. Hill Street    | Paint the façade             | 8/30/2023                         | X                | \$ 3,429.50                |
| <b><u>2023 Total</u></b>       |                       |                              |                                   |                  | <b><u>\$ 14,289.15</u></b> |
| <br>                           |                       |                              |                                   |                  |                            |
| <b><u>2024</u></b>             |                       |                              |                                   |                  |                            |
| Jill Joseph Salon              | 120 W. Taylor Street  | External Window              | 3/12/2024                         | X                | \$5,000                    |
| Lucky You Tattoo Emporium      | 524 W. Solomon Street | Paint façade/windows         | 3/13/2024                         | X                | \$1,962.50                 |
| Piedmont Brewery               | 129 S. 6th Street     | Painting, Lighting           | 4/26/2024                         | X                | \$5,000                    |
| Wolfhunter Jiujitsu Club       | 123 S 5th Street      | Paint façade                 | 9/16/2024                         | X                | \$3,000                    |
| Reggae Vybz                    | 133 N Hill Street     | Painting, Lighting           | 9/30/2024                         | X                | \$ 1,365.00                |
| Smash Burger Bar               | 132 W. Solomon Street | Front Garage Door            | 10/15/2024                        | X                | \$5,000                    |
| <b><u>2024 Total</u></b>       |                       |                              |                                   |                  | <b><u>\$21,327.50</u></b>  |
| <br>                           |                       |                              |                                   |                  |                            |
| <b><u>2025</u></b>             |                       |                              |                                   |                  |                            |
| City Church                    | 220 E Solomon Street  | Main Entrance Sign           | 3/1/2025                          | X                | \$ 5,000.00                |
| Color Co.                      | 211 S. 6th Street     | Professional Signage         | 3/18/2025                         | X                | \$ 3,000.00                |

|                               |                            |                       |           |        |                                 |
|-------------------------------|----------------------------|-----------------------|-----------|--------|---------------------------------|
| Griffin Gaming - James Dutton | 124 and 126 N. Hill Street | Painting/ windows     | 4/1/2025  |        | \$ 5,000.00                     |
| Doc Holliday Saloon           | 116 W. Solomon Street      | Trim, brick, painting | 4/24/2025 | X      | \$ 5,000.00                     |
| RMA - Jared Cordova           | 137 N Hill Street          | Painting              | 8/25/2025 | X      | \$3,250                         |
| Steve Morris                  | 206-214 N Hill Street      | Painting/windows      | 8/25/2025 | Signed | \$12,134.00                     |
| <b><u>2024 Total</u></b>      |                            |                       |           |        | <b>\$17,134.00 \$ 33,384.00</b> |

## AGENDA ITEM SUMMARY

### ITEM SUMMARY:

Update on General Business Assistance Grants.

-The Chamber of Commerce is having a ribbon cutting on January 16th at 11:00 AM at Reset Aesthetics - 137 N. Hill Street. DDA provided a \$1,000 GBAG grant as well as a \$3,250 facade grant for painting the exterior.

### **Submitted By:**

Jeremy Stratton,CEcD

### **Meeting Date:**

13/01/2026

### ATTACHMENTS:

[GBAG Grant List.xlsx](#)

## General Business Assistance Grants

| <u>Business</u>           | <u>Address</u>        | <u>Project</u>                | <u>Period Applied</u> | <u>Completed</u> | <u>Paid</u> |
|---------------------------|-----------------------|-------------------------------|-----------------------|------------------|-------------|
| <b><u>2022</u></b>        |                       |                               |                       |                  |             |
| Caldwell Cottage          | 119 S. Hill Street    | Front Sign, store door, steps | 8/4/2022              | X                | \$1,000.00  |
| Celebrity Suites          | 123 N. Hill Street    | Plumbing, Painting            | 9/1/2022              | X                | \$1,000.00  |
| Ms. Good Day Ice Cream    | 119 W. Taylor Street  | Ice Cream Machine             | 10/9/2022             | X                | \$1,000.00  |
| Holbrook Holistic Therapy | 228 E. Poplar Street  | Massage Chair                 | 11/22/2022            | X                | \$1,000.00  |
| <b><u>2023</u></b>        |                       |                               |                       |                  |             |
| Emerald Chandelier        | 204 W. Poplar Street  | Replaced Flue Pipe            | 1/11/2023             | X                | \$1,000.00  |
| City Beautification       | Chappell Street       | Clean and Paint Side Bldg.    | 4/1/2023              | X                | \$1,000.00  |
| Emerald Chandelier        | 204 W. Poplar Street  | Replaced Flue Pipe            | 7/21/2023             | X                | \$1,000.00  |
| Reggae Vybez              | 133 N. Hill Street    | Equipment Inside Bldg.        | 11/27/2023            | X                | \$1,000.00  |
| <b><u>2024</u></b>        |                       |                               |                       |                  |             |
| Piedmont Brewery          | 129 S 6th Street      | Facility Lighting             | 1/16/2024             | X                | \$1,000.00  |
| Mammoth Arms              | 134 W. Broad Street   | Signage and Shelving          | 2/13/2024             | X                | \$1,000.00  |
| Lucky You Tattoo          | 524 W. Solomon Street | Water Heater                  | 2/21/2024             | X                | \$1,000.00  |
| Tipsy Daisy               | 132 S. Hill Street    | Building Sign                 | 3/26/2024             | X                | \$1,000.00  |
| Tea's Brow & Lash LLC     | 132 N. 8th Street     | Building Sign                 | 5/14/2024             | X                | \$1,000.00  |
| Smashburger               | 130 W. Solomon Street | Painting, flooring            | 11/4/2024             | X                | \$1,000.00  |
| <b><u>2025</u></b>        |                       |                               |                       |                  |             |
| The Garden                | 312 E. Solomon Street | Pan covers, Ladles, Frying    | 3/4/2025              | X                | \$1,000.00  |
| Caldwell Cottage          | 119 S. Hill Street    | Back of building improve      | 5/31/2025             | X                | \$1,000.00  |
| Emerald Chandelier        | 204 W. Poplar Street  | Windows                       | 6/25/2025             | X                | NMF         |
| Caldwell Cottage          | 119 S. Hill Street    | Flood Proof Basement          | 8/28/2025             |                  | \$1,000.00  |
| Reset Aesthetics          | 137 N. Hill Street    | Painting and moving thermo    | 11/12/2025            |                  | \$1,000     |

## AGENDA ITEM SUMMARY

**ITEM SUMMARY:**

Southern Social by FireMaker - Finish the work for the dumpster enclosure.

**Submitted By:**

Jeremy Stratton,CEcD

**Meeting Date:**

13/01/2026

## AGENDA ITEM SUMMARY

**ITEM SUMMARY:**

Thomaston Mills (Carlisle) - Second Phase of the project.

**Submitted By:**

Jeremy Stratton,CEcD

**Meeting Date:**

13/01/2026

## AGENDA ITEM SUMMARY

|                      |
|----------------------|
| <b>ITEM SUMMARY:</b> |
|----------------------|

City of Griffin Leadership and Management

**Submitted By:**

Jeremy Stratton,CEcD

**Meeting Date:**

13/01/2026

## AGENDA ITEM SUMMARY

|                      |
|----------------------|
| <b>ITEM SUMMARY:</b> |
|----------------------|

City of Griffin Other Departments

**Submitted By:**

Jeremy Stratton,CEcD

**Meeting Date:**

13/01/2026

## AGENDA ITEM SUMMARY

### ITEM SUMMARY:

Consider Executive session pursuant to O.C.G.A. § 50-14-3(b)(1)(B) for the purpose of negotiations to purchase, dispose of or lease property.

### **Submitted By:**

Jeremy Stratton,CEcD

### **Meeting Date:**

13/01/2026

### ATTACHMENTS:

[Executive Session Affidavit January 2026.docx](#)

**AFFIDAVIT REQUIRED BY O.C.G.A. SECTION 50-14-4(b)(1)**

STATE OF GEORGIA  
COUNTY OF SPALDING

Personally appeared before the undersigned officer, duly authorized to administer oaths, the Chairman of the Downtown Development Authority, who being duly sworn, deposes and states the following:

1. He/she is of adult age, laboring under no legal disabilities and competent to give this Affidavit as required by O.C.G.A. Section 50-14-4(b)(1);
2. That he/she is a duly elected Commissioner of the City of Griffin, Georgia and served as the presiding officer of the Board of Commissioners at a meeting held on January 13, 2026 during which a portion of said meeting was closed under relevant exception(s) to the Georgia Open Meetings Law.

\_\_\_\_\_ Pursuant to O.C.G.A. Section 50-14-2(1) for the purpose of consulting and meeting with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved.

\_\_\_\_\_ Pursuant to O.C.G.A. Section 50-14-2(2) for the purpose of discussing a confidential tax matter;

  X   Pursuant to O.C.G.A. Section 50-14-3(b)(1)(B) for the purpose of authorizing negotiations to purchase, dispose of, or lease property;

\_\_\_\_\_ Pursuant to O.C.G.A. Section 50-14-3(b)(2) for the purpose of discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.

\_\_\_\_\_ Pursuant to O.C.G.A. 50-14-3(a)(5) – Meetings when discussing or deliberating upon cybersecurity plans, procedures, and contracts regarding provision of cybersecurity services.

\_\_\_\_\_ Pursuant to O.C.G.A. 50-14-3(b)(4) for the purpose of considering portions of a record made exempt from public inspection or disclosure under Article 4 of Chapter 18 of Title 50. Applicable Exemption: O.C.G.A. 50-18-72(a)(19) and (25)(A).

The subject matter(s) of the closed portion of the meeting was devoted to the purpose(s) stated within the specific relevant exception(s) pursuant to which said meeting was closed.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
Bruce Ballard, DDA Chairman

Sworn to and subscribed before me  
This the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Notary Public:  
My commission expires: \_\_\_\_\_

(Seal)

## AGENDA ITEM SUMMARY

### **ITEM SUMMARY:**

The City of Griffin is committed to providing equal access to all of its programs, services and activities regardless of race, color, religion, marital status, gender, gender identity, genetic information, sexual orientation, national origin, age, physical or mental disability, past or present membership in the Uniformed Services, applicants to the Uniformed Services, any protected concerted activity or any other legally protected status. Any individual who needs an accommodation because of a disability should contact Stephanie Woods at (770) 233-2923 or [hr@cityofgriffin.com](mailto:hr@cityofgriffin.com) as far in advance of a meeting as possible.

### **Submitted By:**

Jeremy Stratton,CEcD

### **Meeting Date:**

13/01/2026