



CITY OF KINGSLAND, GEORGIA
DOWNTOWN DEVELOPMENT AUTHORITY
AGENDA – JUNE 17, 2026
MINUTES

4:30 PM

1. Call to Order

- | | |
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| ○ Jolene Anderson, Chair | ○ Alison Shores, Executive Director |
| ○ Jessica Johnson, Board Member
(absent) | ○ Paul Chamberlin, Board Member |
| ○ Nicholas McCoy, Treasurer
(absent) | ○ Theresa Farrell, Vice-Chair |

Call to was made at 4:32 PM

2. Agenda Amendments

There were no amendments made to the Agenda. A motion was made by Chamberlin to accept the Agenda. The motion was seconded by Farrell. The motion carried unanimously.

3. Approval of the Financials

The May 2026 financials were included in the meeting packet and emailed prior to the meeting. A motion to approve the financials was made by Chamberlin, seconded by Farrell. The motion carried unanimously.

4. Approval of Previous Meeting Minutes

The May 2026 minutes were included in the meeting packet and emailed prior to the meeting. A motion to approve the May 2026 minutes was made by Chamberlin, seconded by Farrell. The motion carried unanimously.

5. Old Business

A. Veteran's Park

Mr. Kohnen, from Kingsland's Public Works, spoke and provided an update stating there has been a small pool added that will have a statue installed inside the pool. He also stated there are some improvements he would like to see at the north end, such as the turf, which is currently mostly weeds, being upgraded to sod.

Anderson advised him to get Shores' contact info and reach out to her regarding this, as she is the new Executive Director. She also mentioned that they are working

with some military groups that wants to get involved in working there to get the things done to improve the area, especially before Veteran's Day.

Mr. Kohnen also mentioned he would speak with Mrs. Shores about possibly adding some trees in the blank areas on the north end as well. There were some discussions amongst the Board. No further action at this time.

B. 80 Acres

Anderson stated she got an idea from Mr. Darren Harper about putting out a Request for Proposals for someone to develop the property and make it contingent upon them building a nature area and developing the remainder, not including the area reserved for the church. She stated this a way to get the KDDA out of the real estate business and it may open the door to someone to offer to buy the property. She also noted that putting out a Request for Proposal doesn't bound the KDDA to proceed with anyone. There were some discussions amongst the Board. No further action at this time.

C. 105 N. Lee Street

Anderson stated the process has moved to the next level of approval. A site visit has been completed, and the construction bid has been obtained. No further action at this time.

D. Homecoming Parade

Anderson stated Shores has been working on this directly and asked if she had any updates. Shores stated she has a follow-up meeting in two weeks with Fire Chief Terry Smith, but the fire department is on Board. She stated as she has been in communication with the school band, cheerleading, basketball and others and they are all on board. She is planning to continue to speak with as many groups as possible. She also stated she has spoken to people who has trailers in varying sizes to get as many as possible in case there are additional trailers needed. She has another meeting set up with Coach Coffee to reconfirm there will be nothing scheduled at the school so all the students can attend. She also spoke to Dr. Greene and asked if she and the School Board Members can attend to help get the students ready since they are all graduates of CCHS. She also mentioned the Chamber will not have business after hours during this time to encourage everyone to attend.

Anderson stated she has received the bids for the window painting and sent them over to finance. She expects to receive them back once finance has completed what they need to do with them. There were discussions amongst the Board. No further action at this time.

E. Christmas in Kingsland

Anderson stated that Santa has been secured for the event. She stated she wanted to discuss the booth fee for the Holiday Market vendors, and wants to start recruiting vendors, noting she has already reached out to the high school about selling ceramics, art and etc. She stated she would like to have a \$30 fee for the

vendors to secure their spots to make sure they have some sort of buy-in once the space is reserve. She asked for a vote to approve charging a \$30 vendor fee to begin advertising. There were some discussions amongst the Board. A motion was made by Chamberlin, seconded by Farell to charge a \$30 vendor fee for the Holiday Market. The motion carried unanimously.

F. Catfish Festival

Anderson stated there will be a meeting Friday at 11:30 a.m. at Outerbanks, which will include some community volunteers that would like to be a part of the Catfish Festival.

Anderson stated she wanted to discuss entertainment for the event. She stated she was able to get in contact with a nationwide entertainer that does a Micheal Jackson tribute called the Ultimate King of Pop Experience, which includes professional dancers and provides an entire show. She noted they are available on the Saturday of the Catfish Festival, and their fee is within the entertainment budget. There were some discussions amongst the Board, after which Anderson says she plans to reach out to the entertainer to discuss booking.

G. Façade Grants

Anderson stated all the approved facade grants have been paid out, and all the projects has been completed. No further action at this time.

H. Property Sales

Dr. Miller attended the meeting briefly and provided a quick update about the properties he has purchased. He stated there is a bagel shop business interested in 101 N. Lee Street on the corner. He also stated he has been talking to a cigar bar that could possibly go in next to the bagel shop. He also has a barber shop interested in his other location. He stated he purchased 117 N. Lee Street, which is being gutting and split into two separate store fronts as well, about 1800 sq each. He said it would take about a month or two to finish. He stated he wanted to have the right mix of businesses in downtown and appreciates all the help and support from the KDDA. There were some discussions with Dr. Miller and the Board. No further action at this time.

I. KDDA Boundary Discussion

Anderson stated the public hearing was Monday night with planning and zoning and noted there were only positive responses from the public. She noted there were also letters and emails of support from businesses in that area, in addition to the business owners that attended. Anderson stated planning and zoning did approve expanding the boundaries, and now the KDDA can move forward after receiving positive public input. This will now go before council Monday for approval. No further action at this time.

7. New Business

No new business at this time.

8. Report of the Executive Director – Alison Shore

Shores stated she has been working on the Catfish Festival website, and it is almost ready. Anderson advised Shores that she could add the entertainment vendor previously discussed and that Paula would take care of vendor approvals. No further action at this time.

9. Announcements

Next Regularly Scheduled Meeting – July 15, 2026, at 4:30 PM

10. Adjourn Meeting

Motion to adjourn at 5:04 pm by Farrell, seconded by Chamberlin. Motion carried unanimously.