

Meeting Minutes

City of Newnan
Downtown Development Authority
Wednesday, December 10th, 2025
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room

Members Present: Ashley Beck, Valerie Dumas, Roger Miles, Martha Ann Parks, Casey Smith, Jim Thomasson, & Graylin Ward

Staff Present: Abigail Strickland, Jesse Branch, Brad Sears, Cleatus Phillips, & Hasco Craver

Visitors Present: Tom Crymes

The meeting was called to order at 8:00am.

The previous meeting minutes were reviewed by the Authority. Martha Ann Parks made a motion to accept the November meeting minutes as presented to the Authority. Valerie Dumas seconded the motion. The motion carried.

Casey Smith noted that Keith Brady resigned from the Authority, and appointed Jim Thomasson to fill his seat at last night's City Council Meeting. Casey welcomed Jim back to the Authority.

Abigail Strickland presented the Financial Report to the Authority, noting the following account balances:

- i. BOZ primary: \$16,878.34
- ii. MMI: \$90,037.03
- iii. YTD Income: \$96,604.61
- iv. YTD Expense: \$93,197.47
 1. Net Income: \$3,407.14

Abigail Strickland noted there are a few other software and membership expenses to be paid, so the net income will be balanced by year end.

Casey Smith provided an update to the Authority regarding the Lease Agreement and Inducement Resolution for the 57 East Broad property. Casey noted that the Authority should have received both documents via email prior to the meeting for review. He explained that the documents were drafted to protect both the Authority and the City throughout the duration of the project. The Lease Agreement applies to CDI, LLC, and the Inducement Resolution applies to Coweta Hospitality, LLC.

Casey opened the floor for questions. Ashley Beck asked whether the Authority would assume any responsibility should the interested parties default on their financing. Brad Sears responded that the Authority would have no liability related to either component of the project and that the City would back the bonding on the Authority's behalf. Valerie Dumas asked whether hotel construction by Coweta Hospitality, LLC would need to wait until the infrastructure work by

CDI, LLC was complete. Brad Sears confirmed that the infrastructure development must be completed prior to the start of hotel construction.

Jim Thomasson made a motion to allow the chairperson to execute the Lease Agreement for the 57 East Broad property. Ashley Beck seconded the motion. The motion carried.

Jim Thomasson then made a motion to allow for chairperson to execute the Inducement Resolution for the 57 East Broad property as presented. Roger Miles seconded the motion. The motion carried.

The meeting was adjourned at 8:16am.

**Next Meeting:
Wednesday, January 14, 2026
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room**