



City of Cumming Downtown Development Authority Called Meeting January 27, 2026

Not present for the meeting were David Leathers, Kelly Lamb, and Carrier Patterson. The number of members in attendance constituted a quorum. In order to establish a moderator for the meeting, a motion was made by Shakeeb Ali to appoint Jason Evans to preside over the meeting. The motion was seconded by Whitney Barnhart. The motion passed unanimously.

I. Call to Order and Pledge of Allegiance – Jason Evans, Appointed Chair

The Downtown Development Authority of Cumming held a Called Meeting on Thursday, January 27, 2026 at 6:00 pm. The meeting was held on the second floor, Gallery B of City Hall located at 100 Main Street, Cumming, Georgia 30040. The purpose of the called meeting was to consider matters as set forth in the below agenda. All interested persons were invited to attend. Present for the meeting were City Administrator Phil Higgins, Downtown Development Authority Members Jason Evans, Rachel Mooney, Shakeeb Ali, and Whitney Barnhart, DDA Attorney Kevin Tallant and associate Riley Creamer, and DDA Clerk Alison B. Smith. All members and guests pledged allegiance to the American flag at the start of the meeting.

II. Adoption of Previous Meeting Minutes

Jason Evans requested a motion to adopt the previous meeting minutes. A motion was made by Whitney Barnhart and seconded by Rachel Mooney to adopt the minutes from the October 28, 2025 Downtown Development Authority Meeting. The motion carried 3-0.

III. Consider Agenda for Adoption

Jason Evans requested a motion to adopt the presented agenda for the DDA Meeting. A motion to was made by Rachel Mooney and seconded by Shakeeb Ali to adopt the agenda for the January 27, 2026 meeting. The motion carried 3-0.

IV. Executive Session

Jason Evans asked City Attorney, Kevin Tallant, if Executive session was required. Attorney Tallant advised no Executive Session was required.

V. Consider Resolutions

A. Covenants on Residential Property

City Attorney, Kevin Tallant, presented the necessity for establishing Covenants for the Residential Property established in the new development a Resolution as it relates to the upcoming property sale. A motion was made by Whitney Barnhart to approve the resolution and authorize Administrator Higgins and Attorney Kevin Tallant to execute all relating documents for the transaction. The motion was seconded by Shakeeb Ali and carried 3-0.

B. Toro Tract 3

City Attorney, Kevin Tallant, presented the necessity for a Resolution as it relates to the upcoming property sale. This tract was previous referenced as Tract 3 and is now listed as Tract 2. In order to ensure all documents are accurate for closing, a resolution was presented that reflects that accurate listing for this tract. A motion was made by Rachel Mooney to approve the resolution and authorize Administrator Higgins and Attorney Kevin Tallant to execute all relating documents for the transaction. The motion was seconded by Whitney Barnhart and carried 3-0.

VI. City Center Update

City Center Property Manager, Jennifer Archer presented the following updates for the Cumming City Center.

- 21st Amendment is longer leasing space in Cumming City Center. Two new tenants will occupy the space. Pieces and Peaches will occupy one of the spaces in addition to their current space. Tenant for second space will be released soon.
- The space formerly occupied by Roxy Moxy will be leased by a sports retailer to be released when all details are finalized.
- Front of the City Center will be welcoming a new Cajun Fusion restaurant. Lease finalization is expected in February 2026.

IX. Adjournment

No additional matters were presented for discussion. Jason Evans asked for a motion to adjourn the meeting. A motion was made by Whitney Barnhart and seconded by Shakeeb Ali to adjourn the January 27, 2026 meeting. The motion carried 3-0.

Approved this 24th day of February, 2026.

Not present at January 27, 2026 meeting

David Leathers, Downtown Development Authority Chairman

Not present at January 27, 2026 meeting

Kelly Lamb, Downtown Development Authority

Jason Evans, Downtown Development Authority

Not present at January 27, 2026 meeting

Carrie Patterson, Downtown Development Authority

Shakeeb Ali, Downtown Development Authority

Rachel Mooney, Downtown Development Authority

Whitney Barnhart, Downtown Development Authority

Attest:

Clerk, Alison B. Smith