

AGENDA
DOWNTOWN DEVELOPMENT AUTHORITY MEETING

Monday, July 27, 2026

6:15 pm



1. Meeting Call to Order – Chairwoman, Mari Melendez
2. Public Comment
3. June Financial Report – Treasurer, Michael Rickman
4. Approval of June 29, 2026 Minutes – Chairwoman, Mari Melendez
5. Land Swap Discussion – Nicole Smith, DDA Attorney
6. Vote on Land Swap of former “Butterballs” Property – Chairwoman Mari Melendez
7. Open Discussion Items
8. Adjourn

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 678-840-1229 10 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.



Villa Rica Downtown Development Authority

Meeting Minutes

Monday, June 29, 2026

Date: June 29, 2026

Time: 6:15 PM

Location: Holt Bishop Justice Center

Members Present

- Alan Martinez
- Mari Melendez
- Andre Westfield
- Michael Rickman

Members Absent

- Brandon Swafford
- Ellen Wynn McBrayer

Others Present

- Melissa Conner
- One member of the public

Call to Order

The meeting was called to order at 6:15 p.m.

Approval of Minutes

The Board reviewed the previous meeting minutes.

Motion: Alan made a motion to approve the meeting minutes.

Second: Michael

Vote: Motion carried unanimously.

Financial Report

The Board reviewed the financial report.

Motion: Andre made a motion to approve the financial report.

Second: Alan

Vote: Motion carried unanimously.

New Business

Land Swap

Discussion continued regarding the proposed land swap. The Board had additional questions concerning the amount of property involved. After discussion, the Board agreed to table the item until additional information can be provided.

Sound System Sponsorship Opportunities

The Board discussed creating sponsorship tiers for Gold Rush infrastructure, including:

- Sound System Sponsorship
- Stage Sponsorship (including potential naming rights)
- Concession Stand Sponsorship

Mari will speak with City Council regarding the possibility of securing a sponsor for naming rights to the stage.

Market at the Mill Updates

Melissa updated the board on The Market at the Mill each week. Explaining that they have a good number of vendors and it continues to perform well.

Food Hall

The Board discussed some ADA compliance issues that need to be addressed still as well as the location of the dumpster. Michael noted that the dumpster is currently located where it needs to be due to several other issues.

Goldway Meeting

Michael requested that Bernie potentially attend the next meeting in order for Champ to give a presentation regarding the Goldway project.

Royal Granite

The Board discussed the Bremen Eats concept and expressed concern that the proposal may require too much funding. Alan and Michael will continue discussions and report back.

Façade Grant Request

Mari discussed a façade grant request for the new taqueria. Additional discussion and consideration will occur at a future meeting.

Action Items

- Mari will discuss stage naming sponsorship opportunities with City Council.
- Melissa will coordinate with Bernie to attend the next DDA meeting for a Goldway presentation if decided that will happen at the next meeting.
- Alan and Michael will continue evaluating the Bremen Eats proposal as well as others for the Royal Granite Space.

Meeting Adjourned at 7:03PM

CITY OF VILLA RICA
BALANCE SHEET
JUNE 30, 2026

DOWNTOWN DEV. AUTHORITY

ASSETS

810-111112 CHECKING, DOWNTOWN DEV AUTH.
810-111113 DDA - PETTY CASH

39,710.31
17.45

TOTAL ASSETS

39,727.76

LIABILITIES AND EQUITY

LIABILITIES

810-121800 DUE TO VILLA RICA

49,000.00

TOTAL LIABILITIES

49,000.00

FUND EQUITY

810-134200 UNAPPROPRIATED FUND BALANCE:
FUND BALANCE, UNASSIGNED
REVENUE OVER EXPENDITURES - YTD

(13,163.80)
3,891.56

BALANCE - CURRENT DATE

(9,272.24)

TOTAL FUND EQUITY

(9,272.24)

TOTAL LIABILITIES AND EQUITY

39,727.76

CITY OF VILLA RICA
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2026

DOWNTOWN DEV. AUTHORITY

	MTH BUD	MTH ACT	MTH VAR	YTD BUD	YTD ACT	YTD VAR	YEAR BUD
810-347610 SPONSORSHIPS - MILL EVENTS							
	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	0
	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	0
810-361100 INTEREST							
	0.00	12.07	12.07	0.00	96.56	96.56	0
	0.00	12.07	12.07	0.00	96.56	96.56	0
810-389100 MISC. INCOME							
	0.00	1,020.00	1,020.00	0.00	2,795.00	2,795.00	0
TOTAL SOURCE 38	0.00	1,020.00	1,020.00	0.00	2,795.00	2,795.00	0
TOTAL FUND REVENUE	0.00	2,282.07	2,282.07	0.00	4,141.56	4,141.56	0

DIRECT DIAL AND E-MAIL ADDRESS:

(770) 214-5159
(770) 830-0477 FAX
NSMITH@TISINGERVANCE.COM

LAW OFFICES
TISINGER VANCE, P.C.
100 WAGON YARD PLAZA
CARROLLTON, GEORGIA 30117

WWW.TISINGERVANCE.COM

TELEPHONE: (770) 834-4467
FAX: (770) 834-5426

ROBERT D. TISINGER
1909-1991

July 14, 2026

City of Villa Rica
Attn: Mayor Leslie McPherson
571 West Bankhead Highway
Villa Rica, Georgia 30180

Villa Rica Downtown Development Authority
Attn: Ms. Marisol Melendez, Chairman
571 West Bankhead Highway
Villa Rica, Georgia 30180

Re: Dual Representation Agreement Regarding the Transfer of Property Located at 121 West Bankhead Highway, Villa Rica, Georgia 30180 for Property Located at 209 Anderson Road, Villa Rica, Georgia 30180.

Dear Mayor McPherson and Ms. Melendez:

We have been asked to prepare and execute Closing Documents relating to the conveyance of property located at 121 West Bankhead Highway, Villa Rica, Georgia 30180 belonging to the City of Villa Rica (the "City") to the Villa Rica Downtown Development Authority (the "Authority") in exchange for property located at 209 Anderson Road, Villa Rica, Georgia 30180 belonging to the Authority. We would need consent of all parties because our firm represents the Authority and the City on an on-going basis. Our firm has not been directly involved in the negotiation of the terms of the proposed conveyance. Also, we have not obtained privileged information relating to this transaction.

In situations of multiple representation, the Georgia Rules of Professional Conduct require full disclosure about the material risks of the dual representation. There is always, of course, some conflict between the interest of the lessor and lessee. We will attempt to draft balanced documents, but you should be aware that separate counsel could identify risks and issues that are particular to your situation. We have not obtained confidential information that would be adverse to either party. Accordingly, we do not personally believe that our judgment would be affected in any manner that would be adverse to the interest of either party, although you should each make an informed judgment in this regard.

There must be consent by each party to representation upon the terms stated. Accordingly, you must each, after considering the matters that I have explained in this letter, consent to our representation of all parties with respect to the preparation of the Intergovernmental Agreement and

CITY OF VILLA RICA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2026

DOWNTOWN DEV. AUTHORITY

	MTH BUD	MTH ACT	MTH VAR	YTD BUD	YTD ACT	YTD VAR	YEAR BUD
ECONOMIC DEVELOPMENT							
810-7520-523850 CONTRACT LABOR	0.00	0.00	0.00	0.00	250.00	250.00	0
TOTAL ECONOMIC DEVELOPMENT	0.00	0.00	0.00	0.00	250.00	250.00	0
TOTAL FUND EXPENDITURES	0.00	0.00	0.00	0.00	250.00	250.00	0
NET REVENUE OVER EXPENDITURES	0.00	2,282.07	2,282.07	0.00	3,891.56	3,891.56	0

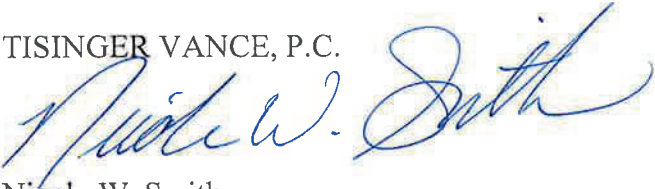
Mayor Leslie McPherson
Ms. Marisol Melendez
July 14, 2026
Page 2

closing documents. We could not represent any of the parties in the event of a dispute between the parties.

If you each consent to our representation under the terms stated, I would ask that you each execute and return a signed copy to me by email.

Very truly yours,

TISINGER VANCE, P.C.



Nicole W. Smith

NWS:mgz

cc: C. David Mecklin, Jr.
Jennifer Hallman, City Manager
Brecca Carter, Community Development Director

Consented to by the undersigned:

CITY OF VILLA RICA

By: _____
Name: _____
Title: _____

VILLA RICA DOWNTOWN DEVELOPMENT AUTHORITY

By: _____
Name: _____
Title: _____

**RESOLUTION APPROVING THE TRANSFER OF PROPERTY TO THE CITY OF
VILLA RICA AND IN EXCHANGE FOR PROPERTY FROM THE CITY OF VILLA
RICA FOR REVITALIZATION AND REDEVELOPMENT OF THE CENTRAL
BUSINESS DISTRICT**

WHEREAS, the **Villa Rica Downtown Development Authority** (the “Authority”) does desire to transfer ownership of the property containing approximately 0.84 acres and located at 209 Anderson Road, Villa Rica, Georgia being labeled as Tract A-2 on the drawing attached hereto as **Exhibit “A”** (the “Park Property”) to the **City of Villa Rica** (the “City”) for the construction of a public park in exchange for ownership of the property formerly known as the Butterballs Property and located at 121 West Bankhead Highway, Villa Rica, Georgia being identified on the drawing attached hereto as **Exhibit “B”** (the “Butterballs Property”); and

WHEREAS, the City desires to acquire the Park Property for the purpose of constructing a public park on the Park Property and thereby improving the health, welfare, and benefit of its citizens; and

WHEREAS, the Authority desires to acquire the Butterballs Property from the City for use in revitalizing and redeveloping Villa Rica’s central business district; and

WHEREAS, the City and the Authority will benefit by the exchange, such that the City obtains title to the Park Property in order to construct a public park for use by the citizens and the Authority obtains title to the Butterballs Property in order to revitalize and redevelop Villa Rica’s central business district; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, as follows:

Section 1. The Authority hereby authorizes the transfer of the Park Property to the City in exchange for the transfer by the City of the Butterballs Property to the Authority.

Section 2. The Authority authorizes the Villa Rica Downtown Development Authority Chair or Vice Chair to execute any and all documents and to take such further actions and do all things as may be necessary or advisable, in the judgment of such officer, to convey said Park Property to the City and otherwise to perform all acts necessary to accomplish the intent of this Resolution.

SO RESOLVED, this _____ of July 2026.

VILLA RICA DOWNTOWN DEVELOPMENT AUTHORITY

By: _____
Chair, Villa Rica
Downtown Development Authority

Attest: _____
Secretary

EXHIBIT A

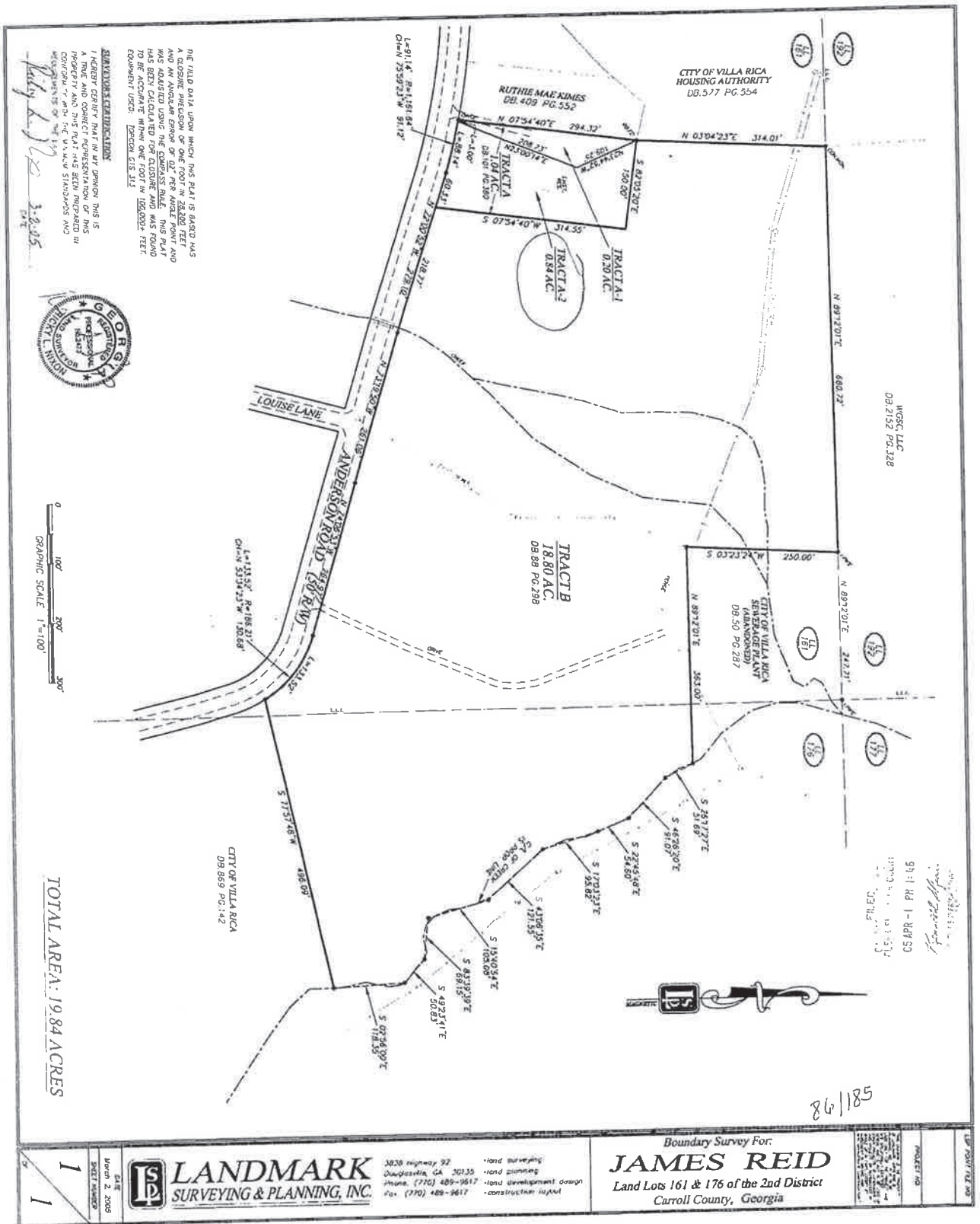
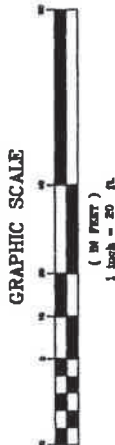


EXHIBIT B

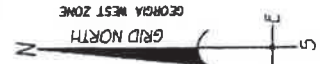
1.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045C0155D, EFFECTIVE DATE SEPTEMBER 19, 2007.

3.) CURRENT OWNER: ESTATE OF CELESTINE W. HOBBS (AKA MRS. BERT HOBBS); VESTING DEED, DEED BOOK 300 PAGE 323

1.) PLAT TITLED "SURVEY FOR: CELESTINE W. HOBBS"; DATED JULY 25, 1973; PREPARED & CERTIFIED BY G. W. CRUSSELL, RLS 1373; AND RECORDED IN PLAT BOOK 13 PAGE 250.

[illegible]

2.0.8.



PROPERTY ADDRESS:
121 W. BANKHEAD HWY.
VILLA RICA, GEORGIA, 30180

(5) ५५

SURVEY FOR:

CITY OF VILLA RICA

BEING IN THE CITY OF VILLA RICA
LAND LOT 161 - 6th DISTRICT - CARROLL COUNTY - GEORGIA

DATE: FEBRUARY 17, 2016	REVIEWS	
FIELD	CHAPTER	PROJECT NO.
TPC	LEB	210031

NOTE: THIS PLAY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON AND WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES, LOSSES, OR INJURIES OF ANY KIND INCURRED BY ANY PARTY BY UNLIMITED PARTIES WILL DO SO AT THEIR OWN RISK. THIS PLAY IS NOT VALID UNLESS SIGNED BY THE PERSON OR PERSONS NAMED HEREON. NO OTHER SIGNATURE APPEARS ON ORIGINAL FILE OR OVER THE SEAL.

SURVEYOR'S CERTIFICATION:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH
THE TECHNICAL STANDARDS FOR PROPERTY
SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER
180-7 OF THE RULES OF THE GEORGIA BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AND AS SET FORTH IN THE
GEORGIA FLAT ACT O.C.G.A. 15-9-67, AUTHORITY
O.C.G.A. SECS. 15-9-67, 43-15-4, 43-15-8,
43-15-18, 43-15-22.
SURVEYOR: LESTER C. BELL
GEORGIA B.L.S. No. 2834



PIONEER
AND
SURVEYING

LINE TABLE FOR EASEMENT		
LINE	BEARING	LENGTH
L1	S 08°45'46" W	13.55'
L2	S 81°31'3" E	3.00'
L3	S 08°46'47" W	19.00'
L4	N 81°31'3" W	3.00'
L5	S 08°46'47" W	6.08'

CLOSURE STATEMENT

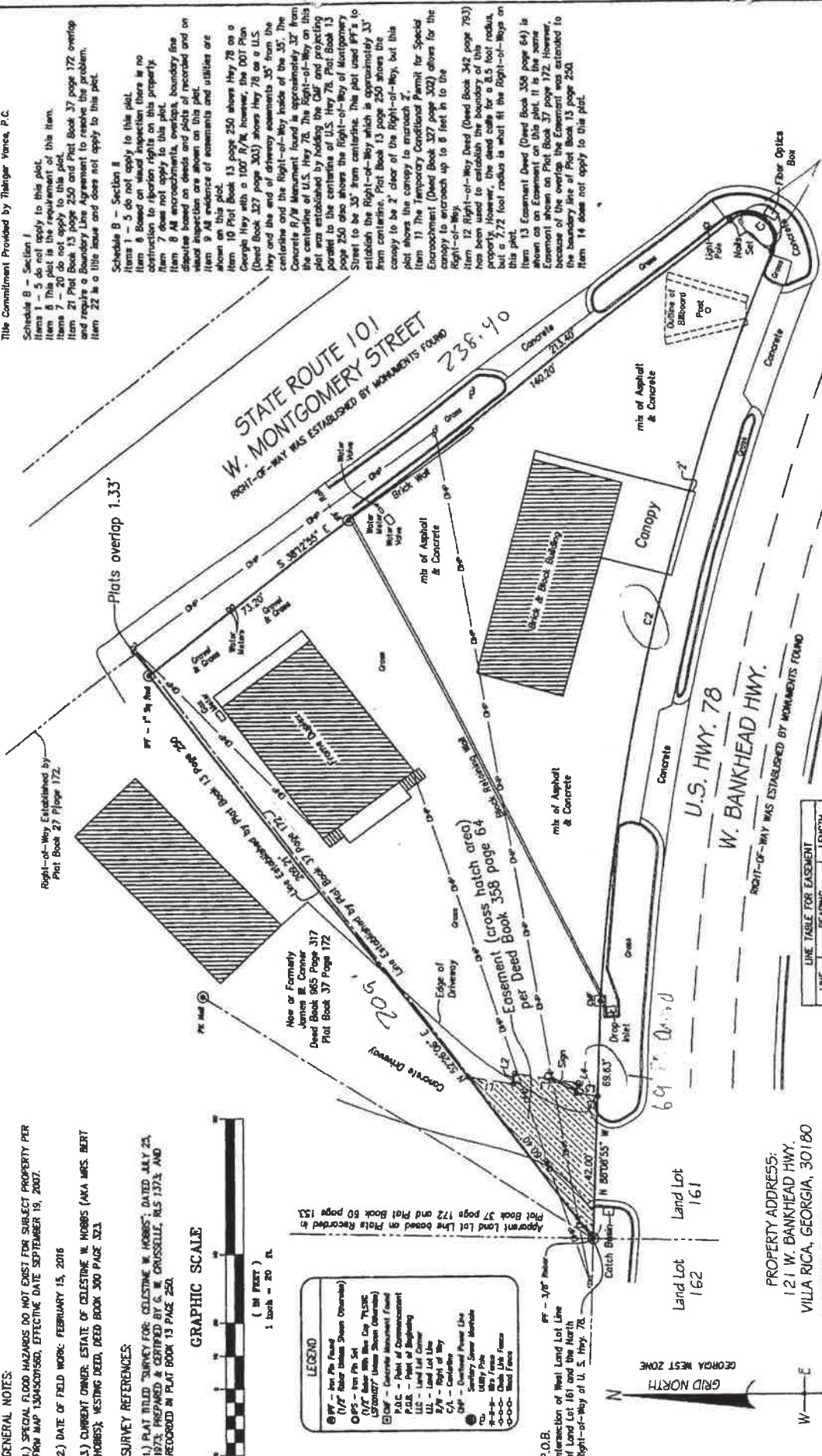
The field data upon which this plot is based has a closure precision of one foot in 112.74 feet, and an angular error of 1.8 arc sec. per angle point, and was adjusted using the Least Squares Method.

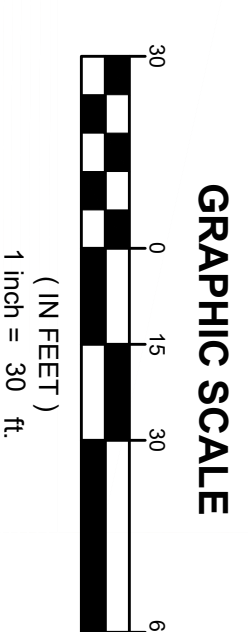
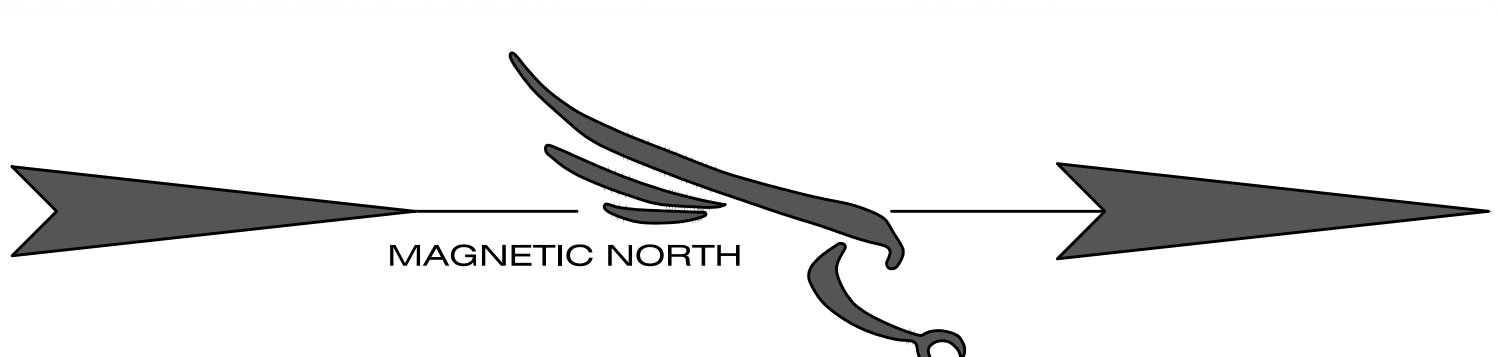
This plot has been calculated for closure, and is found to be accurate within one foot in 100,000 feet.

This survey was made using a GEOMAX 2000/30 Total Station, which reads distances to the nearest 0.005 foot and with direct reading to 3 seconds for angular measurement.

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	20.27	7.72	S 35°59'38" W	14.93
C2	275.87	687.73	N 77°12'20" W	224.65

Chord 249. 4211-





CIVIL
ENGINEERING
SURVEYING
CONSTRUCTION
MANAGEMENT

LAND
PLANNING
LANDSCAPE
ARCHITECT

FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GA 31706
Ph: (770) 389-8666 - Fax: (770) 389-8646

NEWNAN OFFICE
40 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30055
Ph: (770) 755-9736

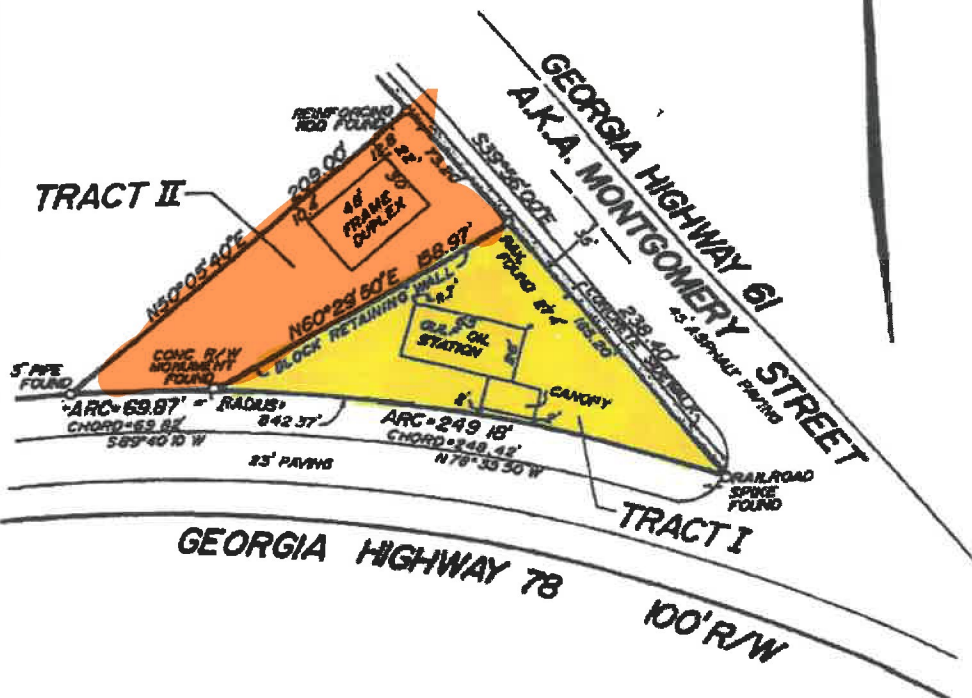
CUMMING OFFICE
500 SHIRLEY FERRY RD., STE. C
CUMMING, GEORGIA 30006
Ph: (678) 807-1140

www.fdc-llc.com

SHIRLEY MARCHMAN PARK

CITY OF VILLA RICA

AREA-
TRACT I - 0.262 ACRES
TRACT II - 0.237 ACRES



SURVEY FOR

CELESTINE W. HOBBS

LOCATED IN
LAND LOT 161
CITY OF VILLA RICA
GEORGIA

SIXTH DISTRICT
CARROLL COUNTY,
GEORGIA

DATE - JULY 25, 1973

SCALE - 1" = 50'

LEGEND

1" = LAND LOT
2" = LAND LOT 161
3" = DELTA
4" = CONVEYANCE
5" = BOUNDARY
6" = FENCE LINE
7" = ROAD LINE

G. W. CRUSSELLE

REGISTERED LAND SURVEYOR

PO BOX 107000, ATLANTA

PHONE 404-541-1949

PERMIT 73-1326 CA



PRECISION -
1 FOOT IN 10,000 FEET
IN AN OPENING THIS IS A SURVEY
REPRESENTATION OF THE LAND PLAT-
TED AND HAS BEEN PREPARED IN
CONFORMANCE WITH THE RULES
AND REGULATIONS OF THE
SURVEYING BOARD OF THE STATE OF GEORGIA

Filed July 27, 1973 Kennell Stearns, Clerk S. C.