Sandersville Downtown Development Authority
Board of Directors

City of Sandersville, Conference Room
141 West Haynes St.
Sandersville, GA 31082

November 19th, 2026 - 11:30am

AGENDA

I. Call to Order

II. Approval of October 15th, 2026 Minutes

III. Financial Report

IV. DDA Board Chair Report

V. Event Updates: Chamber of Commerce – Katie Moncus

VI. Motion to pay invoice # 2607583 to GMC in the amount of $2695.00 for engineering of economic development project # LAT260009 (The remaining 35% of the Initial Schematic Design Fee Total).

VII. Other business

VIII. Public Comments

IX. Motion to enter Executive Session – Property Matters, Personnel

X. Adjourn

Next Meeting: December 17th 2026, 11:30AM at The Chamber of Commerce

Sandersville DDA
Minutes Oct 15, 2026

The DDA held their regular monthly meeting Thursday Oct 15, 2026 at the Chamber meeting room. Members present were Ashley Garin, John Harden, Anne Knox Hodges, Andra Jenkins, Susan Lewis and Zack Webb. Others present were Kandice Hartley, Jayson Johnson and Nichole Wasson.

Anne Knox Hodges called the meeting to order and asked for an approval of the September minutes. Ashley made the motion, Zack seconded and the vote was unanimous.

The financial report was given by Kandice since there is a new format for the report. Zack made the motion to approve the report and Andra seconded and the vote was unanimous.

Anne Knox then asked Susan to make a report on the upcoming events. Friday, October 30, 2026 the DDA will be sponsoring Halloween on the Square for the pre-K groups. Everyone is invited to come in costume if they can volunteer that morning from 9-10:30. On Thursday December 3rd we will be sponsoring Christmas on the Square with the Chamber and Pilot Club. There will be plenty of vendors, activities and Santa will be there. Any volunteers are welcome to help with that from 5-8 PM.

Anne Knox then invited Jayson to give us an update on the Hotel project. Engineering firm Excell is working on the site grading plan. There was a delay because of some small errors and issues. Triple point gave them guidance and there has since been progress made and work is being done to secure a grading contractor preferably from the local area. Still to be determined is the groundbreaking date. All legal work is done, money is in the bank, we are only waiting on the engineering drawings.

Next there was a discussion about the vision for the Ice House Property. John made a motion to approve the proposed vision for the Ice house Property as a destination for fine casual dining, catering services, entertainment, and special events. Ashley seconded and the motion passed unanimously.

There then was a motion to recommend a prospective tenant, operator, or development partner to make a presentation for consideration and further action to the City Council for the Ice House Property. John made the motion, Zack seconded and the vote was Ashley, John, Anne Knox, Susan and Zack in favor and Andra voting against the motion.

GMC has sent invoice #2606660 for partial payment on the preliminary drawings for the Carriage House project. Susan made the motion to pay the invoice, Zack seconded and the vote was unanimous.

Ashley made a motion to ask Council to approve Parrish David for the vacancy on the DDA Board, Susan seconded and the vote was unanimous.

Motion was made to elect John Harden for the vacant Vice Chair position formerly held by Chris Kevern. Anne Knox made the motion and Andra seconded. Motion carried unanimously.

Motion was made to fill the treasurer position vacated by John Harden who became Vice Chair. John made the motion to elect Andra as treasurer, Susan seconded and the vote passed unanimously.

Other business - Susan represented the DDA at the Mainstreet Meeting in Vidalia Wednesday the 7th. She reported that it was a very well-run meeting and she recommended that we invite the

Vidalia Mainstreet Director Tonya Parker to our November meeting to give us insight on what they are doing and to give us some ideas for our downtown. All agreed that would be helpful and Susan will contact Tonya directly.

Anne Knox then asked for a motion to go into executive session regarding property matters. John made the motion Andra seconded and the motion passed unanimously and we went into Executive Session.

Motion made to exit Executive Session by Andra, Ashley seconded. No votes taken.

Motion to adjourn by Ashley, Andra seconded, and the motion passed unanimously meeting adjourned.

Approval of Minutes:

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Chair Anne Knox

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Secretary – Susan Lewis

GMC

Goodwyn Mills Cawood, LLC
PO Box 242128
Montgomery, AL 36124
FEIN: 85-4128572

Kandice Hartley
City of Sandersville
141 West Haynes Street
Sandersville, GA 31082

October 28, 2026
Invoice No: 2607583
Due Date: November 27, 2026

Project LATL260009 Sandersville Downtown Courtyard

Phase 000 Basic Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Base Map Creation	3,900.00	100.00	3,900.00	3,900.00	0.00
Initial Schematic Design	7,700.00	100.00	7,700.00	5,005.00	2,695.00
Design Refinement	6,600.00	0.00	0.00	0.00	0.00
Final Renderings	7,700.00	0.00	0.00	0.00	0.00
Cost Estimate	1,500.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	500.00	30.00	150.00	150.00	0.00
Total Fee	27,900.00		11,750.00	9,055.00	2,695.00
	Total Fee				**2,695.00**
			Total this Phase		**$2,695.00**
			Total this Invoice		**$2,695.00**

Outstanding Invoices

Number	Date	Balance
2606660	9/29/2026	9,055.00
Total		**9,055.00**

Please include invoice number(s) with your payment.
Payment Options:
Check: Payable to GMC: Mail to PO Box 242128, Montgomery, AL 36124
ACH: Routing No: 062206567; Acct No: 262775009. Please send remittance email to ap@gmcnetwork.com.
Credit Card: Call David Gulino at 205-949-3903 *(2% processing fee)*