

**Eastman Downtown Development Authority
Board of Directors Minutes**

Date: April 7, 2026

Place: Eastman City Hall, Council Chamber

Board of Directors Present: Wynnon Pittman, Mark Studstill, Michelle Butler, Sue Peacock, Derek Hutcheson, Paula McCain **Attorney Rita Llop Absent:** Lorraine Aguayo

Call to Order: Wynnon Pittman

Invocation: Mark Studstill

Pledge of Allegiance: Led by Chairman Wynnon Pittman

Agenda: Approved in a motion made by Paula McCain and a second by Michelle Butler. Motion carried.

Minutes: March 10, 2026 meeting minutes were given to each member. A motion was made by Paula McCain to accept and a second by Michelle Butler. Motion carried unanimously. Motion was made to accept March 10, 2026 Executive Session minutes by Mark Studstill and a second by Paula McCain. Motion carried unanimously. A motion was made by Derek Hutcheson and seconded by Michelle Butler to accept called meeting minutes of March 26, 2026. Motion carried unanimously.

Financial Report: Treasurer Michelle Butler presented the financial report with a beginning balance of \$67,133.87 and expense of \$477.50 with an ending balance of \$66,656.37. A motion was made by Paula McCain to accept the Financial Report and seconded by Sue Peacock. Motion carried.

Old Business

1. Facade Grant Application revisions were discussed with recommendations on amounts, facade, and signs to be revisited during the next meeting. City Attorney Llop will need to review before adoptions can be made.
2. Calendar Update items were discussed with approval to post.

New Business

1. Facade Grant Approval for Southside Market in the amount of \$1500 was discussed with a request for photographs to be made of completed facade. Motion was made by Sue Peacock and seconded by Paula McCain to award the facade grant. Motion carried.
2. DD RLF Resolution 2006-05 was accepted by a motion made by Sue Peacock and seconded by Michelle Butler. Motion carried.
3. Georgia Downtown Association Membership was approved for payment in the amount of \$500 in a motion made by Sue Peacock and seconded by Paula McCain. Motion carried.
4. Rural Zone/ Strategic Plan meeting date was discussed by Paula McCain with a need to change the meeting date to May 18, 2026 at 11:30 at the Chamber. Shovel ready projects are to be presented then. Discussion was held about exterior finishes, zoning changes, and code enforcements. Changes to the Rural Zone Map were discussed with Paula McCain to make contact for specifics and criteria. No further changes were discussed.
5. DDA Programs were addressed by Derek Hutcheson from his discussion with Ken Clark of Hawkinsville regarding credits, incentives, grants, loans, and programs. A meeting with Ken Clark is to be scheduled for the Board Members to visit and discuss these in more detail.
6. Leave It Better Resolution was shown to be ready for signatures and payment of \$10,000. Motion was made by Sue Peacock and seconded by Derek Hutcheson to accept. Motion carried.

7. The need to Schedule a Work Session was discussed by Chairman Wynnon Pittman for Strategic Plan Incentives before the May 18 Rural Zone meeting. This will be addressed in a Called Meeting.

Public Comments None

Authority Comments

Derek Hutcheson, Sue Peacock, and Mark Studstill related information from the 8 hour Basic Development Authority Training at Madison, Georgia on April 2, 2026 through the University of Georgia, Carl Vinson Institute of Government. Basic and Advanced classes are to be offered in Rome, Georgia in August for Authority members to complete training.

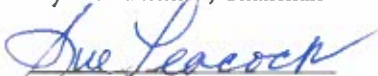
Adjourn

There being no further business, Derek Hutcheson made a motion to adjourn that was seconded by Michelle Butler. Motion carried unanimously.

Signatures:



Wynnon Pittman, Chairman



Sue Peacock, Secretary

**DOWNTOWN DEVELOPMENT AUTHORITY
of the
CITY OF EASTMAN**

RESOLUTION FOR FUNDING-CONTRIBUTION TO

LEAVE IT BETTER, LLC

RESOLUTION 2026-04

THIS RESOLUTION adopted this ____ day of April 2026, by the Downtown Development Authority of the City of Eastman (the “Authority”), as follows:

WHEREAS: The bylaws of the Authority and laws of the State of Georgia provide that the Authority may finance projects to develop and promote for the public good and general welfare trade, commerce, industry, and employment opportunities in its central business district O.C.G.A § 36-41-2; and,

WHEREAS: Leave It Better, Inc. is a Domestic Nonprofit Corporation organized under the Georgia Corporations Code with its principal office located at 983 Cofield Road, Eastman, Dodge County, Georgia 31023 whose goal is to improve the community through projects aimed at enhancing the overall quality of life; and,

WHEREAS: Leave It Better, Inc. is working toward completing its Alleyway Project on that real estate leased by Leave It Better, Inc., and that Alleyway-Z owned by the City of Eastman as specified on the Plat of Survey recorded in the Office of the Clerk of Dodge Superior Court in Plant Book 43, Pages 40-42, including: installation of pavers from 4th and 3rd Avenues, a 4 foot walkway from mural to mural, on a patio behind the ramp, and, from the initial patio to the rear of the Peacock building; and,

WHEREAS: the Authority applauds those efforts of Leave It Better, Inc. and encourages it to consider delaying installation of pavers until Georgia Power completes moving its poles and installing underground wires, and, to seek additional funding and grant opportunities to complete its project; and,

WHEREAS: the Authority finds that financial support of the revitalization and redevelopment of Alleyway Z in its central business district to be in the public interest and furthers its public purposes.

BE IT THEREFORE RESOLVED; to serve its public purpose of revitalizing its central business district, the Authority will contribute the sum of Ten Thousand Dollars (\$10,000.00) to Leave It Better, Inc. to aid in Leave It Better, Inc.’s completion of the Alleyway Project.

This Resolution having being considered and voted upon by the Downtown Development Authority of the City of Eastman; it is further resolved that the Authority is authorized to take actions consistent with the aforesaid.

So resolved this 7th day of April 2026, for immediate action by the Authority.



Wynnon Pittman, Chair

Loraine Aguayo, Vice-Chair



Paula R. McCain



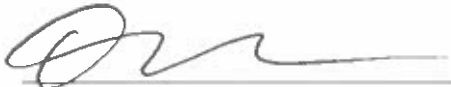
Mark Studstill



Sue Peacock, Secretary



Michelle Butler, Treasurer



Derek Hutcheson

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF EASTMAN

RESOLUTION 2026-05

AUTHORIZING THE RECEIPT OF A LOAN FROM THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DEPARTMENT) UNDER THE DOWNTOWN DEVELOPMENT REVOLVING LOAN FUND PROGRAM; AUTHORIZING THE LENDING OF SUCH FUNDS TO SPS OGLETHORPE, LLC FOR THE PURCHASE AND RENOVATION OF 116-118 EAST MAIN STREET, IN THE CITY OF EASTMAN, DODGE COUNTY, GEORGIA, FOR USE AS A JEFFERSON'S FRANCHISE RESTAURANT AND EVENT SPACE - FACILITY; AUTHORIZING THE EXECUTION OF A PROMISSORY NOTE IN FAVOR OF THE DEPARTMENT, TO DOCUMENT THE AUTHORITY'S RECEIPT OF FUNDS FROM THE DEPARTMENT IN ORDER TO FUND THE LOAN TO THE SPS OGLETHORPE LLC AUTHORIZING THE SECRETARY TO EXECUTE AND DELIVER ANY AND ALL DOCUMENTS NECESSARY TO CLOSE THE TRANSACTION; AUTHORIZING THE OFFICERS AND AGENTS OF THE AUTHORITY TO TAKE ANY AND ALL ACTION CONSISTENT WITH THESE RESOLUTIONS; REPEALING CONFLICTING RESOLUTIONS; AND FOR OTHER PURPOSES.

WHEREAS, the Downtown Development Authority of the City of Eastman (the "Authority") is a development authority formed pursuant to the Georgia "Downtown Development Authorities Law", O.C.G.A. §§ 36-42-1 to 36-42-14 and a Resolution of the City of Eastman, dated February 12, 2015.

WHEREAS, pursuant to Code Section 36-42-4, the Authority has all of the powers necessary or convenient to carry out and effectuate the purposes of the Georgia "Downtown Development Authorities Law";

WHEREAS, pursuant to Code Section 36-42-2 the purpose of the Georgia "Downtown Development Authorities Law", is to develop and promote trade, commerce, industry and employment opportunities for the public good and the general welfare of the State;

WHEREAS, SPS Oglethorpe LLC owns and operates a Georgia Business Corporation ("the Borrower"), which conducts a Jefferson's Franchise restaurant and event space business in the City of Eastman, which is located in Dodge County, Georgia;

WHEREAS, the Borrower desires to start-up and expand this operation by purchasing and renovating certain real property and improvements located at 116-118 East Main Street in the City of Eastman, Georgia (the "Property");

WHEREAS, in order to finance the acquisition and renovation of the Property, the Borrower has obtained approval for a Downtown Development Revolving Loan Fund Loan from the Department;

WHEREAS, pursuant to the Downtown Development Revolving Loan Fund ("DD RLF") program, the Department makes a loan to an authority, which in turn utilizes these funds to make a loan to an industry or business;

WHEREAS, the Department has approved a DD RLF loan to the Borrower for the acquisition and renovation of the Property, which loan has been given a project number of #26dd-nr-045-10658.

WHEREAS, the Department has requested that the Authority act as a recipient of the DD RLF loan funds, and in turn lend such funds to the Borrower;

WHEREAS, the Authority has determined that the Borrower's acquisition and renovation of the Property will promote trade, commerce, industry and employment opportunities for the public good in the City of Eastman;

NOW, THEREFORE, IT IS HERBY RESOLVED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF EASTMAN, as follows:

1. **Authorization to Obtain Loan from Department.** The Authority is hereby authorized to obtain from the Department a loan in the original principal amount of \$250,000.00, pursuant to that certain Statement of Contract Award from the Department to the Downtown Development Authority of the City of Eastman, dated February 24, 2026, issued in connection with Project No. #26dd-nr-045-10658, (the "Statement").

2. **Authorization to Make Loan to the Borrower.** Pursuant to the Statement, the Authority is hereby authorized to loan to SPS Oglethorpe LLC, on such terms and conditions as the Authority may be advised by the Department, the principal sum of \$250,000.00, to be utilized for the acquisition and renovation of the Property. The Authority is also authorized, with the approval of the Department, to make any subsequent amendments to the loan or loan documents that may be needed to maintain or modify the terms of the loan as needed.

3. **Execution of Documents.** Chairman together with the Treasurer or Secretary of the Authority, or any member of the Authority, is hereby authorized to execute any and all promissory notes, instruments, closing statements and documents necessary or appropriate to close any and all transactions authorized by this Resolution, including any subsequent amendments that may be necessary to effectuate the transaction as approved by the Department.

4. **Ratification.** Any and all actions previously or subsequently taken by the officers or agents of the Authority consistent with the foregoing Resolutions are hereby approved, ratified and confirmed in all respects.

5. **Repeal of Conflicting Resolutions.** Any and all resolutions or parts thereof which conflict with or are inconsistent with this Resolution are hereby repealed.

SO RESOLVED, this 7th day of April 2026.

DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF EASTMAN

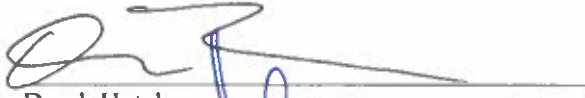
By: Wynnon Pittman
Wynnon Pittman, Chairman

By: Sue Peacock
Sue Peacock, Secretary
(SEAL)



Michelle Butler, Treasurer

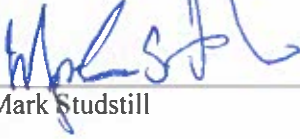
Loraine Aguayo, Vice-Chair



Derek Hutcheson



Paula McCain



Mark Studstill

Eastman Downtown Development Authority

Board Operating Statement Detail

March 31, 2026

Beginning Balance	67,133.87
Income	
Total Operating Income	0.00
Expenses	
Dodge County News - Bids 2 properties, meeting change	227.50
Eastman Bake Shop - Meet & Greet 3/26/26	250.00
Total	477.50
Total Operating Expenses	477.50
Operating Profit / (Loss)	-477.50
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Ending Balance	66,656.37

Eastman Downtown Development Authority

Bank Reconciliation Report

Account	Colony Bank xxxxxx6038
Ending	3/31/2026
Statement Date	3/31/2026

Balance Per Bank Statement	66,656.37
Plus Deposits in Transit	0.00
Less Outstanding Checks	0.00
Adjustments	0.00
Reconciled Ending Balance	66,656.37
General Ledger Balance	66,656.37
Difference	0.00

Outstanding Items

Southside Market

478-231-7564
Local Vendors · Antiques · Vintage Items · Furniture