

Downtown Development Authority of the City of Eastman

Called Meeting Minutes

Date: March 26, 2026 5:00 p.m.

Place: Council Chamber, City Hall

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

Call to Order: Chairman Wynnon Pittman

Invocation: Derek Hutcheson

Agenda: Approved by a motion made by Sue Peacock and a second by Lorraine Aguayo. Motion carried.

New Business:

A called meeting was held for the purpose of the Sale of Real Estate and to approve and sign Related Resolutions, with Stephanie Griffis of Destination Realty, LLC in attendance..

1. Motion was made by Sue Peacock and seconded by Derek Hutcheson and Lorraine Aguayo to approve the resolution for the sale of the tract and parcel of land with Two Story Brick Building, lying and being in Land Lot 9, 15th Land District, Parcel Z-Plat Book 43, Page 96, with a Twelve Foot (12') Ingress/Egress Easement, and known as the "Bus Station" to Dahl McDermitt, Refuge House for Ladies, Inc. for the sum of \$44,000. Resolution 2026-02 for Sale of Real Estate, Legal Land Description Exhibit A, and Authorization to show Unlisted Property made to Destination Realty, LLC were signed and initialled by Authority members. Motion carried unanimously.
2. A motion was made by Mark Studstill and seconded by Lorraine Aguayo to approve the sale of the property at Tax Parcel ID Number E19 113, described in Deed Book 954 Page 944, and known as the AA Building. Purchase and Sale Agreement, Lead-Based Paint Exhibit A, Closing Attorney Exhibit B, Zoning Ordinance 2025-001 Exhibit C, Authorization to show Unlisted Property made to Destination Realty, LLC, and Resolution 2026-03 for Sale of Real Estate in the amount of \$37,500 from Kelley Jarrard for Chandley Investments, LLC were signed and initialled by Authority members. Resolution further states agreement by the Authority in the March 10, 2026 meeting made to Stephanie Griffis of Destination Realty, LLC for sale of this unlisted property for the sum of \$2,500. Motion carried unanimously.
3. Closing Attorney Joseph I. Marchant is to execute the closing of both properties on April 24, 2026. Chairman Wynnon Pittman and Secretary Sue Peacock will attend this closing on behalf of the Authority.

Public Comments: None

Authority Comments: None



Adjourn: Loraine Aguayo made a motion to adjourn that was seconded by Derek Hutcheson. Motion carried unanimously.



Wynnon Pittman, Chairperson



Sue Peacock, Secretary

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

RESOLUTION FOR SALE OF REAL ESTATE

RESOLUTION 2026-02

THIS RESOLUTION (“RESOLUTION”), adopted this the 26th day of March 2026, by the Downtown Development Authority of the City of Eastman, Georgia (the “Authority”), as follows:

WHEREAS: The bylaws of the Authority and laws of the State of Georgia provide the Authority has the authority to purchase, lease, or otherwise and to hold, lease, and dispose of real and personal property in furtherance of its public purpose O.C.G.A. 36-42-8; and,

WHEREAS: at its meeting on March 10, 2026, the Authority was presented with an offer from Dahl McDermitt, Refuge House for Ladies, Inc., to purchase the Authority’s property known as the ‘Bus Station’, as further described below, for the sum of \$44,000.00 with a plan for improvement and redevelopment to stabilize and reuse the existing building to become a functional and usable space; and, by majority vote, the Authority accepted said offer; and,

WHEREAS: the Authority finds said sale to further its public purpose to promote the public good and general welfare, trade, commerce, industry and employment opportunities including the revitalization and/or reuse of the property of the Authority in its central business district.

BE IT THEREFORE RESOLVED, the Downtown Development Authority of the City of Eastman does hereby resolve to sell to that property known as the Bus Station as specified above and as more particularly described on Exhibit A attached hereto and incorporated herein by reference as if fully set forth herein; and,

BE IT FURTHER RESOLVED that this Resolution be considered and voted upon by the Downtown Development Authority of the City of Eastman and the Authority is authorized to immediately take actions consistent with the aforesaid.

This the 26 day of March, 2026 and executed by all Directors of the Authority:



Wynnon Pittman, Chair



Loraine Aguayo, Vice-Chair

Paula R. McCain



Mark Studstill



Sue Peacock, Secretary



Michelle Butler, Treasurer



Derek Hutcheson

EXHIBIT A

Downtown Development Authority of the City of Eastman

All that tract and parcel of land lying and being in Land Lot 9, 15th Land District, City of Eastman, Dodge County, containing 0.20 acres (8,676 square feet), more or less, and housing an Existing Two Story Brick Building, and being more particularly described and delineated as Parcel-Z on a Plat of Survey with a field date of 09/10/2025, prepared by Billy G. Hartley, Jr., Ga. R.L.S. #3504, and recorded 10/15/2025 in the Office of the Clerk of Dodge County Superior Court in Plat Book 43, Page 96. There is reserved to the Grantor a "New Twelve Foot (12') Ingress/Egress Easement Along the Centerline (CL) of Drive" from College Street to lands now or formerly owned by the City of Eastman and as noted on said Plat of Survey.

(Said tract and parcel of land commonly referred to as the "Bus Station" and being a portion of Dodge County Map-Parcel E21-176).

The above-described property being identified as Tract 1 in that Warranty Deed between the City of Eastman and the Downtown Development Authority of the City of Eastman dated October 15, 2025, and recorded in the Office of the Clerk of Dodge Superior Court on December 14, 2025, in Deed Book 954, Page 944-946.

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

RESOLUTION FOR SALE OF REAL ESTATE

RESOLUTION 2026-03

THIS RESOLUTION (“RESOLUTION”), adopted this the 26th day of March 2026, by the Downtown Development Authority of the City of Eastman, Georgia (the “Authority”), as follows:

WHEREAS: The bylaws of the Authority and laws of the State of Georgia provide the Authority has the authority to purchase, lease, or otherwise and to hold, lease, and dispose of real and personal property in furtherance of its public purpose O.C.G.A. 36-42-8; and,

WHEREAS: at its meeting on March 10, 2026, the Authority was presented with an offer from Stephanie Griffis on behalf of Destination Realty, LLC, to sell that property known as the AA Building, as further described below, as unlisted property for the sum of \$2,500.00 and, the Authority, by majority vote, accepted that offer; and,

WHEREAS: Ms. Griffis has secured an offer from Kelley H. Jarrard, Chandley Investment, LLC, to purchase said property for the sum of \$37,500.00, with a plan to improve and reuse the existing residential structure; and,

WHEREAS: the Authority finds said sale to further its public purpose to promote the public good and general welfare, trade, commerce, industry and employment opportunities including the revitalization and/or reuse of the property of the Authority in its central business district.

BE IT THEREFORE RESOLVED, the Downtown Development Authority of the City of Eastman does hereby resolve to that property known as the AA Building as specified above and as more particularly described on Exhibit A attached hereto and incorporated herein by reference as if fully set forth; and,

BE IT FURTHER RESOLVED that this Resolution be considered and voted upon by the Downtown Development Authority of the City of Eastman and the Authority is authorized to immediately take actions consistent with the aforesaid.

This the 26th day of March, 2026 and executed by all Directors of the Authority:

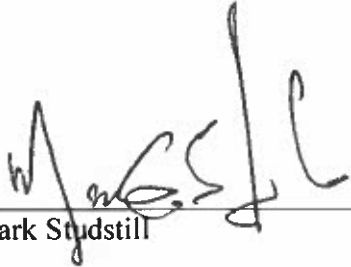


Wynnon Pittman, Chair




Loraine Aguayo, Vice-Chair

Paula R. McCain



Mark Studstill



Sue Peacock, Secretary



Michelle Butler, Treasurer



Derek Hutcheson

EXHIBIT A

Downtown Development Authority of the City of Eastman

All that tract and parcel of land lying and being in Land Lot 309, 16th Land District, City of Eastman, Dodge County, containing 0.07 acres (3,042 square feet), more or less, and housing an Existing Single Story Brick Building, and being more particularly described and delineated as Parcel-Z on a Plat of Survey with a field date of 09/05/2025, prepared by Billy G. Hartley, Jr., Ga. R.L.S. #3504, and recorded 10/15/2025 in the Office of the Clerk of Dodge Superior Court in Plat Book 43, Page 97, together with and subject to a 2.5' Access Easement along the Northern and Western borders of said tract and parcel of land.

(Said tract and parcel of land commonly referred to as the "AA Building", and being a portion of Dodge County Map-Parcel E19-113).

The above-described property being identified as Tract 2 in that Warranty Deed between the City of Eastman and the Downtown Development Authority of the City of Eastman dated October 15, 2025, and recorded in the Office of the Clerk of Dodge Superior Court on December 14, 2025, in Deed Book 954, Pages 944-946.