



AGENDA
CITY OF DAWSONVILLE
DOWNTOWN DEVELOPMENT AUTHORITY
City Hall, G.L. Gilleland Council Chambers
Monday, March 25, 2024
5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Approval of the Agenda
5. Approve Meeting Minutes
 - Regular Meeting held January 22, 2024
6. Review Financials through February 2024
7. Director's Report – Amanda Edmondson
 - a. Downtown Banners (Installed, Final Payment Pending)
 - b. Collaborative NASCAR Advertisement (Published & Payments Reconciled)
 - c. Billboard Program (1 New contract & Artwork Updated)
 - d. Community Calendar Addition – downtowndawsonville.com
 - e. Gospel in the Park (Sponsors & Details to Date)
 - f. Downtown Comprehensive Strategic Plan nearing completion

GRANTS

8. Consideration of Grant Application – Tim Costley (Tabled from January 22nd, 2024)
9. Consideration of New Grant Application – Sofia Brown
10. Consideration of New Grant Application – Megan Kimsey

NEW BUSINESS

11. Consideration of Placemaking History & Art Mural / Oral History Project
12. Consideration of "Downtown Dawsonville" Branding Concept / Process

ANNOUNCEMENTS

13. Update Checking Account Authorized Signatures and Debit Card / Online Banking
14. Training for Mary Wright & Trey Thomas
15. Budget Call for May 9th Meeting

ADJOURNMENT

The next scheduled meeting is Monday, May 09, 2024

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.



DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 5

SUBJECT: **APPROVE MEETING MINUTES**

DDA MEETING DATE: **03/25/2024**

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL FOR THE MINUTES

- **REGULAR MEETING HELD JANUARY 22, 2024**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

APPROVE, AMEND OR DENY

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY OF DAWSONVILLE DOWNTOWN DEVELOPMENT AUTHORITY
G.L. Gilleland Council Chambers, City Hall 2nd Floor
Monday, January 22, 2024
5:30 P.M.

1. **CALL TO ORDER:** William Illg called the meeting to order at 5:32 pm.
2. **ROLL CALL:** Present were members Trey Thomas, Jonathan Campbell, Tasha Howell, Dwight Gilleland, Jamie McCracken and William Illg.

Mary Wright was not in attendance.

City Staff in attendance included Downtown Development Director Amanda Edmondson and City Clerk Beverly Banister.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Jamie McCracken.
4. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by T. Howell; second by D. Gilleland. Vote carried unanimously in favor.
5. **APPROVE MEETING MINUTES**
 - Regular Meeting held November 9, 2023Motion to approve the minutes as presented made by D. Gilleland; second by J. McCracken. Vote carried unanimously in favor.
6. **REVIEW FINANCIALS THROUGH DECEMBER 2023:** Board reviewed financials. No questions or comments.
7. **DIRECTOR'S REPORT – AMANDA EDMONDSON:**
 - **LIGHT UP DAWSONVILLE:** An overview was provided of the Light Up Dawsonville program and the winners for decorating went to Ben King for Best Individual Home, Etowah Water & Sewer for Best Business (Donated their winnings to The Place) and Blacks Mill Preserve for Best Neighborhood Entrance. Overall, being the first year, the program was very successful with the anticipation of more interest the next year. Appreciation of all the sponsors and participation of everyone in support of The Place was expressed.
 - **GOSPEL IN THE PARK:** The first act as provided for by the DDA has been contracted and secured for the event. Vendors and food trucks will be planned for the event as well.
 - **STREET BANNERS:** The banners are ready to go and will be installed downtown once the weather cooperates; completion of the installation is anticipated for February. She further noted the company is using the Downtown Dawsonville design for their brochures which provides additional advertising for the downtown.

NEW BUSINESS

8. **CONSIDERATION OF GRANT APPLICATION:** Tim Costley, the grant applicant, provided detailed information on his plans for the property; some of which are already in progress. The Board discussed with Mr. Costley the overall use of the property and clarified some points of his project.

Motion to table the grant application to the March 25, 2024 Downtown Development Authority meeting made by J. McCracken; second by T. Thomas. Vote carried unanimously in favor.
9. **INTERGOVERNMENTAL AGREEMENT WITH DAWSON COUNTY:** Motion to approve the Intergovernmental Agreement with Dawson County as presented made by T. Thomas; second by J. McCracken. Vote carried unanimously in favor. (Exhibit "A")
10. **UPDATE CHECKING ACCOUNT AUTHORIZED SIGNATURES AND DEBIT CARD:** Motion to approve adding all current members as check signers to the Downtown Development Authority's checking account and putting the debit card in Will Illg's name made by J. McCracken; second by J. Campbell. Vote carried unanimously in favor.
11. **COLLABORATIVE NASCAR ADVERTISEMENT:** Motion to approve the full expenditure of \$2,500 for the NASCAR advertisement with the understanding of receiving reimbursement of \$833.33 each from Georgia Racing Hall of Fame and Atlanta Motorsports Park as partners of the advertisement made by D. Gilleland; second by T. Howell. Vote carried unanimously in favor.

MINUTES
CITY OF DAWSONVILLE DOWNTOWN DEVELOPMENT AUTHORITY
G.L. Gilleland Council Chambers, City Hall 2nd Floor
Monday, January 22, 2024
5:30 P.M.

ANNOUNCEMENTS

- Filed Annual Registration with DCA is completed.
- Required DDA Trainings for Trey and Mary
- Strategic Plan Meeting is scheduled for January 25, 2024 at 6:00 pm.

ADJOURNMENT:

At 6:29 p.m. a motion to adjourn the meeting was made by J. McCracken; second by T. Thomas. Vote carried unanimously in favor.

Approved this 25th day of March 2024.

By: DOWNTOWN DEVELOPMENT AUTHORITY

William Illg, Chairperson

Jonathan Campbell, Vice Chairperson

Tasha Howell, Secretary/Treasurer

Jamie McCracken

Dwight Gilleland

Mary Wright

Trey Thomas

Attest:

Beverly A. Banister, City Clerk

**INTERGOVERNMENTAL AGREEMENT REGARDING A COMMUNICATIONS TOWER
TO BE CONSTRUCTED AND LOCATED AT PARCEL No. 083 042, DAWSONVILLE, GA**

Between

**DAWSON COUNTY, GEORGIA AND DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF DAWSONVILLE, GEORGIA**

This Intergovernmental Agreement ("IGA") entered into this _____ day _____ of _____ 2024 (the "Effective Date") by and between **DAWSON COUNTY, GEORGIA**, a political subdivision of the State of Georgia, acting buy and through its governing DDA, (hereinafter the "**County**") and the **DOWNTOWN DEVELOPMENT AUTHORITY**, a body corporate and politic of the State of Georgia pursuant to the provisions of the Downtown Development Authorities Law (O.C.G.A. Section 36-42-1 et seq.), as amended (the "Act"), whose business address is 415 Highway 53 East, Suite 100, Dawsonville, Georgia 30534 (the "**DDA**"); and the Authority is now existing and operating and its members have been duly appointed and entered into their duties. The **DDA** and the **County** may be referred to herein as a "party" or collectively as the "parties".

WHEREAS, the DDA is authorized under the Act to make and execute contracts, agreements, and other instruments necessary or convenient to exercise the powers of the DDA.

WHEREAS, the County desires to construct a communications tower on a corner piece of PARCEL No. 083 042, near J. C. Burt, Dawsonville, GA 30534, which tower is intended to be used primarily to install certain public safety systems and equipment in the exercise of powers related to the County's law enforcement and fire protection services, including ambulance and emergency rescue services; and

WHEREAS, the County and the DDA desires to enter into this IGA authorizing the County to construct a communications tower and continued use of the equipment shelter building and generator on a corner piece of PARCEL No. 083 042, near J. C. Burt, Dawsonville, GA 30534, as outlined herein;

1. **Authorization of the County by the DDA.** The DDA hereby authorizes the County to construct a communications tower on the Premises; provided that such authorization

is contingent upon the following:

- a. The tower the County is authorized to build shall be of a design and appearance that is in substantial conformity with the design specifications attached hereto as **Exhibit A**;
- b. The County shall comply with the City's Building Codes regarding construction of such tower;
- c. The County shall otherwise comply with any pertinent State or federal regulations regarding construction of the tower;
- d. The tower shall have as its primary purpose the installation, operation, and maintenance of a public safety radio communication system, to include antennas and related infrastructure;
- e. The compound shall be 80 foot by 80 foot with 8' fence and gate for the tower, building, generator and fuel tank.
- f. The County shall be responsible for all costs associated with tower construction, operation, maintenance and repair.

A map of the approximate location for the tower is attached hereto as **Exhibit B**.

2. **Continued Use of the Equipment Shelter Building and Generator.** The DDA authorizes the continued use of the equipment shelter building and generator.

3. **Term.** The term of this IGA shall be for fifty (50) years beginning on the Effective Date as shown above and ending at 11:59 P.M., prevailing legal time in Dawsonville, Georgia, on the day immediately preceding the fiftieth (50th) anniversary of the Effective Date, unless sooner terminated as hereinafter provided.

4. **No Joint Venture** - The Parties hereto agree that nothing contained within this Agreement can be or should be construed as creating a joint venture or partnership between the

County and the DDA; and that any construction on the Premises shall be the exclusive responsibility and sole obligation of the County, with the exception of the other entities' equipment. Neither party has, and shall not have, any power, nor will either party represent that it has any power, to bind the other party or to assume or create any obligation or responsibility on behalf of the other party. Each agency shall act at its own risk and responsibility. Each party hereto agrees that, as to liability arising out of the ownership, use, possession or operation of the tower, each shall rely upon its protection of constitutional sovereign immunity and any applicable statutory protections as to any claims and demands arising out of this Agreement.

5. **Public Procurement Requirements.** The County agrees that any communications tower constructed on the Premises will be constructed in full compliance with all public works bidding requirements of the State of Georgia.

6. **E-verify and Title VI:** The County agrees that any contracts let regarding construction of the tower shall contain all required E-verify and Title VI requirements under applicable law.

7. **Governing Law, Disputes and Venue.** This IGA shall be governed by and construed in accordance with the laws of the State of Georgia. If any disputes or issues arise in connection with this IGA which cannot be resolved amicably, then either party shall have the right to request the other party participate in non-binding mediation. The mediator shall be mutually agreed upon, and the costs of the mediator shall be shared equally between the parties. In the event there is no request for mediation or mediation efforts fail, then any dispute or issues shall be resolved through litigation. In the event mediation is unsuccessful or deemed futile, the County and the DDA shall each be entitled to pursue all available remedies at law or equity; provided that any action or suit related to this IGA shall be brought in the Superior Court of Dawson County, Georgia, and the parties hereby submit to the jurisdiction and venue of such court.

8. **Entire Agreement/Amendment.** This IGA contains the entire agreement of the parties and supersedes all prior communications or agreements, whether oral, written, or understood, regarding the subject of this IGA. This IGA may be modified or amended only in writing properly executed by both parties.

9. **Assignment.** The privileges herein granted are personal to the County, and the County shall not sell, assign or transfer or attempt to sell, assign or transfer this Agreement or the privileges herein granted without the prior written consent of the DDA. The parties hereby agree that the Agreement and all the terms hereof shall be binding them and their successors, agents, heirs and assigns permitted by this Agreement.

10. **Severability.** If any portion of this IGA shall be held to be invalid, illegal, void or otherwise unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent jurisdiction finds that any provision of this IGA is invalid or unenforceable but that, by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

11. **Third Party Beneficiaries.** This IGA is entered into for the benefit of the parties hereto only and shall confer no benefits, direct or implied, to any third persons or authorize anyone not a party to this IGA to maintain an action pursuant to the terms or provisions of this IGA.

12. **Notification.** Any notices required to be given pursuant to the provisions of this IGA shall be given in writing and shall be deemed received, and shall be effective when: (1) personally delivered, or (2) on the third day after the postmark date when mailed by certified mail, postage prepaid, return receipt requested, or (3) upon actual delivery when sent via national overnight commercial carrier to the other party at the address given below, or at a substitute address previously furnished to the party by written notice in accordance herewith:

To Dawson County:
Dawson County, Chairman
25 Justice Way, Suite 2214
Dawsonville, GA 30534

To DDA:
Director of Downtown Development
415 Hwy 53 E., Suite 100
Dawsonville, GA 30534

13. **Authority to Execute.** Each of the individuals executing this IGA on behalf of

his or her respective party agrees and represents to the other party that he or she is authorized to do so and further agrees and represents that this IGA has been duly passed upon by the required governmental agency or board in accordance with all applicable laws and spread upon the minutes thereof. The parties hereto agree that this IGA is an intergovernmental contract, and is entered into pursuant to O.C.G.A. Section 36-42-1 et seq.

14. **Records.** Each party shall maintain records relating to matters covered by this IGA as required by Georgia law. Such records shall be maintained for a period of three years following the termination of this IGA.

15. **Modification; Waiver.** No modification or waiver of any of the terms and conditions of this IGA shall be effective unless such modification or waiver is expressed in a writing executed by each of the parties hereto.

16. **Force Majeure.** Neither the County nor the County shall be liable for their respective non- negligent or non-willful failure to perform or shall be deemed in default with respect to the failure to perform (or cure a failure to perform) any of their respective duties or obligations under this IGA or for any delay in such performance due to: (a) any cause beyond their respective reasonable control; (b) any act of God; (c) any change in applicable governmental rules or regulations rendering the performance of any portion of this IGA legally impossible; (d) earthquake, fire, explosion or flood; (e) strike or labor dispute; (f) delay or failure to act by any governmental or military DDA; or (g) any war, hostility, embargo, sabotage, civil disturbance, riot, insurrection or invasion. In such event, the time for performance shall be extended by an amount of time equal to the period of delay caused by such acts, and all other obligations shall remain intact.

17. **Counterparts.** This IGA may be executed in multiple counterparts, and each counterpart shall be considered an original.

18. **Interpretation.** The parties hereto have cooperated in the preparation of this IGA, and hence, it shall not be interpreted or construed against or in favor of either party by virtue of identity, interest, or affiliation of its preparer.

19. **Captions.** The captions of each numbered paragraph hereof are for purposes of identification and convenience only and should be completely disregarded in construing this Agreement.

20. **Liability.** The County agrees that it shall be responsible for such installation, maintenance, operation and repair in a safe and proper manner of the tower. The DDA shall have no duties or responsibilities for installing, maintaining, operating or repairing the County's tower.

21. **Time of Essence.** All time limits stated herein are of the essence of this Agreement.

22. **Miscellaneous.**

- a. This instrument embodies the entire understanding, written and oral, in effect between the parties, relating to the subject matter hereof.
- b. If one or more of the provisions contained herein will for any reason be held by any court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision hereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- c. The parties agree that the foregoing recitals are true and correct and incorporated herein by this reference.

-Signature Page to Follow-

IN WITNESS WHEREOF, the County and the DDA have caused this Intergovernmental Agreement to be executed under seal as of the Effective Date first written above.

DAWSON COUNTY, GEORGIA

By: _____

Name: _____

Title: _____

Date: _____

Attest:

By: _____

Name: _____

Title: _____

DOWNTOWN DEVELOPMENT
AUTHORITY OF THE CITY OF
DAWSONVILLE

By: _____

Name: _____

Title: _____

Date: _____

Attest:

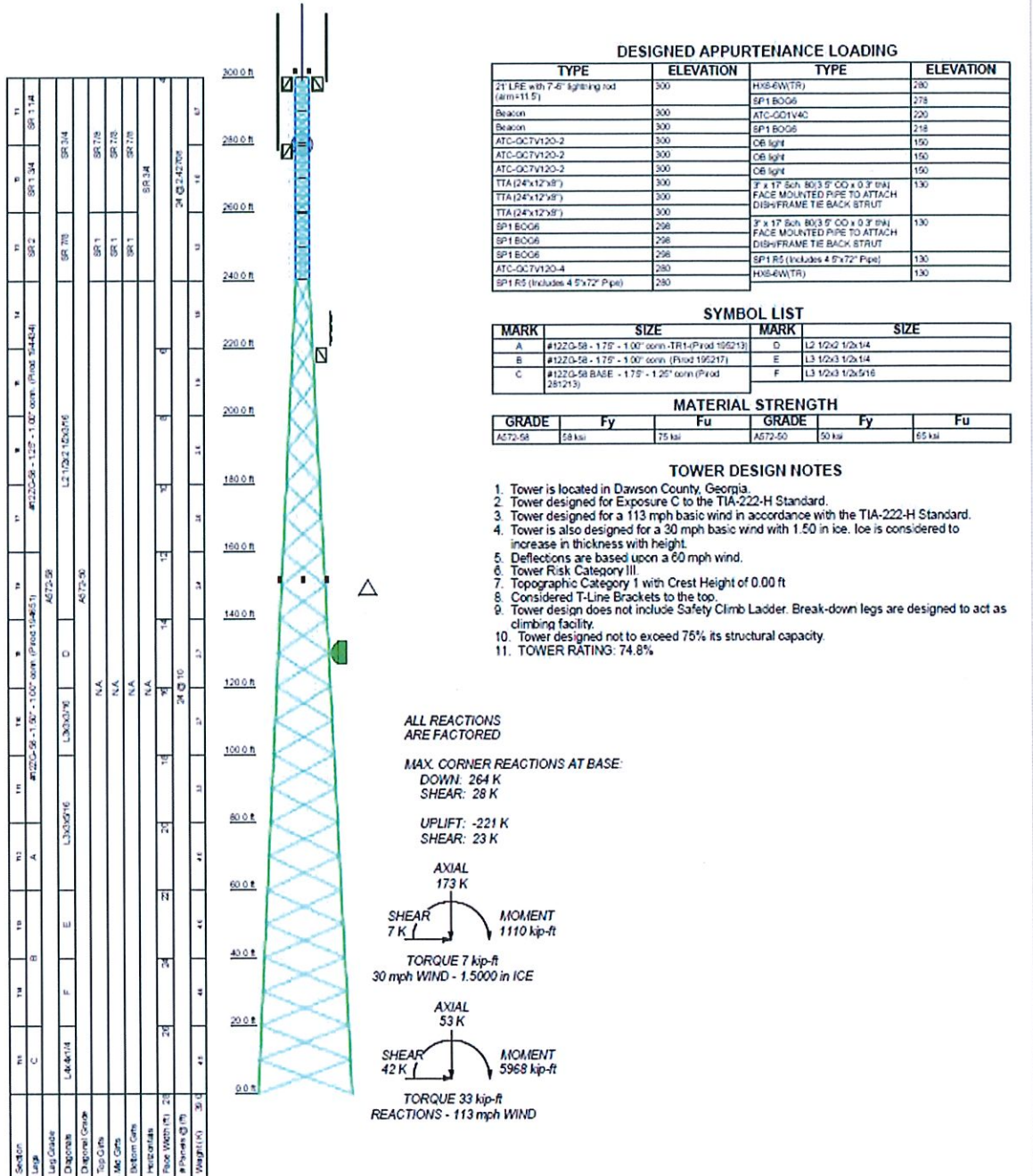
By: _____

Name: _____

Title: _____

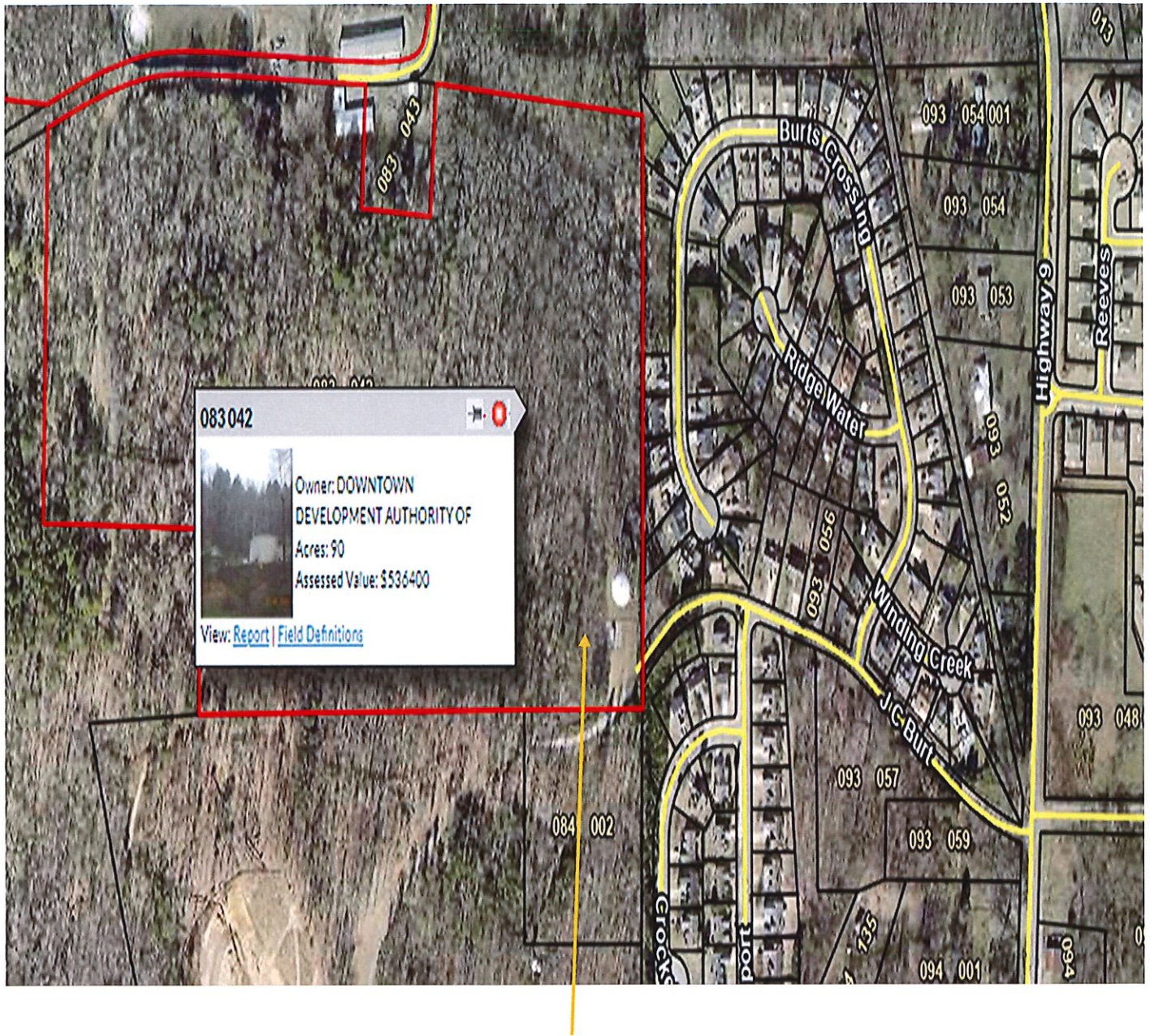


EXHIBIT A **Design of Tower**



valmont 1545 Pidco Drive STR KTLBFS Plymouth, IN Valmont Industries, Inc. Global Telecom Phone: (574) 936-4221 FAX: (574) 936-6458	Quotation 576856-03		
	Project: U-28" x 300" - JC Burt Road		
	Client: Motorola	Drawn by: NS	App'd:
	Code: TIA-222-H	Date: 02/14/23	Scale: NTS
	Path:		

EXHIBIT B
Map of Location of Tower



In order to upgrade the public safety radio communications system, the county has contracted with Motorola to build a new radio tower, fencing and pad. The County will reuse the existing propane tank, generator and equipment shelter in the vicinity behind the water tower.



DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 6

SUBJECT: REVIEW FINANCIALS

DDA MEETING DATE: 03/25/2024

PURPOSE FOR REQUEST:

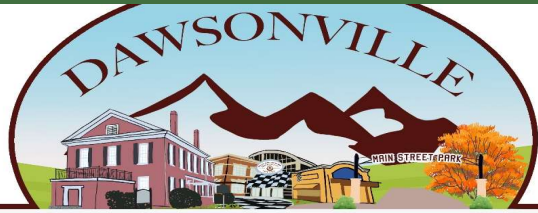
TO REVIEW DDA CHECKING ACCOUNT ACTIVITY

HISTORY/ FACTS / ISSUES:

- **NEW FORMAT; ALL CURRENT DEBITS AND CREDITS ARE ACCOUNTED FOR**
 - **BALANCE IS UP TO DATE**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:



DOWNTOWN DEVELOPMENT AUTHORITY

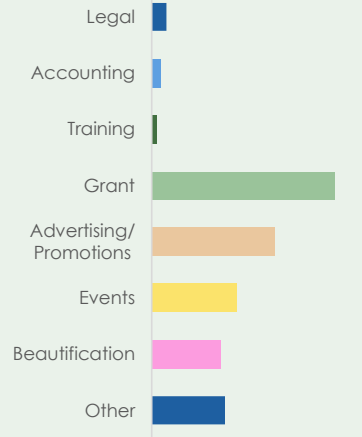
FY 2024 CHECK REGISTER

Available Balance:

Current Balance: \$ 76,950.50

Date	Check #	Description	Category	Withdrawal	Deposit	Balance
						\$9,942.19
7/1/2023		Beginning balance				\$ 9,942.19
7/11/2023	Debit Card	Vistaprint - Table Tents	Advertising/Pro	\$ 225.75		\$ 9,716.44
8/15/2023	Debit Card	Mashburn Outdoor (Billboard)	Advertising/Pro	\$ 475.00		\$ 9,241.44
8/15/2023		Deposit for Billboard Advertising	Advertising/Promotions		\$ 450.00	\$ 9,691.44
8/18/2023		Deposit for Billboard Advertising	Advertising/Promotions		\$ 1,950.00	\$ 11,641.44
8/30/2023	Debit Card	Mashburn Outdoor (Billboard)	Advertising/Pro	\$ 475.00		\$ 11,166.44
9/25/2023	Debit Card	Mashburn Outdoor (Billboard)	Advertising/Pro	\$ 475.00		\$ 10,691.44
10/10/2023		FY 2024 Budget Funding Deposit			\$ 79,400.00	\$ 90,091.44
10/19/2023		AEMC Donation Deposit			\$ 20,000.00	\$ 110,091.44
10/23/2023	Debit Card	Mashburn Outdoor (Billboard)	Advertising/Pro	\$ 475.00		\$ 109,616.44
10/26/2023	5155	UCB (Historic Photo Contest)	Advertising/Pro	\$ 350.00		\$ 109,266.44
11/21/2023	5154	Universal Concepts (Banners)	Beautification	\$ 5,300.00		\$ 103,966.44
11/30/2023	Debit Card	Mashburn Outdoor (Billboard)	Advertising/Pro	\$ 475.00		\$ 103,491.44
12/14/2023	Debit Card	Mashburn Outdoor (Billboard)	Advertising/Pro	\$ 475.00		\$ 103,016.44
12/18/2023		Deposit for Billboard Advertising	Advertising/Promotions		\$ 450.00	\$ 103,466.44
12/21/2023		Deposit for Grant Application (SAM)			\$ 50.00	\$ 103,516.44
1/16/2024	5157	Light Up Dawsonville - Ben King	Advertising/Pro	\$ 500.00		\$ 103,016.44
1/17/2024	5156	Light Up Dawsonville - The Place	Advertising/Pro	\$ 250.00		\$ 102,766.44
1/25/2024	Debit Card	Mashburn Outdoor (Billboard)	Advertising/Pro	\$ 475.00		\$ 102,291.44
1/29/2024	5158	Light Up Dawsonville - C. Blackstone	Advertising/Pro	\$ 500.00		\$ 101,791.44
01/22/2024	5159	Beckie Simmons Agency Deposit (GIP)	Events	\$ 400.00		\$ 101,391.44

Breakdown of Activity



Legal	\$ 2,000.00
Accounting	\$ 1,200.00
Training	\$ 700.00
Grant	\$ 25,000.00
Advertising/Promotions	\$ 16,815.91
Events	\$ 11,700.00
Beautification	\$ 9,502.25
Other	\$ 10,032.34

[illegible]



**DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7**

SUBJECT: DIRECTOR'S REPORT – AMANDA EDMONDSON

DDA MEETING DATE: 03/25/2025

PURPOSE FOR REQUEST:

TO REPORT ON CURRENT PROGRESS REGARDING DOWNTOWN DEVELOPMENT

HISTORY/ FACTS / ISSUES:

TOPICS INCLUDE:

- a. Downtown Banners (Installed, Final Payment Pending)
 - b. Collaborative NASCAR Advertisement (Published & Payments Reconciled)
 - c. Billboard Program (1 New contract & Artwork Updated)
 - d. Community Calendar Addition – downtowndawsonville.com
 - e. Gospel in the Park (Sponsors & Details to Date)
 - f. Downtown Comprehensive Strategic Plan nearing completion
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:



**DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8**

SUBJECT: **CONSIDERATION OF GRANT APPLICATION**

DDA MEETING DATE: **03/25/2024**

PURPOSE FOR REQUEST:

TO REVIEW GRANT APPLICATION AND DETERMINE AWARD, IF ANY

HISTORY/ FACTS / ISSUES:

- **RECEIVED APPLICATION FROM TIM COSTLEY FROM SUPERIOR ARBOR MANAGEMENT**
 - **FORWARDED TO THE BOARD ON 12/21/2023 FOR REVIEW**
 - **GRANT Tabled ON 01/25/2024**
 - **TO DATE, NO GRANT MONIES HAVE BEEN AWARDED FOR FY 2024**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: **Amanda Edmondson, Director of Downtown Development**

(UPDATE)

**DAWSONVILLE DOWNTOWN DEVELOPMENT GRANT PROJECT
FUND APPLICATION**

APPLICANT

Name of Business: Superior Arbor Management
Name of Person Filing Application: Tim Costley
Phone: 770-718-6358 Email: tcostley1264@gmail.com
Address: 236 Hwy 53 W

Description of Applicant's Business: Superior Arbor Management (Owner)
subleasing to IGT-6 Coffee
Description of Products/Services Offered by Applicant's Business: Coffee Shop

OWNER OF PROPERTY, IF OTHER THAN APPLICANT

Owner: Superior Arbor Management Contact Name: Tim Costley
Address: P.O. Box 69
Dawsonville, GA. 30534
Phone: 770-718-6358 Email: tcostley1264@gmail.com

DESIGNATED PROPERTY

Address: 61 Bill Elliott St.
Dawsonville, GA 30534

Within Dawsonville's Downtown Development Area? ☒ (Y) ☐ (N)
Within the Dawsonville Historic District? ☒ (Y) ☐ (N)

PROJECT

Cost of Project (attach at least 2 estimates): \$ #1) 11,000⁰⁰ Paid (#2) #38,880 Estimate

Description of Project (use additional pages if necessary): 1) Replace siding,
back door, Roof edge facade. Repair & replace porch ceiling.
Final painting. All done with approval of Dawsonville HPC.
2) Additional work planned for later date of retaining wall
and paving to facilitate a drive through window.)

Description of Number of New Jobs that will be created by the Project and range of New Job
income levels: 5-6 plus jobs created for leasor (Building
has been leased to "IGY-6" Coffee for a Coffee Shop)
#12 - #22 per hr.

Proposed Start Date: Completed Proposed Completion Date: 12/30/23

Description of How the Project will Benefit the Citizens of Dawsonville and Fulfill the Established Guidelines (use additional pages if necessary):

Benefits to the Community:

- 1) Aesthetic - Build is modernised for use with approved aesthetic exterior.
- 2) Creation of entry and mid level jobs
- 3) Business and visitors traffic increased. Destination location.
- 4) Continued site improvements for future growth of location.
- 5) Current keasor (Coffee Shop) promotes downtown businesses and traffic from buyers of goods and services.

Explanation of additional work and site improvements NOT complete:

We plan to increase the access for a drive through in the near future with the construction of the retaining wall and paving. This will improve sales and solidify the success of the keasor.

APPLICANT'S CERTIFICATION

I, (applicant name) _____ agree that the above constitutes the proposal for the Project at this time and that any changes or additional will require additional information. My signature certifies that I have read, understand, and agree to all of the grant program guidelines, regulations, and deadlines and that I consent to any and all background checks done by the Dawsonville DDA. I represent and warrant that I have not been convicted of a felony or a misdemeanor of a high and aggravating nature. I hereby submit this Application for the proposed Project and understand that this application is pending review by the Dawsonville DDA. I understand that the Project must commence within sixty (60) days of the award of the grant and that the Project must be completed within one (1) year of the date of commencement or the award shall lapse. I understand that I will not receive any grant funds until after completion of the Project, submission of itemized invoices reflecting actual completed Project costs to the satisfaction of the DDA and an inspection for completion by the DDA.

Applicant's Signature: _____

Date: _____

By signing below, the Property Owner consents to this Application and to the Project work being done on the identified property:

Property Owner's Signature: _____

Date: _____

STAFF USE ONLY

Project located within the Dawsonville Downtown Development area: yes ☒ no _____

Project located within the Historic District: yes ☒ no _____

HPC approval acquired: yes ☒ no _____ n/a _____

Proof of corporate status received: yes ☒ no _____

Proof of Business License received: yes ☒ no _____

Background check from Dawson County Sheriff's Office received: yes ☒ no _____

Application fee paid (\$50): yes ☒ no _____

Two (2) project cost estimates received: yes ☒ no _____

Date reviewed by DDA: _____

Application: _____ Granted in the amount of \$ 11,000 on _____.

Application: _____ Denied

Project Completion Inspection Date: _____ Inspector: _____

Paid itemized invoices received: yes _____ no _____

Project Funds Disbursement Date: _____ Approved by: _____

Phillip Meier (770) 653-1366

PROPOSAL NO.	DATE OCT 19 2023
BID NO.	
WORK TO BE PERFORMED AT	
ADDRESS pd 12/27/23 \$5,000 CK# 12262	
CITY, STATE pd 12/30/23 \$6,000 CK# 12269	
DATE OF BIDS	\$11,000.00

TO: Tim Costley (SAM)
ADDRESS: office Bldg
CITY, STATE: 61 Bill Elliott St.
PHONE NO.: Dawsonville GA 30534

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Area below for additional description and/or drawings:

- ✓ 1. Replace shingles 3 Square 750.00 material Labor 2500.00
- ✓ 2. Remove old siding install Hard. Plank 2000.00 material 3500.00 Labor
- ✓ 3. Replace Soffit & install vents 550.00 mat 750.00 Labor
- ✓ 4. Exterior Paint 450.00 material 800.00 Labor 2 coats
- ~~5. Paint interior Material 75.00 Labor 350.00~~
- ~~6. Repair Floor and cover pipes Labor 150.00~~
- ✓ 7. Replace Back door only 32" 350.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of 5000.00 Material 8000.00 Labor \$13000.00 Dollars (\$) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Per

Note - This proposal may be withdrawn by us if not accepted within

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payments will be made as outlined above.

Signature

Signature

Date

indur 9450



Downtown Development Authority:
Keith Stone, Chairperson
Kevin Hammond, Vice Chairperson
Tasha Howell, Treasurer
Jamie McCracken

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Office (706) 265-3256 Fax (706) 265-4214
www.dawsonville-ga.gov

Dwight Gilleland
Jonathan Campbell
William Ilg

Dawsonville Downtown Development Authority Grant Checklist

*The following items **MUST** be adhered to and submitted with your application **BEFORE** your request will be considered.*

- ☒ Business must be located within the Dawsonville Downtown Development Area
Is the location inside the Historic District? ☒ yes ☐ no
If yes, prior approval may be required from Historic Preservation Commission
- ☒ Proof of Corporate Status (Secretary of State)
- ☒ Proof of Business License (City of Dawsonville) CK# 12232 pd 12/20/23 \$225
- ☒ Background check from Dawson County Sheriff's Office
- ☒ Fee \$50.00 (check made payable to DDA) CK# 12231 pd 12/20/23 \$50
- ☐ Two (2) Project Cost Estimates

Estimated project start date: Completed
*Project must commence within sixty (60) days of the grant award

Estimated project completion date: Completed
*Project must be completed within one (1) year of commencement

*The following items **MUST** be completed prior to grant disbursement.*

- ☒ Project as submitted must be 100% complete.
- ☒ Inspection of completed project by DDA member to their satisfaction.
- ☐ Submission of paid itemized invoices reflecting project work and cost.

Planning and Zoning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 203.4923
www.dawsonville-ga.gov

December 8, 2023

Superior Arbor Management, Inc.
P.O. Box 69
Dawsonville, GA 30534

RE: COA-C2400050: *Superior Arbor Management Inc. has requested a Certificate of Appropriateness to renovate the exterior of the single building; located at TMP DO3 046, 61 Bill Elliott Street within the Historic District of Dawsonville.*

Dear Mr. Costley:

Congratulations! The Historic Preservation Commission met on Monday, December 4, 2023, and approved the above referenced request for a Certificate of Appropriateness. The site is in the City of Dawsonville Historic District at 61 Bill Elliott Street, TMP DO3 046.

It is important to note the city ordinance Article II Sec 104-23 (k) notes: Certificate of appropriateness void if construction not commenced and timely completed: A certificate of appropriateness shall become void unless construction is commenced within six months of date of issuance and completed within 18 months of date of issuance. A certificate of appropriateness is renewable in the discretion of the planning director for a period of an additional six months upon application for renewal being timely filed before the expiration of the initial 18-month period

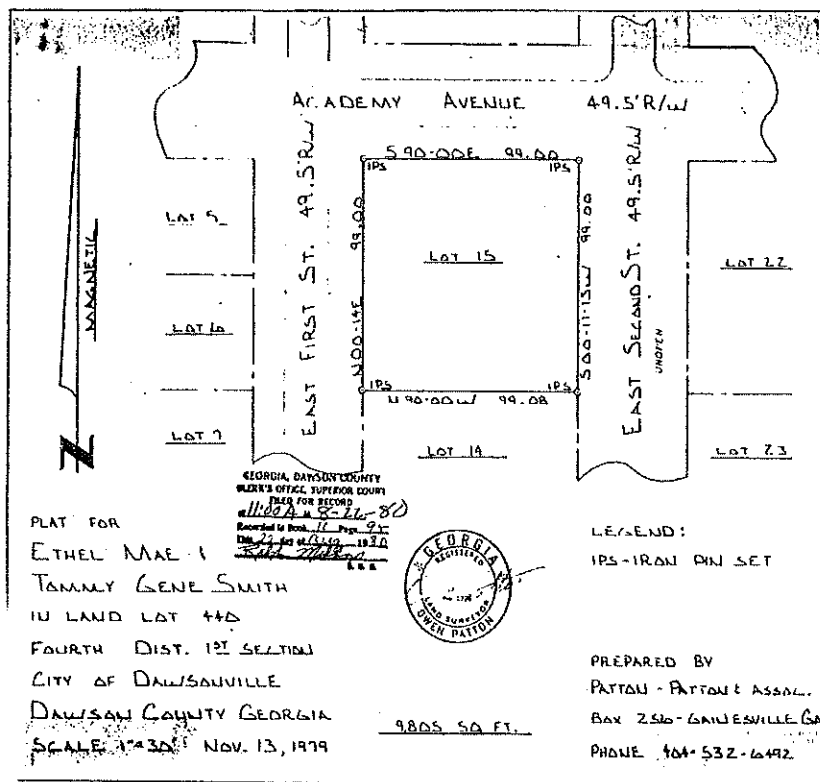
Kindly retain this correspondence for your records. Should you have any inquiries or require further information, please do not hesitate to reach out to me.

Kindest regards,

Stacy Harris
Zoning Administrative Assistant

cc: File

See





EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
12/5/2022

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Risk & Insurance Consultants, Inc. 290 Interstate North Circle SE Suite 200 Atlanta GA 30339	PHONE (A/C, No, Ext): (404) 459-5975	COMPANY Hartford Fire Insurance Company 3655 North Point Parkway Suite 500 Alpharetta GA 30005
FAX (A/C, No): (404) 459-5976	E-MAIL ADDRESS: smolina@riskinsuranceco.com	
CODE: 20268722	SUB CODE:	
AGENCY CUSTOMER ID#: 00000978		
INSURED Superior Arbor Management, Inc PO Box 69 Dawsonville GA 30534	LOAN NUMBER 6000162211	POLICY NUMBER 20 UUN 0L9807
	EFFECTIVE DATE 8/22/2022	EXPIRATION DATE 8/22/2023
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
	THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc# 00005/Bldg# 00001 61 Bill Elliott Street Dawsonville, GA 30534
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Building, Replacement Cost, Special form	120,000	1,000


REMARKS (Including Special Conditions)


--

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS angelia_holloway@ucbi.com United Community Bank ISAOA, ATIMA P. O. Box 7092 Troy, MI 48007	MORTGAGEE LOSS PAYEE X	ADDITIONAL INSURED Lienholder
	LOAN # 6000162211	
	AUTHORIZED REPRESENTATIVE Steve Molina/ABAILE 	



BYRD & HOLBROOK

ALL PURPOSE PAVING

PROPOSAL/CONTRACT

Mobile: Jimmy Holbrook-(770)-503-4142 Blake Holbrook-(678)936-8759 TJ Byrd-(706)-974-2123
Email: bholbrook@byrdholbrook.com tjbyrd@byrdholbrook.com

Project 2) Wall estimate

March 25th

5:30 PM

Bradley's

Landscaping
25 Lawrence Dr.
Dawsonville, GA 30534
770-718-B282

Estimate

ADDRESS
SAM

ESTIMATE 1082
DATE 12/19/2023

DESCRIPTION	QTY	RATE	AMOUNT
Estimate for 61 Bill Elliott St S Dawsonville, GA 30534 United States	1	0.00	0.00
Prepare ground around wall by grading and smoothing out surface to provide a level and stable building area for wall. Will need 18 tons of cushion run for Bass and in front of wall. This will need to be compacted to ensure good stability. Wall will be 85 feet long and 9 feet approximately tall at the highest point. Approximately every 10 feet water drains will be installed. Starting with the second row, and every other row of Geo- Grid will be installed. Behind wall approximately 1 foot of gravel going up slope will be installed for proper drainage. This will consist of approximately 36 tons of gravel to allow for proper drainage 4 inch cap blocks will be used on top of wall and glue down to be secured. This will be approximately 750 ft. ² .	1	21,250.00	21,250.00

TOTAL

\$21,250.00

Accepted By

Accepted Date

13000
- 425
400
825
Item 1-4
12175

to
\$27,250

1800
1400
1200
2500
2000
2500
700
700
1500
500

Re model
\$11,250
300 Back Door
\$11,600



DDA Grant Application for March 25th Meeting:

Request by: Tim Costley DBA "SAM Tree"

Location: 236 Highway 53 West Dawsonville, GA 30534

Work Breakdown:

WORK SCOPE ITEM

REPLACE SHINGLES

REMOVE OLD SIDING / INSTALL HARDI-PLANK

EXTERIOR PAINT / CAULKING

REPLACE BACK DOOR

TOTAL **\$11,000 ACTUAL COST PAID**

Grant request total amount: **\$11,000 (Actual Cost already Paid)**

Note: The work is complete. The original quote from Phillip Meier was \$13,000; however, the work was accomplished under budget. Additional site work will take place: a plan has been drawn and a permit applied for parking area improvement however the owner is not requesting reimbursement for that work as a part of this request. The site will be leased to IGY6 coffee.





**DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 9**

SUBJECT: CONSIDERATION OF GRANT APPLICATION

DDA MEETING DATE: 03/25/2024

PURPOSE FOR REQUEST:

TO REVIEW GRANT APPLICATION AND DETERMINE AWARD, IF ANY

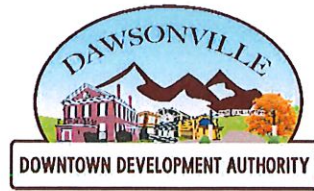
HISTORY/ FACTS / ISSUES:

- **RECEIVED APPLICATION FROM SOFIA BROWN DBA PEACHY PAWS PET SPA**
 - **TO DATE, NO GRANT MONIES HAVE BEEN AWARDED FOR FY 2024**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Amanda Edmondson, Director of Downtown Development



DDA Grant Application for March 25th Meeting:

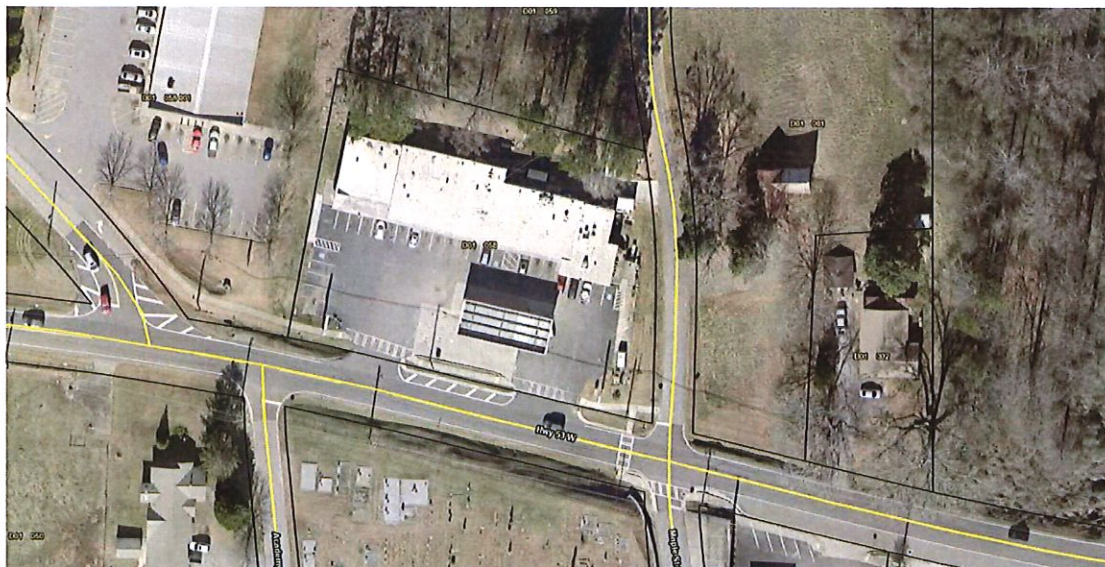
Request by: Sofia Brown DBA "Peachy Paws Pet Spa"

Location: 236 Highway 53 West Dawsonville, GA 30534

Work Breakdown:

WORK SCOPE ITEM	LOW BID	HIGH BID
PLUMBING	\$1,800.00	\$2,050.00
FLOOR REPAIR / CLEAN & EPOXY	\$3,000.00	\$3,500.00
PAINT / CAULKING / SHEETROCK	\$4,195.00	\$7,200.00
BATHROOM REMODEL	\$800.00	\$1,100.00
TRIM & RECEPTION AREA	\$540.00	\$950.00
ELEXTRICAL & LIGHT FIXTURES	\$880.00	\$950.00
SIGN - BUILDING FAÇADE	\$1,350.00	\$1,700.00
TOTAL	\$12,565.00	\$17,450.00

Grant request total amount: **\$16,000**





Downtown Development Authority:
Keith Stone, Chairperson
Kevin Hammond, Vice Chairperson
Tasha Howell, Treasurer
Jamie McCracken

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Office (706) 265-3256 Fax (706) 265-4214
www.dawsonville-ga.gov

Dwight Gilleland
Jonathan Campbell
William Illg

Dawsonville Downtown Development Authority Grant Checklist

***The following items MUST be adhered to and submitted with your application
BEFORE your request will be considered.***

- ✓ Business must be located within the Dawsonville Downtown Development Area
Is the location inside the Historic District? ☒ yes ☐ no
If yes, prior approval may be required from Historic Preservation Commission
- ✓ Proof of Corporate Status (Secretary of State)
- ✓ Proof of Business License (City of Dawsonville)
- ✓ Background check from Dawson County Sheriff's Office
- ☐ Fee \$50.00 (check made payable to DDA)
- ✓ Two (2) Project Cost Estimates

Estimated project start date: 2/1/2024

**Project must commence within sixty (60) days of the grant award*

Estimated project completion date: 3/1/2024

**Project must be completed within one (1) year of commencement*

The following items MUST be completed prior to grant disbursement.

- ☐ Project as submitted must be 100% complete.
- ☐ Inspection of completed project by DDA member to their satisfaction.
- ☐ Submission of paid itemized invoices reflecting project work and cost.

DAWSONVILLE DOWNTOWN DEVELOPMENT PROJECT GRANT FUND GUIDELINES AND APPLICATION PACKET

The Downtown Development Project Grant Fund was created by the City of Dawsonville, Georgia in order for the Dawsonville Downtown Development Authority ("DDA") to award grants for Projects that promote the development of trade, commerce, industry, and employment opportunities within the Dawsonville Downtown Development Area.

GRANT AMOUNTS AND GUIDELINES

Subject to budgeted funds, there is no pre-determined amount for grant awards. Instead, the applicant is to provide in the written application a description of the proposed Project including itemized estimated costs of the Project and a description of how the Project will benefit the citizens of the City of Dawsonville and fulfill the established guidelines set forth herein. Amounts of awards are subject to current budget funds available for the program. Awards will not be disbursed until the Project is complete and itemized invoices or other evidence of Project completion is submitted to the satisfaction of the DDA following inspection of the completed Project by the DDA or its designee. Awards will be made in an estimated amount, but only disbursed to the extent of actual cost incurred or the amount of the award, whichever is less. For example, a grant award is made for an estimated amount of \$5,000, but the actual Project construction costs \$4,824 would result in disbursement of \$4,824. By way of further example, if the grant award is made for an estimated amount of \$5,000 and the actual Project construction costs \$5,824, the disbursement would be \$5,000. Further guidelines include:

1. Each grant award must promote the development of trade, commerce, industry, and employment opportunities in the downtown development area;
2. Each Project for which a grant is awarded must meet the following definition of "Project": The acquisition, construction, installation, modification, renovation, or rehabilitation of land, interests in land, buildings, structures, facilities, or other improvements located or to be located within the downtown development area, or other improvement for the essential public purpose of the development of trade, commerce, industry, and employment opportunities in the Dawsonville Downtown Development Area;
3. The Project must be within the Dawsonville Downtown Development Area;
4. Any Project within the Dawsonville Historic District must receive the prior approval of the Dawsonville Historic Preservation Commission as a pre-condition to any grant award.
5. The amount of the grant will be determined by the DDA based on the information provided in the Application, the funds available, and the number of requests under consideration;
6. Eligible applicants are Downtown Development Area commercial property owners, as well as business owners (with the property owner's permission);
7. Projects funded with grants must commence within sixty (60) days of the grant award and must be completed within one (1) year of commencement in order to be eligible for grant disbursement. If a Project is not in compliance with the requisite timeframe, the grant award will lapse and the applicant shall not be entitled to any funds;
8. All property taxes, licenses and permits must be current at all times during the applicant period and up until completion of the Project;

9. Grant applicants are fully responsible for all aspects of the Project, including any relationships between contractors and supplies and securing all necessary permits and approvals. Grant applicants that are entities shall provide proof of corporate status along with their application (such as a print out of good standing from the Georgia Secretary of State).
10. Grant applicants or their principal(s) shall consent to a background check by the Dawson County Sheriff's Office at the expense of the applicant. No grant award may be made to any applicant or entity managed by an applicant that has a felony conviction or a misdemeanor conviction of high and aggravating circumstances.
11. The grant application fee shall be \$50.00. The DDA will use the application fee to fund the cost of completed Project inspections prior to disbursement of funds and such other administrative costs of the DDA as arise in the Grant process.
12. Each grant application shall be accompanied by at least 2 estimates of Project costs from individuals or entities independent of the Applicant.
13. The most important factor in granting awards considered by the DDA shall be the number and type of jobs that will be created by the Project. Within that consideration, priority shall be granted to Projects creating higher income jobs over those creating lower income jobs.
14. As a general rule and subject to modification on a case by case basis for substantial reason(s), Projects to expand established businesses and their employment opportunities shall be favored over Projects for start up businesses and their employment opportunities.
15. The DDA may issue a matching grant for any Project whereby the Applicant would agree to match the funds awarded. For example, an estimated \$5,000 Project cost could result in a \$2,500 award from the DDA upon completion and proof that the Applicant had spent at least \$2,500 on the Project.

APPLICANT'S CERTIFICATION

I, (applicant name) Sofia Brown agree that the above constitutes the proposal for the Project at this time and that any changes or additional will require additional information. My signature certifies that I have read, understand, and agree to all of the grant program guidelines, regulations, and deadlines and that I consent to any and all background checks done by the Dawsonville DDA. I represent and warrant that I have not been convicted of a felony or a misdemeanor of a high and aggravating nature. I hereby submit this Application for the proposed Project and understand that this application is pending review by the Dawsonville DDA. I understand that the Project must commence within sixty (60) days of the award of the grant and that the Project must be completed within one (1) year of the date of commencement or the award shall lapse. I understand that I will not receive any grant funds until after completion of the Project, submission of itemized invoices reflecting actual completed Project costs to the satisfaction of the DDA and an inspection for completion by the DDA.

Applicant's Signature: Sofia Brown Date: 1/7/24

By signing below, the Property Owner consents to this Application and to the Project work being done on the identified property:

Property Owner's Signature: [Signature] Date: 02/24/24

STAFF USE ONLY

Project located within the Dawsonville Downtown Development area: yes _____ no _____

Project located within the Historic District: yes _____ no _____

HPC approval acquired: yes _____ no _____ n/a _____

Proof of corporate status received: yes _____ no _____

Proof of Business License received: yes _____ no _____

Background check from Dawson County Sheriff's Office received: yes _____ no _____

Application fee paid (\$50): yes _____ no _____

Two (2) project cost estimates received: yes _____ no _____

Date reviewed by DDA: _____

Application: _____ Granted in the amount of \$ _____ on _____.

Application: _____ Denied

Project Completion Inspection Date: _____ Inspector: _____

Paid itemized invoices received: yes _____ no _____

Project Funds Disbursement Date: _____ Approved by: _____

Dear Members of the Dawson County Development Authority,

I am writing to request a grant in the amount of \$16,000 on behalf of Peachy Paw Pet Spa, a new business venture aimed at providing a professional pet grooming experience in the heart of Dawsonville. This grant would be instrumental in funding our project to revitalize an old town location, bringing a modern, clean appearance to the area and attracting more business to the City of Dawsonville.

Peachy Paw Pet Spa aims to fill a gap in the local market by offering pet owners a convenient and professional grooming experience closer to home, eliminating the need to travel to Hwy 400 for such services. Our goal is not only to meet but exceed the expectations of our customers by providing top notch grooming services in a welcoming and comfortable environment.

The space we have chosen for Peachy Paw Pet Spa has unfortunately suffered from mismanagement, neglect, and a poor reputation over the last decade. However, my partner and I are confident that with the right resources and dedication, we can transform this space into a thriving business that benefits both pet owners and the local community.

Both my partner and I bring a wealth of experience to this venture, having worked as vet techs and groomers for several years. We have the necessary expertise to ensure the success of Peachy Paw Pet Spa, but financial support is crucial to help us remodel and refurbish the old space to meet the standards of a modern pet grooming facility. With the grant funds, we plan to invest in renovations, equipment, and marketing efforts to create a welcoming and professional environment for our customers and their beloved pets. Additionally, we aim to start with two local employees and hope to expand our team as business grows.

We are committed to making a positive impact in the Dawsonville community and revitalizing the local economy through our business venture. We believe that Peachy Paw Pet Spa has the potential to become a valuable asset to the area, providing much-needed services and employment opportunities.

Thank you for considering our grant request and for the opportunity to present our proposal. We are grateful for the support of the Dawson County Development Authority and look forward to the possibility of working together to bring Peachy Paw Pet Spa to life.

Our plan includes front to back remodeling of the space. We will have all the walls and ceilings painted with an estimated cost of \$5000 including paint and labor. We will have the front desk area redone adding a new reception desk and gate to prevent any animals from potentially running out the front door that will cost \$1100 including bead board and paint as well as installation.

In order to save money, we will keep the existing tile in the front half of the space. KG Cleaning will strip, patch and repair several places then refinish and seal costing \$850. The floor in the back room and bathroom will be stripped and epoxy coating applied with a cost of \$2250. The bathroom needs to be completely redone including fixing a leak in the plumbing and adding a new toilet and vanity that will cost \$1100. In addition to cosmetics the space needs electrical repairs to add outlets, GFI's and wiring for washer and dryer with a cost of \$900.00. Additional plumbing needs to repair the main drainage line, add to washing stations and washer/dryer will cost approximately \$2000. We also have space for three signs, one on the storefront and 2 at front beside the road that cost \$456 each and 1 sign on building costing \$360 (not including installation or permits). I have included at least 2 quotes for each repair/cost for your review.

With all included costs we estimate a total of \$16,000 will be the average cost based on low and high quotes to prepare the space for business. This does not include our initial clean up costs of \$600 to dispose of equipment left in space and cleaning. Estimated cost of equipment for grooming \$8000.00.

The owner of the building has been very accommodating and has had a new HVAC installed in our space and we negotiated several months free rent as we get started. We are so excited to bring new business to downtown Dawsonville and look forward to meeting more people in our community.

**DAWSONVILLE DOWNTOWN DEVELOPMENT GRANT PROJECT
FUND APPLICATION**

APPLICANT

Name of Business: Peachy Paws pet Spa

Name of Person Filing Application: Sofia Brown

Phone: 770-265-1806 Email: Sofiatko@gmail.com

Address: 236 Highway 53 west
Dawsonville GA 30534

Description of Applicant's Business: Pet grooming salon

Description of Products/Services Offered by Applicant's Business: Hair cuts
Bathing, Nail trimming for pets

OWNER OF PROPERTY, IF OTHER THAN APPLICANT

Owner: Ebrahim Akbarshahi Contact Name: Eddie

Address: _____

Phone: 404-944-2101 Email: ebiraya@comcast.net

Dear Members of the Dawson County Development Authority,

I am writing to request a grant in the amount of \$25,000 on behalf of Peachy Paw Pet Spa, a new business venture aimed at providing a professional pet grooming experience in the heart of Dawsonville. This grant would be instrumental in funding our project to revitalize an old town location, bringing a modern, clean appearance to the area and attracting more business to the City of Dawsonville.

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Front counter 12/6/2023



Office space 1/14/2024



Front Room 1/14/2024



Bathroom 1/1/2024



'Bathing Room' 1/1/2024

DESIGNATED PROPERTY

Address: 236 Highway 53 W
Dawsonville, GA 30534

Within Dawsonville's Downtown Development Area? ☐ (Y) ☐ (N)
Within the Dawsonville Historic District? ☐ (Y) ☐ (N)

PROJECT

Cost of Project (attach at least 2 estimates): \$ 1800- to \$ 2050

Description of Project (use additional pages if necessary):

Plumbing for dog washing stations
and bathroom plumbing

Description of Number of New Jobs that will be created by the Project and range of New Job income levels:

Proposed Start Date: _____ Proposed Completion Date: _____

Third Generation Construction & Renovation LLC

QUOTE

Mario Garcia
Dawsonville, Ga 30534
(706) 531-5422
Mariogarcia54@icloud.com

INVOICE # 111
Date: 1/18/24

To:
Sofia
(770) 265-1806
Sofiatko@gmail.com

Item	Description	Total
Ceiling	Making flat ceiling and repairs	3200
Walls	Repair and touch ups	1600
Paint	Back-room floor	1200
Restroom	Replaced toilet and vanity	800
Bathtub	For the dogs and plumbing repairs	1800
Paint	Grooming room	2400
Total		\$11,000

Quotation prepared by: Mario Garcia

This is a quotation on the goods named, subject to the conditions noted below: All sales final, payment due upon receipt.

To accept this quotation, sign here and return: _____

Thank you for your business!

Johnny's Handyman Services, LLC

147 Brookwood Dr W
Dawsonville, GA 30534
678-776-0343

Estimate

Date	Estimate #
2/22/2024	54

Name / Address
Peachy Paws Pet Spa 236 Hwy 53 W Dawsonville, GA 30534

			Project
Description	Qty	Rate	Total
Install 2 Wash Tubs For Pets Supplied By Pet Spa		0.00	0.00
Install Hot And Cold Water With Drains To Accommodate 2 Wash Tubs		0.00	0.00
Line 1 & 2		1,350.00	1,350.00
Repair Leaking Valve For Building Coming Thru Concrete Slab		350.00	350.00
Install Hot And Cold Water Lines For Vanity Sink		150.00	150.00
Repair 2" Line From Washing Machine Drain And Tie To New Sewer Line		200.00	200.00
		Total	

Johnny's Handyman Services, LLC

147 Brookwood Dr W
Dawsonville, GA 30534
678-776-0343

Estimate

Date	Estimate #
2/22/2024	54

Name / Address
Peachy Paws Pet Spa 236 Hwy 53 W Dawsonville, GA 30534

			Project
Description	Qty	Rate	Total
Pet Spa To Supply All Hardware/Faucets And Drains For Wash Tubs / Johnny's Handyman Will Supply All Parts To Install Hardware Provided		0.00	0.00
		Total	\$2,050.00

Address: 236 Highway 53 W
Dawsonville, GA 30534

PROJECT

Cost of Project (attach at least 2 estimates): \$ 3000 to \$3500

Clean & Seal floors (front) \$ 850
Epoxy back room - \$ 2000 to \$ 2500

Description of Number of New Jobs that will be created by the Project and range of New Job income levels:

Proposed Start Date: _____ Proposed Completion Date: _____

ESTIMATE



Prepared For

Karmen Pharris
(770) 561-3593
(404) 907-3594

KG Carpet Solutions

83 Richmond Drive
Dawsonville, Ga 30534
Phone: (706) 525-9102
Email: info@kgcleaningservice.com
Web: kgcleaningservice.com

Estimate # 192310506
Date 01/19/2024

Description	Total
VCT Stripping Waxing 3 Coats	\$810.00
Steam Clean & Sanitize- -NO CHARGE- - Our gift to you(Value-\$150.00) Back Area	\$0.00
Bottle of KG Spot Cleaner--NO CHARGE-- Our gift to you(Value-\$13.99)	\$0.00

Subtotal	\$810.00
Discount	\$81.00
Total	\$729.00



AAA Southern States Refinishing

Date: 1/18/2024

www.southernstatesrefinishing.com

john@southernstatesusa.com

Phone: 770-355-2453 Office: 678-521-5288

PROPOSAL

Submitted To: Liz Lewis	Ph: 678-412-5594
Project Location: Dawsonville, GA	Email: liz.skittz@gmail.com
Type of Work: Epoxy Flake	
SCOPE: Appx. 800 sq ft, 4 day process	
<ul style="list-style-type: none">• Remove existing floor in front area, repair cracks and divots throughout whole space• Diamond grind concrete to remove residue, previous coating, and all other contaminants, creating a strong bond between concrete and coating• Apply a coat of 100% solids epoxy to entire area (or just the front, or just the back, based on customer choice), then apply a 100% broadcast of flakes in chosen blend, allow to cure overnight• Apply a clear, polyaspartic topcoat (with non slip additive if desired) to protect the flakes, provide UV and scratch resistance, chemical resistance, and create a durable, easy to clean finished floor• (Optional) Apply stain to bathing area in back, topcoat with clear epoxy and clear polyaspartic	
<p>Notes: <u>Payment due day job is completed.</u> We do require a \$75 non-refundable deposit to be made to save your date and it will be deducted from your final invoice. Deposit can be made with a card. Final payment is made by either card payments processed through Square, cash (Federal Reserve Notes), or a check made out to, Southern States Refinishing. We do not accept Venmo, PayPal, CashApp, or etc. Cracks will be filled in prep process. Due to movement in some slabs, Southern States Refinishing cannot warranty cracks or damage done to the coating due to cracking. By default, contraction joints are not filled. Moisture coming in from under the concrete slab prior or in the future is not warrantied. Refer to warranty sheet(s) for additional information.</p> <p><u>Floor must be completely cleared out when Southern States Refinishing arrives to start the job.</u></p>	
Total(s): Back Room Only (Epoxy Flake): \$2500 Whole Space (Epoxy Flake): \$5200	
Stain in Back and Epoxy Flake Up front: \$6000 (same price for stain in front and epoxy flake in back)	

AAA Southern States Refinishing

Info: After job is completed wait 24 hours before walking on the floor. Wait 72 hours before heavy foot traffic or putting furniture back onto floor. Southern States Refinishing does everything possible to keep dust to a minimum but, concrete dust is very fine and may linger for a few days after the project is complete. There may be an odor during application. Proper ventilation is recommended to avoid a strong odor from materials, such as opening windows and doors if weather permits. Odor should dissolve within 24-48 hours. If you would like the floor to have an additional grip, ask a Southern States Refinishing Rep about a non-slip additive. Any failure of the coating is warrantied such as delamination or peeling, please refer to your warranty sheet for further information. If a warranty issue occurs, it will be inspected by Southern States Refinishing to confirm it is a warranty issue. If it is confirmed to be under warranty Southern States will repair the affected areas at no cost to the customer. Repairs may vary slightly differ in texture and or color due to different batch mixes or age of job. **This quote is good for 60 days.**

I have read the entirety of the quote and info sheets:

AAA Southern Rep: *John Dykes*

Customer:

5255 Lanier Lane, Cumming GA 30041

**Freedom Painting and
Handyman**

350 Chestatee View Drive
Dawsonville, GA 30534
US
(706) 973-1429
freedompandh@gmail.co
m



Estimate 3470

ADDRESS	DATE	TOTAL
Sofia Brown 236 Highway 53 W Suite 140 Dawsonville, GA 30534 United States	01/18/2024	\$8,660.00

SERVICE	QTY	DESCRIPTION	AMOUNT
Interior Painting	1	We will skim coat/smooth out the ceiling in the wash room only, fix the popcorn on the ceiling in the main room prior to painting. We will cover the floors, prep the walls including all drywall repairs. We will prime everything in the space including walls, trim and ceilings with shellac oil primer. We will caulk trim and apply two coats of paint the all walls, trim/doors and ceilings as well as the deck area/walls. We will replace the trim on the right side of the door of the wash room. Sherwin-Williams Duration for walls and Emerald enamel for the trim/doors included in the color of your choosing. (The ceilings will be primed and work as ceiling paint to save \$350) All materials included(material budget is \$1605)	4,195.00

Thank you for choosing Freedom Painting and Handyman.

SERVICE	QTY	DESCRIPTION	AMOUNT
Flooring	1	Back room Floor in wash room and bathroom: We will etch the floor with chemicals and water and scrubbing by hand. We will use a shop vac to remove all the water/chemicals. The floor will need to dry out and then we will epoxy the floor in the colors, beige, light grey or dark grey. After the epoxy is dry we will put the clear coat on top. There will be days in between for dry time. Material budget is \$618	2,238.00
Electrical	1	We will remove the 5 wall fixtures and 4 ceiling lights and replace them with new lights provided by the owners. Labor only	880.00
Bathroom	1	We will remove the toilet and vanity in the bathroom and replace the vanity to be supplied by the owners. We will provide and install a standard toilet. All additional plumbing included for the vanity as well.	807.00
Misc	1	We will install new board and batten panels to the half wall and front of the desk area as well as 1x4 base to give the space an updated look. All materials included	540.00

Thank you for choosing Freedom Painting and Handyman.

SERVICE	QTY DESCRIPTION	AMOUNT
Contract	1 Please read Scope of work carefully to insure what is written on the estimate is accurate, only the scope of the work written is to be completed at the time of service. Freedom Painting and Handyman LLC provides and maintains a \$2,000,000 Liability at all times, proof of insurance available upon request. All payments must be completed upon completion and Customer satisfaction. We except Cash or Checks made to Ashley Safier or Freedom Painting and Handyman. We also except payments through Zelle or Venmo. If you would like to use a credit card, you may do so using PayPal but are fully responsible for any fees they charge to send the payment through PayPal, and Venmo. If you have any questions at all please let us know and we are happy to help!	0.00
SUBTOTAL		8,660.00
TAX		0.00
TOTAL		\$8,660.00
THANK YOU.		

Accepted By

Accepted Date

Thank you for choosing Freedom Painting and Handyman.

BENCO INTL.

258 Mill Creek Drive
Dawsonville, GA 30534
678-591-1599

Quote

DATE 2/15/2024

TO : Peachy Paw Pet Spa
236 Highway 53 W
Dawsonville, GA 30534

Bathroom - Demo, replace toilet and new vanity, paint bathroom	\$1100.00
Painting - Repair/paint ceiling, trim and walls	\$5200.00
Reception area - construct new reception area and trim	\$950.00
Flooring - Backroom only, strip and epoxy entire room and bathroom	\$2000.00
Electrical - New lighting throughout, add 3 GFI's outlets, repair wiring in back room for washer/dryer	\$950.00
Plumbing - Fix issues with mainline drainage, plumb 2 washing stations, repair leak at shut off valve, plumbing for washer/dryer	\$1800.00
TOTAL	\$12,000.00

Thank you for your business!

DESIGNATED PROPERTY

Address: 236 Highway 53 W
Dawsonville, GA 30534

Within Dawsonville's Downtown Development Area? ☐ (Y) ☐ (N)
Within the Dawsonville Historic District? ☐ (Y) ☐ (N)

PROJECT

Cost of Project (attach at least 2 estimates): \$ 4195 to \$7200

Description of Project (use additional pages if necessary):

Painting / Caulking / Sheetrock Repairs

Description of Number of New Jobs that will be created by the Project and range of New Job income levels:

Proposed Start Date: _____ Proposed Completion Date: _____

Freedom Painting and

Handyman

350 Chestatee View Drive

Dawsonville, GA 30534

US

(706) 973-1429

freedompandh@gmail.co

m



Estimate 3470

ADDRESS

Sofia Brown

236 Highway 53 W

Suite 140

Dawsonville, GA 30534

United States

DATE
01/18/2024

TOTAL
\$8,660.00

SERVICE	QTY	DESCRIPTION	AMOUNT
Interior Painting	1	We will skim coat/smooth out the ceiling in the wash room only, fix the popcorn on the ceiling in the main room prior to painting. We will cover the floors, prep the walls including all drywall repairs. We will prime everything in the space including walls, trim and ceilings with shellac oil primer. We will caulk trim and apply two coats of paint the all walls, trim/doors and ceilings as well as the deck area/walls. We will replace the trim on the right side of the door of the wash room. Sherwin-Williams Duration for walls and Emerald enamel for the trim/doors included in the color of your choosing. (The ceilings will be primed and work as ceiling paint to save \$350) All materials included(material budget is \$1605)	4,195.00

Thank you for choosing Freedom Painting and Handyman.

SERVICE	QTY	DESCRIPTION	AMOUNT
Flooring	1	Back room Floor in wash room and bathroom: We will etch the floor with chemicals and water and scrubbing by hand. We will use a shop vac to remove all the water/chemicals. The floor will need to dry out and then we will epoxy the floor in the colors, beige, light grey or dark grey. After the epoxy is dry we will put the clear coat on top. There will be days in between for dry time. Material budget is \$618	2,238.00
Electrical	1	We will remove the 5 wall fixtures and 4 ceiling lights and replace them with new lights provided by the owners. Labor only	880.00
Bathroom	1	We will remove the toilet and vanity in the bathroom and replace the vanity to be supplied by the owners. We will provide and install a standard toilet. All additional plumbing included for the vanity as well.	807.00
Misc	1	We will install new board and batten panels to the half wall and front of the desk area as well as 1x4 base to give the space an updated look. All materials included	540.00

Thank you for choosing Freedom Painting and Handyman.

SERVICE	QTY	DESCRIPTION	AMOUNT
Contract	1	<p>Please read Scope of work carefully to insure what is written on the estimate is accurate, only the scope of the work written is to be completed at the time of service.</p> <p>Freedom Painting and Handyman LLC provides and maintains a \$2,000,000 Liability at all times, proof of insurance available upon request. All payments must be completed upon completion and Customer satisfaction. We except Cash or Checks made to Ashley Safier or Freedom Painting and Handyman. We also except payments through Zelle or Venmo. If you would like to use a credit card, you may do so using PayPal but are fully responsible for any fees they charge to send the payment through PayPal, and Venmo. If you have any questions at all please let us know and we are happy to help!</p>	0.00
SUBTOTAL			8,660.00
TAX			0.00
TOTAL			\$8,660.00
THANK YOU.			

Accepted By

Accepted Date

Thank you for choosing Freedom Painting and Handyman.

Third Generation Construction & Renovation LLC

QUOTE

Mario Garcia
Dawsonville, Ga 30534
(706) 531-5422
Mariogarcia54@icloud.com

INVOICE # 111
Date: 1/18/24

To:
Sofia
(770) 265-1806
Sofiatko@gmail.com

Item	Description	Total
Ceiling	Making flat ceiling and repairs	3200
Walls	Repair and touch ups	1600
<i>floor</i> Paint	Back-room floor	1200
Restroom	Replaced toilet and vanity	800
Bathtub	For the dogs and plumbing repairs	1800
Paint	Grooming room	2400
Total		\$11,000

Quotation prepared by: Mario Garcia

This is a quotation on the goods named, subject to the conditions noted below: All sales final, payment due upon receipt.

To accept this quotation, sign here and return: _____

Thank you for your business!

BENCO INTL.

258 Mill Creek Drive
Dawsonville, GA 30534
678-591-1599

Quote

DATE 2/15/2024

TO : Peachy Paw Pet Spa
236 Highway 53 W
Dawsonville, GA 30534

Bathroom - Demo, replace toilet and new vanity, paint bathroom	\$1100.00
Painting - Repair/paint ceiling, trim and walls	\$5200.00
Reception area - construct new reception area and trim	\$950.00
Flooring - Backroom only, strip and epoxy entire room and bathroom	\$2000.00
Electrical - New lighting throughout, add 3 GFI's outlets, repair wiring in back room for washer/dryer	\$950.00
Plumbing - Fix issues with mainline drainage, plumb 2 washing stations, repair leak at shut off valve, plumbing for washer/dryer	\$1800.00
TOTAL	\$12,000.00

Thank you for your business!

DESIGNATED PROPERTY

Address: 236 Highway 53 W
Dawsonville, GA 30534

Within Dawsonville's Downtown Development Area? ☐ (Y) ☐ (N)
Within the Dawsonville Historic District? ☐ (Y) ☐ (N)

PROJECT

Cost of Project (attach at least 2 estimates): \$ 800 to \$ 1100

Description of Project (use additional pages if necessary):

Bathroom remodel

Description of Number of New Jobs that will be created by the Project and range of New Job income levels:

Proposed Start Date: _____ Proposed Completion Date: _____

Third Generation Construction & Renovation LLC

QUOTE

Mario Garcia
Dawsonville, Ga 30534
(706) 531-5422
Mariogarcia54@icloud.com

INVOICE # 111
Date: 1/18/24

To:
Sofia
(770) 265-1806
Sofiatko@gmail.com

Item	Description	Total
Ceiling	Making flat ceiling and repairs	3200
Walls	Repair and touch ups	1600
Paint	Back-room floor	1200
Restroom	Replaced toilet and vanity	800
Bathtub	For the dogs and plumbing repairs	1800
Paint	Grooming room	2400
Total		\$11,000

Quotation prepared by: Mario Garcia

This is a quotation on the goods named, subject to the conditions noted below: All sales final, payment due upon receipt.

To accept this quotation, sign here and return: _____

Thank you for your business!

**Freedom Painting and
Handyman**

350 Chestatee View Drive
Dawsonville, GA 30534
US
(706) 973-1429
freedompandh@gmail.co
m



Estimate 3470

ADDRESS	DATE	TOTAL
Sofia Brown 236 Highway 53 W Suite 140 Dawsonville, GA 30534 United States	01/18/2024	\$8,660.00

SERVICE	QTY	DESCRIPTION	AMOUNT
Interior Painting	1	We will skim coat/smooth out the ceiling in the wash room only, fix the popcorn on the ceiling in the main room prior to painting. We will cover the floors, prep the walls including all drywall repairs. We will prime everything in the space including walls, trim and ceilings with shellac oil primer. We will caulk trim and apply two coats of paint the all walls, trim/doors and ceilings as well as the deck area/walls. We will replace the trim on the right side of the door of the wash room. Sherwin-Williams Duration for walls and Emerald enamel for the trim/doors included in the color of your choosing. (The ceilings will be primed and work as ceiling paint to save \$350) All materials included(material budget is \$1605)	4,195.00

Thank you for choosing Freedom Painting and Handyman.

SERVICE	QTY	DESCRIPTION	AMOUNT
Flooring	1	Back room Floor in wash room and bathroom: We will etch the floor with chemicals and water and scrubbing by hand. We will use a shop vac to remove all the water/chemicals. The floor will need to dry out and then we will epoxy the floor in the colors, beige, light grey or dark grey. After the epoxy is dry we will put the clear coat on top. There will be days in between for dry time. Material budget is \$618	2,238.00
Electrical	1	We will remove the 5 wall fixtures and 4 ceiling lights and replace them with new lights provided by the owners. Labor only	880.00
Bathroom	1	We will remove the toilet and vanity in the bathroom and replace the vanity to be supplied by the owners. We will provide and install a standard toilet. All additional plumbing included for the vanity as well.	807.00
Misc	1	We will install new board and batten panels to the half wall and front of the desk area as well as 1x4 base to give the space an updated look. All materials included	540.00

Thank you for choosing Freedom Painting and Handyman.

SERVICE	QTY DESCRIPTION	AMOUNT
Contract	1 Please read Scope of work carefully to insure what is written on the estimate is accurate, only the scope of the work written is to be completed at the time of service. Freedom Painting and Handyman LLC provides and maintains a \$2,000,000 Liability at all times, proof of insurance available upon request. All payments must be completed upon completion and Customer satisfaction. We except Cash or Checks made to Ashley Safier or Freedom Painting and Handyman. We also except payments through Zelle or Venmo. If you would like to use a credit card, you may do so using PayPal but are fully responsible for any fees they charge to send the payment through PayPal, and Venmo. If you have any questions at all please let us know and we are happy to help!	0.00
SUBTOTAL		8,660.00
TAX		0.00
TOTAL		\$8,660.00
THANK YOU.		

Accepted By

Accepted Date

Thank you for choosing Freedom Painting and Handyman.

BENCO INTL.

258 Mill Creek Drive
Dawsonville, GA 30534
678-591-1599

Quote

DATE 2/15/2024

TO : Peachy Paw Pet Spa
236 Highway 53 W
Dawsonville, GA 30534

Bathroom - Demo, replace toilet and new vanity, paint bathroom	\$1100.00
Painting - Repair/paint ceiling, trim and walls	\$5200.00
Reception area - construct new reception area and trim	\$950.00
Flooring - Backroom only, strip and epoxy entire room and bathroom	\$2000.00
Electrical - New lighting throughout, add 3 GFI's outlets, repair wiring in back room for washer/dryer	\$950.00
Plumbing - Fix issues with mainline drainage, plumb 2 washing stations, repair leak at shut off valve, plumbing for washer/dryer	\$1800.00
TOTAL	\$12,000.00

Thank you for your business!

DESIGNATED PROPERTY

Address: 236 Highway 53 W
Dawsonville, GA 30534

Within Dawsonville's Downtown Development Area? ☐ (Y) ☐ (N)
Within the Dawsonville Historic District? ☐ (Y) ☐ (N)

PROJECT

Cost of Project (attach at least 2 estimates): \$ 540 to \$950

Description of Project (use additional pages if necessary):

Trim & reception area

Description of Number of New Jobs that will be created by the Project and range of New Job income levels:

Proposed Start Date: _____ Proposed Completion Date: _____

**Freedom Painting and
Handyman**

350 Chestatee View Drive
Dawsonville, GA 30534
US
(706) 973-1429
freedompandh@gmail.co
m



Estimate 3470

ADDRESS

Sofia Brown
236 Highway 53 W
Suite 140
Dawsonville, GA 30534
United States

DATE
01/18/2024

TOTAL
\$8,660.00

SERVICE	QTY	DESCRIPTION	AMOUNT
Interior Painting	1	We will skim coat/smooth out the ceiling in the wash room only, fix the popcorn on the ceiling in the main room prior to painting. We will cover the floors, prep the walls including all drywall repairs. We will prime everything in the space including walls, trim and ceilings with shellac oil primer. We will caulk trim and apply two coats of paint the all walls, trim/doors and ceilings as well as the deck area/walls. We will replace the trim on the right side of the door of the wash room. Sherwin-Williams Duration for walls and Emerald enamel for the trim/doors included in the color of your choosing. (The ceilings will be primed and work as ceiling paint to save \$350) All materials included(material budget is \$1605)	4,195.00

Thank you for choosing Freedom Painting and Handyman.

SERVICE	QTY	DESCRIPTION	AMOUNT
Flooring	1	Back room Floor in wash room and bathroom: We will etch the floor with chemicals and water and scrubbing by hand. We will use a shop vac to remove all the water/chemicals. The floor will need to dry out and then we will epoxy the floor in the colors, beige, light grey or dark grey. After the epoxy is dry we will put the clear coat on top. There will be days in between for dry time. Material budget is \$618	2,238.00
Electrical	1	We will remove the 5 wall fixtures and 4 ceiling lights and replace them with new lights provided by the owners. Labor only	880.00
Bathroom	1	We will remove the toilet and vanity in the bathroom and replace the vanity to be supplied by the owners. We will provide and install a standard toilet. All additional plumbing included for the vanity as well.	807.00
Misc	1	We will install new board and batten panels to the half wall and front of the desk area as well as 1x4 base to give the space an updated look. All materials included	540.00

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SERVICE	QTY DESCRIPTION	AMOUNT
Contract	1 Please read Scope of work carefully to insure what is written on the estimate is accurate, only the scope of the work written is to be completed at the time of service. Freedom Painting and Handyman LLC provides and maintains a \$2,000,000 Liability at all times, proof of insurance available upon request. All payments must be completed upon completion and Customer satisfaction. We except Cash or Checks made to Ashley Safier or Freedom Painting and Handyman. We also except payments through Zelle or Venmo. If you would like to use a credit card, you may do so using PayPal but are fully responsible for any fees they charge to send the payment through PayPal, and Venmo. If you have any questions at all please let us know and we are happy to help!	0.00
SUBTOTAL		8,660.00
TAX		0.00
TOTAL		\$8,660.00
THANK YOU.		

Accepted By

Accepted Date

Thank you for choosing Freedom Painting and Handyman.

BENCO INTL.

258 Mill Creek Drive
Dawsonville, GA 30534
678-591-1599

Quote

DATE 2/15/2024

TO : Peachy Paw Pet Spa
236 Highway 53 W
Dawsonville, GA 30534

Bathroom - Demo, replace toilet and new vanity, paint bathroom	\$1100.00
Painting - Repair/paint ceiling, trim and walls	\$5200.00
Reception area - construct new reception area and trim	\$950.00
Flooring - Backroom only, strip and epoxy entire room and bathroom	\$2000.00
Electrical - New lighting throughout, add 3 GFI's outlets, repair wiring in back room for washer/dryer	\$950.00
Plumbing - Fix issues with mainline drainage, plumb 2 washing stations, repair leak at shut off valve, plumbing for washer/dryer	\$1800.00
TOTAL	\$12,000.00

Thank you for your business!

DESIGNATED PROPERTY

Address: 236 Highway 53 W
Dawsonville, GA 30534

Within Dawsonville's Downtown Development Area? ____ (Y) ____ (N)
Within the Dawsonville Historic District? ____ (Y) ____ (N)

PROJECT

Cost of Project (attach at least 2 estimates): \$ 880 to \$950

Description of Project (use additional pages if necessary):

Electrical & light fixtures

Description of Number of New Jobs that will be created by the Project and range of New Job income levels:

Proposed Start Date: _____ Proposed Completion Date: _____

**Freedom Painting and
Handyman**

350 Chestatee View Drive
Dawsonville, GA 30534
US
(706) 973-1429
freedompandh@gmail.co
m



Estimate 3470

ADDRESS

Sofia Brown
236 Highway 53 W
Suite 140
Dawsonville, GA 30534
United States

DATE
01/18/2024

TOTAL
\$8,660.00

SERVICE	QTY	DESCRIPTION	AMOUNT
Interior Painting	1	We will skim coat/smooth out the ceiling in the wash room only, fix the popcorn on the ceiling in the main room prior to painting. We will cover the floors, prep the walls including all drywall repairs. We will prime everything in the space including walls, trim and ceilings with shellac oil primer. We will caulk trim and apply two coats of paint the all walls, trim/doors and ceilings as well as the deck area/walls. We will replace the trim on the right side of the door of the wash room. Sherwin-Williams Duration for walls and Emerald enamel for the trim/doors included in the color of your choosing. (The ceilings will be primed and work as ceiling paint to save \$350) All materials included(material budget is \$1605)	4,195.00

Thank you for choosing Freedom Painting and Handyman.

SERVICE	QTY	DESCRIPTION	AMOUNT
Flooring	1	Back room Floor in wash room and bathroom: We will etch the floor with chemicals and water and scrubbing by hand. We will use a shop vac to remove all the water/chemicals. The floor will need to dry out and then we will epoxy the floor in the colors, beige, light grey or dark grey. After the epoxy is dry we will put the clear coat on top. There will be days in between for dry time. Material budget is \$618	2,238.00
Electrical	1	We will remove the 5 wall fixtures and 4 ceiling lights and replace them with new lights provided by the owners. Labor only	880.00
Bathroom	1	We will remove the toilet and vanity in the bathroom and replace the vanity to be supplied by the owners. We will provide and install a standard toilet. All additional plumbing included for the vanity as well.	807.00
Misc	1	We will install new board and batten panels to the half wall and front of the desk area as well as 1x4 base to give the space an updated look. All materials included	540.00

Thank you for choosing Freedom Painting and Handyman.

SERVICE	QTY DESCRIPTION	AMOUNT
Contract	1 Please read Scope of work carefully to insure what is written on the estimate is accurate, only the scope of the work written is to be completed at the time of service. Freedom Painting and Handyman LLC provides and maintains a \$2,000,000 Liability at all times, proof of insurance available upon request. All payments must be completed upon completion and Customer satisfaction. We except Cash or Checks made to Ashley Safier or Freedom Painting and Handyman. We also except payments through Zelle or Venmo. If you would like to use a credit card, you may do so using PayPal but are fully responsible for any fees they charge to send the payment through PayPal, and Venmo. If you have any questions at all please let us know and we are happy to help!	0.00
SUBTOTAL		8,660.00
TAX		0.00
TOTAL		\$8,660.00

THANK YOU.

Accepted By

Accepted Date

Thank you for choosing Freedom Painting and Handyman.

BENCO INTL.

258 Mill Creek Drive
Dawsonville, GA 30534
678-591-1599

Quote

DATE 2/15/2024

TO : Peachy Paw Pet Spa
236 Highway 53 W
Dawsonville, GA 30534

Bathroom - Demo, replace toilet and new vanity, paint bathroom	\$1100.00
Painting - Repair/paint ceiling, trim and walls	\$5200.00
Reception area - construct new reception area and trim	\$950.00
Flooring - Backroom only, strip and epoxy entire room and bathroom	\$2000.00
Electrical - New lighting throughout, add 3 GFI's outlets, repair wiring in back room for washer/dryer	\$950.00
Plumbing - Fix issues with mainline drainage, plumb 2 washing stations, repair leak at shut off valve, plumbing for washer/dryer	\$1800.00
TOTAL	\$12,000.00

Thank you for your business!

DESIGNATED PROPERTY

Address: 236 Highway 53 W
Dawsonville, GA 30534

Within Dawsonville's Downtown Development Area? ☐ (Y) ☐ (N)
Within the Dawsonville Historic District? ☐ (Y) ☐ (N)

PROJECT

Cost of Project (attach at least 2 estimates): \$ 1350 to \$1700

Description of Project (use additional pages if necessary):

Sign - Front of building 3' x 8'
2 signs at road

Description of Number of New Jobs that will be created by the Project and range of New Job income levels:

Proposed Start Date: _____ Proposed Completion Date: _____



Karmen Pharris <karmenpharris3@gmail.com>

Fwd: Sign quote

1 message

Peachy Paws <peachypawspetspa@gmail.com>
To: karmenpharris3@gmail.com

Wed, Feb 21, 2024 at 6:26 PM

----- Forwarded message -----

From: **Carter McEver** <Carter@mceversigns.com>
Date: Tue, Feb 20, 2024 at 10:58 AM
Subject: RE: Sign quote
To: Peachy Paws <peachypawspetspa@gmail.com>

The metal Panels and installation will \$1546.05

Panels, 3m print and laminate.

This will require 2 city permits.

They charge \$100 for each permit. I charge \$350 filing fee. This is also something you could do if you want.

You take the info off our preproduction proof and use it to fill out the permit and submit to City Hall.

From: Peachy Paws [mailto:peachypawspetspa@gmail.com]
Sent: Tuesday, February 20, 2024 10:17 AM
To: info@mceversigns.com
Subject: Sign quote

Hi can you please send me a quote for three new metal signs. Two 3 x 6 and one 3 x 8 and also installation fee.

Thanks



Karmen Pharris <karmenpharris3@gmail.com>

Fwd: Sign quote

1 message

Peachy Paws <peachypawspetspa@gmail.com>
To: karmenpharris3@gmail.com

Wed, Feb 21, 2024 at 6:27 PM

----- Forwarded message -----

From: sarah [400ink.com](mailto:sarah@400ink.com) <sarah@400ink.com>
Date: Tue, Feb 20, 2024 at 1:51 PM
Subject: Re: Sign quote
To: Peachy Paws <peachypawspetspa@gmail.com>

Hello,

No problem. Please see the quote below.

Artwork/Set Up: \$40

- *Setting Up Sign Design, Print Ready
- *Approved Artwork Saved on File
- *Additional Artwork Billed @ \$125/Hr.

3'H x 6'W Single Sided ACM Sign | Full Color Print w/ Lamination: \$342/Ea.**3'H x 8'W Single Sided ACM Sign | Full Color Print w/ Lamination: \$456/Ea.**

*Pricing does not include install as we do not offer install services at this time.

Blessings,

Production begins once order is approved and paid for. For current production times, please contact our office.

Sarah Bagwell
Project Coordinator

706-395-5862
sarah@400ink.com
400ink.com

240 Dawson Village Way North
Suite 190, Dawsonville, GA 30534

Printing • Embroidery • Digital Printing • Promotional Products • Vehicle Graphics & Wraps • Signs • Banners • Decals • Magnets • More...

2023 BEST OF DAWSON

400 Ink

Facebook • Instagram • Google • TikTok

From: Peachy Paws <peachypawspetspa@gmail.com>
Sent: Tuesday, February 20, 2024 12:21 PM
To: sarah [400ink.com](https://www.400ink.com) <sarah@400ink.com>
Subject: Re: Sign quote

Single side and our logo and phone number already made.

On Tue, Feb 20, 2024 at 11:00 AM sarah [400ink.com](mailto:sarah@400ink.com) <sarah@400ink.com> wrote:

Good morning!

Are you needing single or double-sided signs? What will be on the signs? Do you have any ideas for artwork?

We do not offer installation services at this time.

Blessings,

Production begins once order is approved and paid for. For current production times, please contact our office.



From: Peachy Paws <peachypawspetspa@gmail.com>
Sent: Tuesday, February 20, 2024 10:15 AM
To: sarah [400ink.com](https://www.400ink.com) <sarah@400ink.com>
Subject: Sign quote

Hi Sarah can you please send me a quote for three signs. Two 3 x 6 metal signs and One 3 x 8 metal sign and also installation fee.

Thanks



Karmen Pharris <karmenpharris3@gmail.com>

Fwd: Contact Us Form submitted on 400Ink.com

1 message

Sofia Dominguez <sofiatko@gmail.com>
To: Karmen Pharris <karmenpharris3@gmail.com>

Mon, Feb 19, 2024 at 1:55 PM

Sofia Dominguez
770-265-1806
[Sofiatko@gmail.com](mailto:sofiatko@gmail.com)

Begin forwarded message:

From: Sofia Dominguez <sofiatko@gmail.com>
Date: February 1, 2024 at 2:34:59 PM EST
To: "sarah 400ink.com" <sarah@400ink.com>
Subject: Re: Contact Us Form submitted on 400Ink.com

Great thank you I will get back with you soon!

Sofia Dominguez
770-265-1806
[Sofiatko@gmail.com](mailto:sofiatko@gmail.com)

On Feb 1, 2024, at 2:07 PM, sarah 400ink.com <sarah@400ink.com> wrote:

Since the sign is a custom size and has to be routed, the production time is about 5-10 business days.

Blessings,

Production begins once order is approved and paid for. For current production times, please contact our office.

<Outlook-qsoiuotm.jpg>

From: Sofia Dominguez <sofiatko@gmail.com>
Sent: Thursday, February 1, 2024 1:13 PM
To: sarah 400ink.com <sarah@400ink.com>
Subject: Re: Fw: Contact Us Form submitted on 400Ink.com

What is the turn around time?

On Thu, Feb 1, 2024 at 1:11 PM sarah 400ink.com <sarah@400ink.com> wrote:
Sure thing,

Please see below for a quote.

**3'H x 8'W ACM Sign | Single Sided | Full Color Print w/ Lamination:
\$360**

Additional setup fees may apply based on artwork provided.

I look forward to hearing from you!

Blessings,

Production begins once order is approved and paid for. For current production times, please contact our office.

<Outlook-ckq4syjp.jpg>

From: Sofia Dominguez <sofiatko@gmail.com>

Sent: Thursday, February 1, 2024 1:08 PM

To: sarah 400ink.com <sarah@400ink.com>

Subject: Re: Fw: Contact Us Form submitted on 400Ink.com

Just single side and I have the design

On Thu, Feb 1, 2024 at 1:07 PM sarah 400ink.com <sarah@400ink.com> wrote:

Hey Sofia,

Does this sign need to be single or double sided?

Blessings,

Production begins once order is approved and paid for. For current production times, please contact our office.

<Outlook-l5v3q12u.jpg>

From: Sofia Dominguez <sofiatko@gmail.com>

Sent: Thursday, February 1, 2024 1:04 PM

To: sarah 400ink.com <sarah@400ink.com>

Subject: Re: Fw: Contact Us Form submitted on 400Ink.com

Thank you can i also get a quote for a metal sign size 3 ft by 8 ft

On Fri, Jan 26, 2024 at 10:46 AM sarah 400ink.com <sarah@400ink.com> wrote:

Hi Sofia!

Good to hear from you again. Congrats on the new business!

Please see below for a quote.

4'H x 6'H Banner | Full Color Print | Single Sided | Grommets for Hanging: \$192

18"H x 24"W Yard Signs | Full Color UV Print | Double Sided | Includes Wire Stand

QTY 20: \$17.08/Ea.

***Best Price Break**

I look forward to hearing back.

Blessings,

Production begins once order is approved and paid for. For current production times, please contact our office.

<Outlook-ukctqhp1.jpg>

Help us win the best Printing & Graphics company in Dawsonville for the 5th Year in a row! Click the link below and click VOTE. Thank you for your support!

[VOTE HERE!](#)

You can vote everyday until January 31st!

From: 400Ink.com <graphics@graphicsbyhurricane.com>

Sent: Friday, January 26, 2024 9:57 AM

To: haley [400ink.com](mailto:haley@400ink.com) <haley@400ink.com>;

graphics@graphicsbyhurricane.com

<graphics@graphicsbyhurricane.com>; orders 400ink.com

<orders@400ink.com>

Subject: Contact Us Form submitted on 400Ink.com

Name	Sofia
Last	Brown
Phone	770-265-1806
Email	sofiatko@gmail.com
Subject	Custom banner
Product/Service	Signs & Banners



Sofia Dominguez <sofiatko@gmail.com>

Metal sign

George Van Winkle <george@hexagon-graphics.com>
To: Sofia Dominguez <sofiatko@gmail.com>

Fri, Feb 2, 2024 at 1:39 PM

sign is \$320 at a 3'x8' size

George Van Winkle
Owner/Designer



253 Grogan Drive, Suite 115
Dawsonville, GA 30534
Mobile - 770-624-4395
www.hexagon-graphics.com

[Quoted text hidden]



DDA Grant Application for March 25th Meeting:

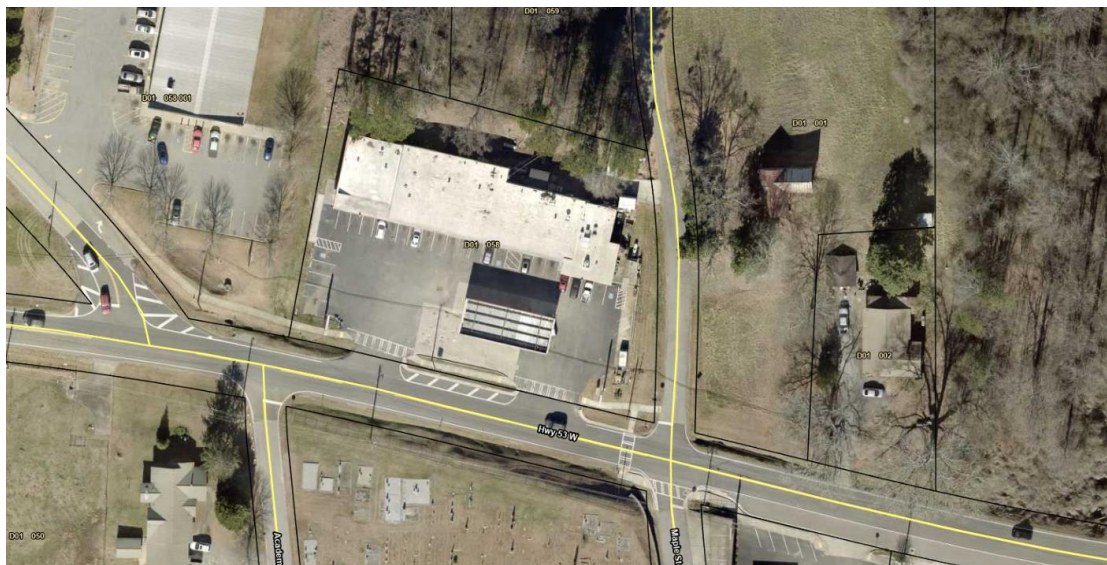
Request by: Sofia Brown DBA "Peachy Paws Pet Spa"

Location: 236 Highway 53 West Dawsonville, GA 30534

Work Breakdown:

WORK SCOPE ITEM	LOW BID	HIGH BID
PLUMBING	\$1,800.00	\$2,050.00
FLOOR REPAIR / CLEAN & EPOXY	\$3,000.00	\$3,500.00
PAINT / CAULKING / SHEETROCK	\$4,195.00	\$7,200.00
BATHROOM REMODEL	\$800.00	\$1,100.00
TRIM & RECEPTION AREA	\$540.00	\$950.00
ELEXTRICAL & LIGHT FIXTURES	\$880.00	\$950.00
SIGN - BUILDING FAÇADE	\$1,350.00	\$1,700.00
TOTAL	\$12,565.00	\$17,450.00

Grant request total amount: **\$16,000**





**DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10**

SUBJECT: **CONSIDERATION OF GRANT APPLICATION**

DDA MEETING DATE: **03/25/2024**

PURPOSE FOR REQUEST:

TO REVIEW GRANT APPLICATION AND DETERMINE AWARD, IF ANY

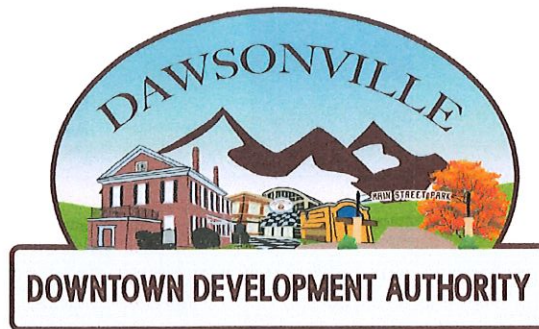
HISTORY/ FACTS / ISSUES:

- **RECEIVED APPLICATION FROM MEGAN KIMSEY DBA GRANDADDY MIMMS DISTILLING CO**
 - **TO DATE, NO GRANT MONIES HAVE BEEN AWARDED FOR FY 2024**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Amanda Edmondson, Director of Downtown Development



William Ilg, Chairperson
Jonathan Campbell, Vice Chairperson
Tasha Howell, Secretary/Treasurer
Jamie McCracken

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Office (706) 265-3256 Fax (706) 265-4214
www.dawsonville-ga.gov

Dwight Gilleland
Mary Wright
Trey Thomas

Dawsonville Downtown Development Authority Grant Checklist

*The following items **MUST** be adhered to and submitted with your application
BEFORE your request will be considered.*

- ✓ Business must be located within the Dawsonville Downtown Development Area
Is the location inside the Historic District? ____ yes ____x_ no
If yes, prior approval may be required from Historic Preservation Commission
- ✓ Proof of Corporate Status (Secretary of State)
- ✓ Proof of Business License (City of Dawsonville) ★ **CURRENTLY AT CITY HALL. APPROVED, BUT NOT IN HAND YET.**
- ✓ Background check from Dawson County Sheriff's Office
- ✓ Fee \$50.00 (check made payable to DDA)
- ✓ Two (2) Project Cost Estimates

Estimated project start date: March 15, 2024

**Project must commence within sixty (60) days of the grant award*

Estimated project completion date: May 1, 2024

**Project must be completed within one (1) year of commencement*

*The following items **MUST** be completed prior to grant disbursement.*

- Project as submitted must be 100% complete.
 - Inspection of completed project by DDA member to their satisfaction.
 - Submission of paid itemized invoices reflecting project work and cost.
-

**DAWSONVILLE DOWNTOWN DEVELOPMENT GRANT PROJECT
FUND APPLICATION**

APPLICANT

Name of Business: Granddaddy Mimm's, LLC (DBA: Granddaddy Mimm's Distilling Co.)

Name of Person Filing Application: Megan Kimsey

Phone: 615-310-4613 Email: megan@granddaddymimms.com

Address: 415 Hwy 53 E Dawsonville, GA 30534 Description of Applicant's Business:

Distillery/Brewery Description of Products/Services Offered by Applicant's Business:

Moonshine, Whiskey, Vodka, Rum, Beer, Cocktails, Live Music, Events, Tours, Tastings, etc.

OWNER OF PROPERTY, IF OTHER THAN APPLICANT

Owner: City of Dawsonville

Contact Name:

Address: 415 Hwy 53 E Suite 100 Dawsonville, GA 30534

Phone: (706) 265-3256 Email:

DE- SIGNATED PROPERTY

Address: Please see above.

Within Dawsonville's Downtown Development Area? X (Y) _____ (N)

Within the Dawsonville Historic District? _____ (Y) X (N)

PROJECT

Cost of Project (attach at least 2 estimates): **\$12,000**

Description of Project (use additional pages if necessary): ATTACHED.

Description of Number of New Jobs that will be created by the Project and range of New Job income levels

ATTACHED.

Proposed Start Date: March 15, 2024


Proposed Completion Date: May 1, 2024

Description of How the Project will Benefit the Citizens of Dawsonville and Fulfill the Established Guidelines (use additional pages if necessary):

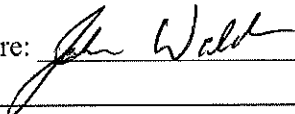
SEE ATTACHED.

APPLICANT'S CERTIFICATION

I, (applicant name) MEGAN KIMSEY agree that the above constitutes the proposal for the Project at this time and that any changes or additional will require additional information. My signature certifies that I have read, understand, and agree to all of the grant program guidelines, regulations, and deadlines and that I consent to any and all background checks done by the Dawsonville DDA. I represent and warrant that I have not been convicted of a felony or a misdemeanor of a high and aggravating nature. I hereby submit this Application for the proposed Project and understand that this application is pending review by the Dawsonville DDA. I understand that the Project must commence within sixty (60) days of the award of the grant and that the Project must be completed within one (1) year of the date of commencement or the award shall lapse. I understand that I will not receive any grant funds until after completion of the Project, submission of itemized invoices reflecting actual completed Project costs to the satisfaction of the DDA and an inspection for completion by the DDA.

Applicant's Signature:  Date: 2/28/24

By signing below, the Property Owner consents to this Application and to the Project work being done on the identified property:

Property Owner's Signature:  Date: 3-1-24

STAFF USE ONLY

Project located within the Dawsonville Downtown Development area: yes ☒ no ☐

Project located within the Historic District: yes ☐ no ☒

HPC approval acquired: yes ☐ no ☐ n/a ☒

Proof of corporate status received: yes ☐ no ☐

Proof of Business License received: yes ☒ no ☐

Background check from Dawson County Sheriff's Office received: yes ☒ no ☐

Application fee paid (\$50): yes ☒ no ☐

Two (2) project cost estimates received: yes ☒ no ☐

Date reviewed by DDA: _____

Application: _____ Granted in the amount of \$ _____ on _____.

Application: _____ Denied

Project Completion Inspection Date: _____ Inspector: _____

Paid itemized invoices received: yes ☐ no ☐

Project Funds Disbursement Date: _____ Approved by: _____

PROJECT:

Cost of Project: \$12,000

Description of Project: 100% copper still and tasting room enhancements

Description of Number of New Jobs: Granddaddy Mimm's Distilling Co.: Dawsonville will create 5-7 new jobs for the people of Dawson County and surrounding areas, with the hopes to double the workforce (to 10-14 jobs) within the first 24-36 months. The income for those jobs varies with positions and requested pay, but we plan to pay bartenders \$8/hr. plus tips and bonuses (which is 3x more than most hospitality establishments) and we hope to pay brewers/ distillers/ production workers \$15/hr. plus bonuses. We also hope to have a sales representative for the area, who will make \$500 weekly plus commission.

Description of How the Project will Benefit the Citizens of Dawsonville and Fulfill the Established Guidelines: From the feedback we gathered, after several meetings with local government officials and the residents of the area, we understand that a business like ours is needed. We hope to provide a sense of community for residents and tourists alike. The goal for Granddaddy Mimm's Distilling Co. would be for locals to choose to stay downtown with their friends and families, and for tourists to see the DDA area as a "must stop" on their travels through Dawson County. With Granddaddy Mimm's being family-owned and operated, we understand the importance of community, togetherness, and the need to "stay local". Our hope for the area is to create a safe space for families and friends of all ages, and to cater to the needs of the downtown. With events, live music, games, good spirits, and good company, Granddaddy Mimm's hopes to show pride in the area we are a part of and to spread the love for Downtown Dawsonville onto each person that walks through our doors. At our Blairsville location, we are deeply rooted and partner with organizations such as the Blairsville DDA (Megan is in her second year as Chairman), Union County Chamber of Commerce, local non-profits, Union County Schools, and many more. We plan to make the same connections in Dawsonville and be a local partner everyone can depend on. We plan to create jobs that become a place where our team enjoys being every day. We hope to maintain a low turnover rate, since we do appreciate and cherish the time our teams spend with us. All in all, we hope to be a go-to place for locals and tourists, which in turn brings money to the downtown to help it grow and thrive.

As you know, small businesses depend on grants and other avenues for capital in order to create a thriving location. We are very fortunate to have the opportunity to apply for this grant and appreciate your consideration. Our distilleries are not cheap to assemble, especially because we try to create a space that is attractive and safe for everyone. Since opening our Blairsville location in 2016, the cost of stills, brewing equipment and tasting room enhancements have tripled (and in some cases quadrupled). We do not like to do anything halfway, so instead of

opening with the "basics" or bare necessities, we would love to make a lasting first impression. To do so, we are needing financial assistance. The attached quotes are for the still and tasting room additions. We are only asking for \$12,000 to cover the still, but if it is helpful, we included other needs. Thank you so much again for your consideration and we are blessed to call Dawsonville our "Home Away from Home". We cannot wait to partner and help the City of Dawsonville grow!

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/10/2024 12:04:19 PM

BUSINESS INFORMATION

CONTROL NUMBER	12014656
BUSINESS NAME	GRANDADDY MIMMS, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/10/2024
ANNUAL REGISTRATION PERIOD	2024, 2025

PRINCIPAL OFFICE ADDRESS

ADDRESS	112 Wellborn Street, Blairsville, GA, 30512, USA
---------	--

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Tommy Townsend	112 Wellborn Street, Blairsville, GA, 30512, USA	Union

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Tommy Townsend
AUTHORIZER TITLE	Member

ESTIMATE

Andrew Warneke
andrew@ngstillco.com



Estimate No#: 0166
Estimate Date: Dec 27, 2023

\$12,000.00
ESTIMATED
AMOUNT

BILL TO
michael@grandaddymimms.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	125 Gallon Still with Double 40 Gallon Thumpers & Shotgun Condenser - 125 Gallon Still Pot. - Cone Head Still Cap with thermometer. -2" Lyne Arm to thumper. - Still built with 48-ounce copper. - 1/8" thick bottom. - 8" tri clamp neck. - Four 2" Tri clamp ports for electric elements. - One 4" Tri clamp port on the vapor cone for an agitator. - 220v agitator. - Negative pressure valve, and 5 PSI positive pressure valves. - 8" Site Glass fill port on vapor cone.	1	\$12,000.00	\$12,000.00
2	1125 Gallon Still Pot continued.. - Thermometer is in the center of the still body. - 2" Tri clamp ferrule/ ball valve drain at the bottom of the still. - All connections will be with 2" tri clamps.	1	\$0.00	\$0.00
3	40 Gallon Double Thumper - Thumper walls built with 32 ounce copper. - Top & bottom of thumpers built with 48-ounce copper. - 2" vapor inlet and 2" outlet. - 8" sight glass Fruit Port / access port. - 2" Tri clamp port with Infusion Chamber. -	1	\$0.00	\$0.00

Thermometer at the top of the thumper. - 2"
Tri clamp port at the bottom of the thumper
for an optional heating element.

4	Shotgun Condenser - Built with 32 ounce copper. - 6 Foot long condenser.	1	\$0.00	\$0.00
5	220V Electric Heating system - Four 5,500-Watt heating elements. - Two Dual 220V control boxes will individually control all 4 elements separately. - One Control Box will control agitator along with heating elements.	1	\$0.00	\$0.00
Subtotal			\$12,000.00	
Shipping			\$0.00	
TOTAL			\$12,000.00 USD	

NOTES TO CUSTOMER

Our current lead time is about 6 months for still orders & still components. You will receive tracking once your order ships.

Thanks for your business!
-North Georgia Still Company

TERMS AND CONDITIONS

Customer is required to place a 25% (\$3,000) non refundable check deposit when the order is placed. The balance is due in a certified check or wire transfer when the still is completed and delivered.

INVOICE

STEVEN STILZ, LLC

50 Bridge Street
Nashua, NH 03060

INVOICE #00101

DATE: 12/07/23

BILL TO:

Michael Kimsey
Granddaddy Mimm's Distilling Co.
112 Wellborn Street | Blairsville, GA 30512
michael@grandaddymimms.com

COMMENTS OR SPECIAL INSTRUCTIONS:

1 Still with heating elements

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	125 gallon pot (16 gauge Tig welded copper) 2- 30 gallon thumpers with bypass valve system (16 gauge Tig welded copper) 1-Chotgun condenser (16 gauge Tig welded copper) 1-Stainless stand 100 amp electric PID Controller with 4 5500 watt heating elements Includes setup and delivery	48,000.00	48,000.00
SUBTOTAL			48,000.00
TOTAL DUE			48,000.00

A 50% nonrefundable deposit is due at the time of contract signing. Remainder is due at completion of project before delivery is scheduled.

THANK YOU FOR YOUR BUSINESS!

[Help Center](#)

Limited Time Deals - 24 Hours Only! Shop Now **plus** Unlock FREE Shipping!

Earn 3% Back¹

WebstaurantStore®




Search 420

Megan's Account ▾

Returns & Orders

10

Restaurant EquipmentRefrigerationSmallwaresFood & BeverageTabletopDisposablesFurnitureStorage & TransportJanitorialIndustrialBusiness Type
Cart

ITEM	QTY:	QTY	PRICE
<div><div><p><u>Regency Stainless Steel Double Tier Speed Rail - 36"</u> Arrives in 3 - 5 business days #712B5536D - EACH Save for Later <i>plus</i> Free Shipping</p></div></div>		2	\$49.
<div><div><p><u>Regency 24" Five-Tiered Stainless Steel Liquor Display Rack - 23" Deep</u> Arrives in 3 - 5 business days #600LDR2324 - EACH Save for Later <i>plus</i></p></div></div>		2	\$367.
<div><div><p><u>Regency 1 Bowl Underbar Hand Sink with Faucet - 14 1/2" x 18 3/4"</u> Arrives in 3 - 5 business days #60B11014K - EACH Save for Later <i>plus</i></p></div></div>		1	\$301.

Regency 24" x 18" Stainless Steel Portable Ice Bin

Use Our Live Chat

Monday - Thursday: 5 AM - 12 AM EST
Friday: 5 AM - 8 PM EST
Saturday & Sunday: 9 AM - 4 PM EST

[Chat Now](#) [Online](#)



[Ask a question](#)

Have a question?
[Check out our FAQs](#)

Use this number when contacting customer service about cart issues:
Your Cart ID: **C4T4T8**

with Sliding Lid

Arrives in 3 - 5 business days

Qty:

2

\$614.

#600IB1824KTM - EACH

[Save for Later](#)

plus Free Shipping

Scotsman
MC0330MA-1
Prodigy Elite Series
30" Air Cooled
Medium Cube Ice
Machine / Plastic
Storage Bin with
Vari-Smart Ice Level
Control Kit - 400 lb.

Qty:

1

\$4,497.

Arrives in 2 - 4 business days

#720KMC32M33KV - EACH

[Save for Later](#)

plus

[Ships via Common](#)
[Carrier](#)

Free Shipping

Avantco UBB-72S-
GT 72" Black
Underbar Height
Narrow Sliding
Glass Door Back
Bar Refrigerator
with Galvanized
Top and LED
Lighting

Qty:

1

\$2,189.

Arrives in 2 - 4 business days

#178UBB72SGT - EACH

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plus

[Ships via Common](#)
[Carrier](#)


Free Shipping

Acopa Rustic
Charm 16 oz.
Customizable
Drinking Jar /
Mason Jar -
12/Case

Qty:

1

\$9



Arrives in 3 - 5 business days Add 4 more for discount!

#55316JARNH - CASE

☆ Save for Later

plus

Recommended Products



plus **Avantco HBB-36-HC 36" Black Horizontal Bottle**
\$1,029.00/Each



plus **Avantco HBB-80-HC 80" Black Horizontal Bottle**
\$1,699.00/Each



plus **Regency Stainless Drop-In**
\$329.9

ubtotal

\$9,061.42

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Free & Discounted Shipping on eligible items. Guaranteed Savings.
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Start Saving

Ship To: 30512



Common Carrier

\$90.40 ⓘ

Common Carrier with Liftgate

\$145.40 ⓘ

[Ship via Common Carrier](#)| [Questions about shipping](#)

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or use a third-party payment service



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**50% Off** a Plus Membership

**Earn 5,000 points¹**
a \$50 value when first purchase is made after account opening with Webstaurant Rewards Visa[®] Business Card
LIMITED TIME OFFER | Apply By 6/30/24

**Rewards**

[Learn More](#)



DDA Grant Application for March 25th Meeting:

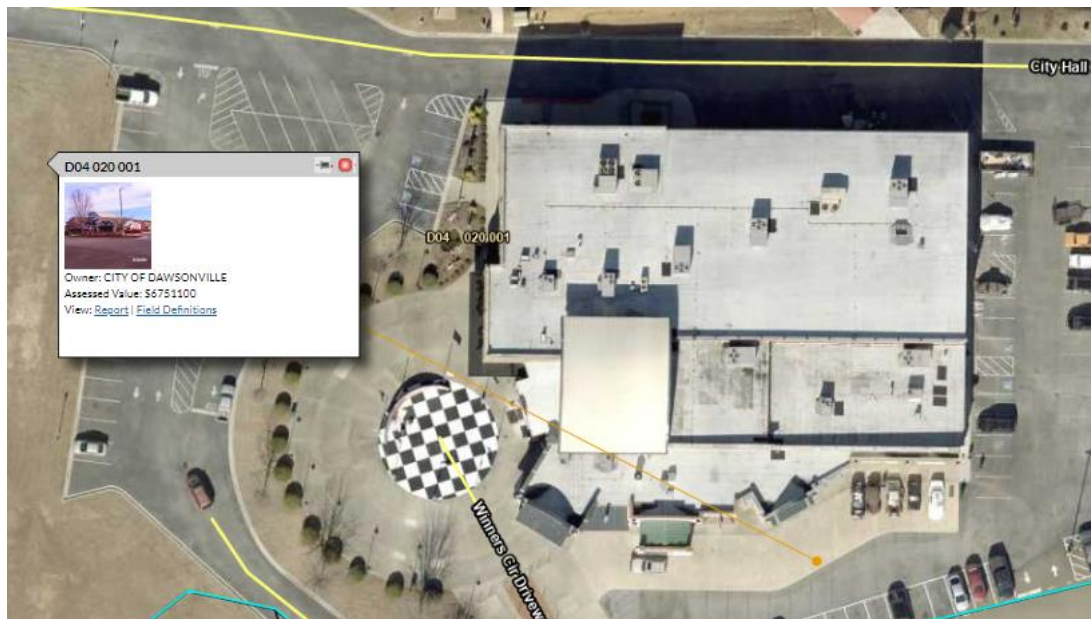
Request by: Megan Kimsey DBA "Granddaddy Mimm's Distilling "

Location: City Hall space, currently being renovated for Granddaddy Mimm's.

Work Breakdown:

WORK SCOPE ITEM	LOW BID	HIGH BID
ALCOHOL DISTILLING EQUIPMENT	\$12,000	\$48,000
TOTAL	\$12,000	\$48,000

Grant request total amount: **\$12,000**





**DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11**

1. SUBJECT: **PLACEMAKING HISTORY & ART MURAL / ORAL HISTORY PROJECT**

DDA MEETING DATE: 03/25/2024

PURPOSE FOR REQUEST:

CONSIDERATION OF DDA FUNDING/SUPPORT OF A PROPOSED MURAL PROJECT CONCEPT INVOLVING ACTIVE “PLACEMAKING” THROUGH THE COMBINATION OF DAWSONVILLE HISTORY AND PUBLIC ART.

HISTORY/ FACTS / ISSUES:

- THE UNIVERSITY OF GEORGIA RICHARD B. RUSSELL LIBRARY IS ASSISTING WITH THE COLLECTION OF ORAL HISTORIES IN DAWSONVILLE FOR CULTURAL PRESERVATION AND TO ENCOURAGE “STORY-TELLING”
 - RENEE RODGERS HAS AGREED TO SERVE AS A VOLUNTEER INTERVIEWER (5)
 - UNG IS ALSO INTERESTED IN COLLABORATING WITH THIS PROJECT
 - THE “STORIES OF DAWSONVILLE” MURAL WOULD SEEK TO ESTABLISH THE CONCEPT OF TELLING OUR STORIES THROUGH PUBLIC ART.
 - THE MURAL WOULD LINK TO THE ORAL HISTORIES ORGANIZED IN AN INTERACTIVE ONLINE STORYMAP BY QR CODE, MAKING THEM ACCESSIBLE TO THE PUBLIC.
<https://storymaps.arcgis.com/stories/7d7116f891304632a7730847888da127>
 - THE MURAL CONCEPT WOULD NEED FINAL APPROVAL BY FOOD LION.
 - TWO MURAL ARTISTS HAVE SUBMITTED A CONCEPT AND PROPOSAL (ATTACHED)
-

OPTIONS:

DECLINE OR SUPPORT PROJECT, ALLOCATE FUNDING OR REQUEST FURTHER INFORMATION.

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Amanda Edmondson, Director of Downtown Development

Southern Studios

770.282.0254

3056 Old Dahlonega Hwy
Dahlonega, GA 30533

PROPOSAL

DATE: 10-16-2023

TO: CITY OF DAWSONVILLE

MURAL PAINTING FOR SIDE OF FOOD LION BUILDING



- * CUSTOMER SUPPLIES ALL PAINT AND PRIMER
ARTIST WILL SUPPLY LIST THREE WEEKS PRIOR TO START
- * ARTIST TO SUPPLY BRUSHES, ROLLERS AND ACCESSORIES
LIKE CONTAINERS, DROP CLOTHS AND MASKING TAPE
- * CUSTOMER TO SUPPLY ALL TERRAIN GENIE TYPE LIFT
CAPABLE OF 30 FOOT WORKING HEIGHT MINIMUM FOR
PERIOD OF THREE WEEKS.
- * CUSTOMER TO SUPPLY PORT A POTTY FOR DURATION OF
JOB SINCE NO RESTROOM NEARBY. APPROX 4-5 WEEKS
- * CUSTOMER TO SUPPLY BARRICADES TO MARK OFF
WORK AREA FOR MANEUVERING OF BOOM LIFT

**TOTAL PROPOSED PAINTING AREA AS SHOWN
APPROX. 18' HIGH X 112' WIDE. TOTAL OF 2016 SQ. FT.
LABOR TOTAL IS \$11.90 PER SQ. FT. EQUALS \$24,000
TO BE PAID WITHIN TWO WEEKS OF COMPLETION
PRICE IS VALID FOR 6 MONTHS OF ABOVE DATE**

**SIGNED AUDIE MURRELL, ARTIST AND OWNER
SOUTHERN STUDIOS**

... STORIES OF ...
DAWSONVILLE

The Food Lion Mural Project
Dawsonville, GA

Proposal by:
Eric Johnston | Muralogy

PROJECT SCOPE:

Create a full color, large scale mural depicting the Dawsonville area, from the time of Native Americans, through settlement, leading up to the moonshine era (which ties into the mural on the back of the GRHOF).

MURAL SIZE:

120' wide x 18' high
2,160 sq ft

ESTIMATED TIME OF COMPLETION:

2-3 weeks

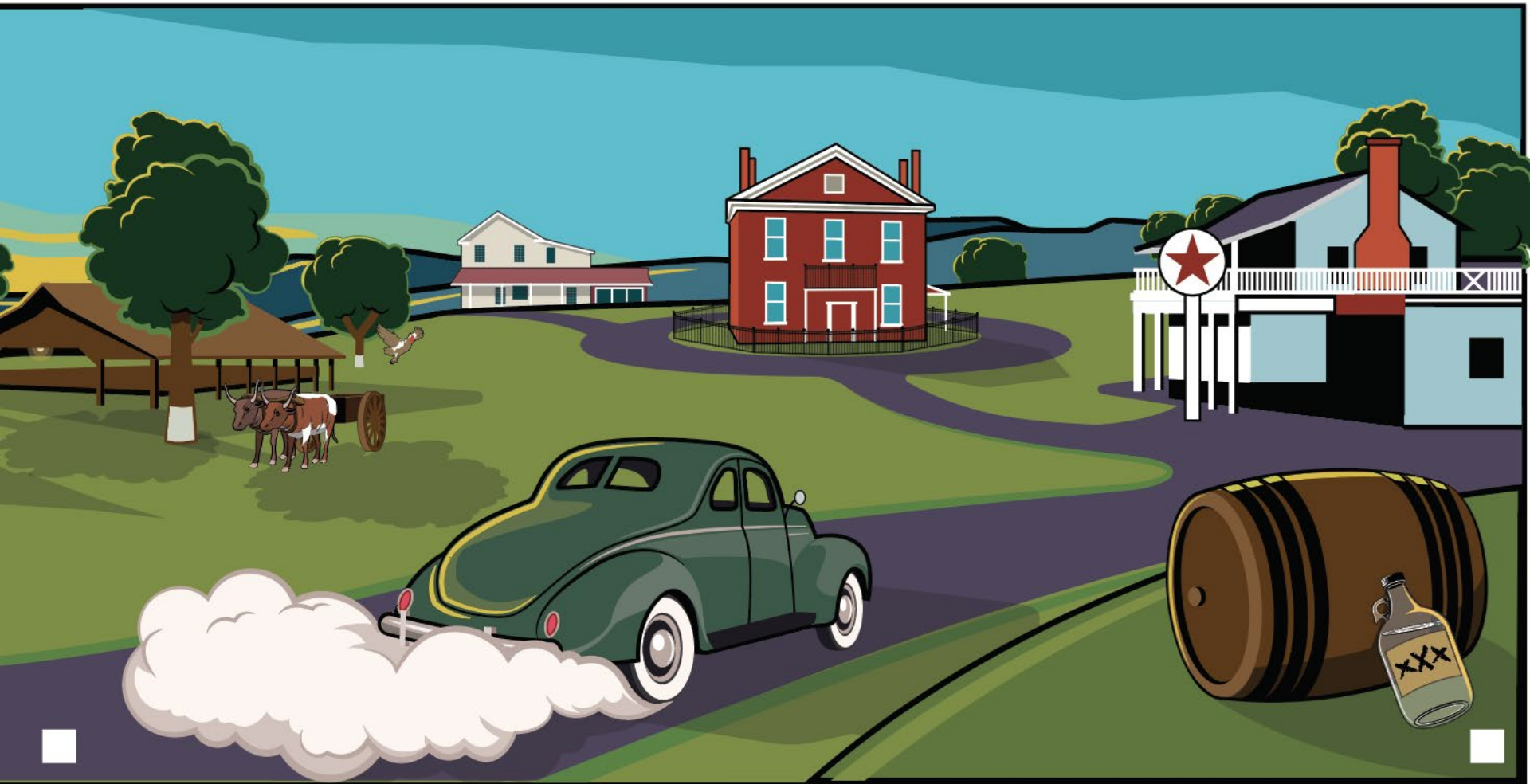




ES OF ...

INVILLE









Eric Johnston
530 Perimeter Road
Dawsonville, GA 30534
762-227-0870
ericjohnston777@gmail.com

Food Lion - Stories of Dawsonville Mural
Job Location:
415 Hwy 53 East, Dawsonville, GA 30534

Contact:
Amanda Edmonson

EQUIPMENT

34' Articulating Boom Lift Rental (1 month rental)	\$2800.00
26' Scissor Lift (1 month rental)	\$1200.00

MATERIALS

Acrylic Spraypaint (assorted colors)	\$1500.00
Acrylic Paint (assorted colors)	\$1000.00
Acrylic White Primer	\$100.00
Brushes / Canvas Drop Cloths / various supplies	\$600.00

LABOR - PREP

Wall Prep (powerwash and priming)	\$1500.00
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LABOR - ARTWORK

Artwork Creation - \$12 per sq/ft (2160 sq/ft total) 120 ft wide x 18 ft tall	\$25,920.00
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TOTAL \$34,620.00

40% Deposit required before start of project. This cost will cover all equipment rentals, supplies, materials, pressure washing services, and insurance. Balance due upon completion of project. Payment can be made out to Eric Johnston.



**DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12**

1. SUBJECT: **CONSIDERATION OF DOWNTOWN DAWSONVILLE BRANDING**

DDA MEETING DATE: 03/25/2024

PURPOSE FOR REQUEST:

**CONSIDERATION OF DDA SUPPORT FOR EXPLORING “DOWNTOWN DAWSONVILLE”
BRANDING THAT COULD BE UTILIZED IN MARKETING AND MERCHANDISING.**

HISTORY/ FACTS / ISSUES:

- **PROMOTION IS A CORNERTONE OF THE “GEORGIA MAINSTREET” PROGRAM BEST PRACTICES FOR DOWNTOWN DEVELOPMENT.**
 - **PROPOSED MARKETING COULD BE UTILIZED TO PROMOTE DOWNTOWN THROUGH PUBLICATION, ADVERTISEMENT & MERCHANDISING.**
 - **THE GOAL IS TO TELL OUR STORY, CAPTURE OUR CHARACTER AT A GLANCE.**
 - **CONSISTENCY IS NEEDED.**
 - **CREATE INTEREST, BECOME RECOGNIZEABLE, ICONIC.**
 - **COLLABORATE WITH THE CHAMBER OF COMMERCE.**
 - **SEEK OTHER INPUT.**
 - **TEST THIS CONCEPT WITH A SURVEY CAMPAIGN OR COMMITTEE.**
-

OPTIONS:

**DECLINE OR SUPPORT PROJECT, ALLOCATE FUNDING OR REQUEST FURTHER
INFORMATION.**

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Amanda Edmondson, Director of Downtown Development

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Dawsonville
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Dawsonville*
*.com*

Downtown Dawsonville



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Downtown Dawsonville



**GRANDDADDY MIMM'S
DISTILLING CO.**
BLAIRSVILLE, GA

Granddaddy Mimm's
415 Hwy. 53 E
Dawsonville, GA 30534

THE BOWEN
Center for the Arts

The Bowen Center for the Arts
334 Highway 9
Dawsonville, GA 30534



The Pool Room
9 Bill Elliott St. S
Dawsonville, GA 30534



Main Street Park
304 Main Street
Dawsonville, GA 30534

Join us for events like Moonshine
Festival in October & free concerts.
Check out our community calendar.

downtowndawsonville.com



READY TO ROLL.
READY TO WIN.

HISTORIC DAWSONVILLE IS
THE BIRTHPLACE OF STOCK
CAR RACING & HOME OF THE
GEORGIA RACING
HALL OF FAME.



*Ready to Roll.
Ready to Win.
Born Ready.*





Biz Directory



GA Racing Hall of Fame

Farmer's Market
Main Street Park
415 HWY 53 E

Blush Ivory Boutique

40 Hwy 9 N

Fajita Grill

14 Malala Drive

Coming Soon!

Granddaddy Mimm's
Downtown Dawsonville
415 HWY 53 E

Wilson & Co.

8 Raymond Parks Street S

Appalachian Armory & Offroad

40 HWY 9 N

Main Street Gun & Pawn

236 HWY 53 W, Suite 130

Old School Barbershop

236 HWY 53 W, Suite 150

The Bowen Center for the Arts

334 HWY 9 N

Would you like to add
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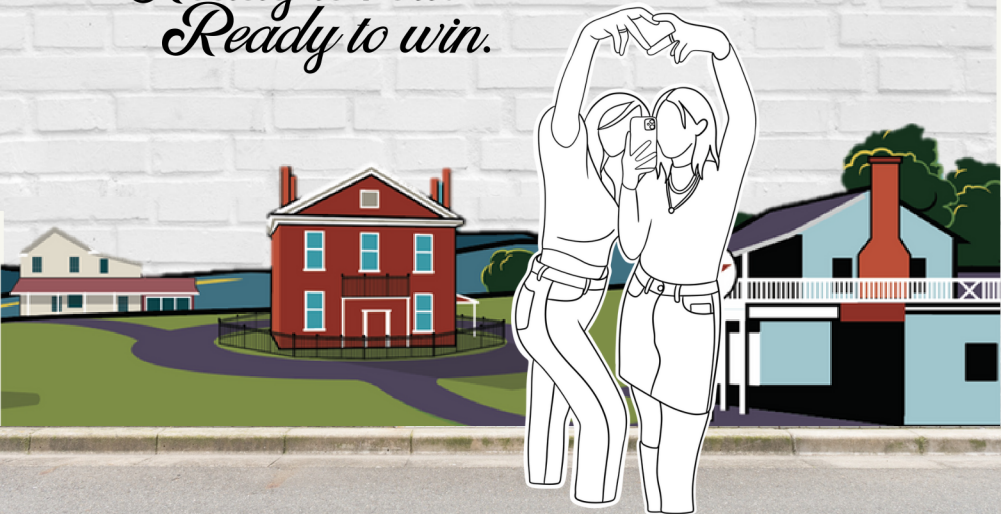
*Welcome To
Downtown
Dawsonville*

9

Downtown Dawsonville

Born Ready.

*Ready to roll.
Ready to win.*



*Downtown
Dawsonville
Born Ready.*

*Ready to roll.
Ready to win.*



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Born Ready.

