



City of Hogansville  
Downtown Development Authority  
Meeting Agenda

**Tuesday, March 24, 2026 at 6:00 pm**

City Hall, 111 High Street, Hogansville GA 30230

**Chair:** *Kent Berus 2028*

**Treasurer:** *Keisha LeMay 2028*

**Board Member:** *Jackson Fussell 2030*

**Vice-Chair:** *Tamara Manross 2028*

**Board Member:** *Kandis Strickland 2026*

**Board Member:** *Alexandrea Boyett 2030*

Call to Order

**Agenda**

1. Approval of Agenda
2. Approval of Minutes – February 24, 2026

**Finance Report – Keisha LeMay**

**New Business**

1. Introduction to new members
2. Smokin Sounds Festival Discussion

**Committee Reports**

- 1) Organization – *Engaging the community to plan and shape Main Street*
- 2) Design – *Physical image of Main Street*
- 3) Economic Development – *Strengthening businesses and revitalizing spaces*
- 4) Promotions- *Marketing Main Street through ads, events, and activities*

**Upcoming Events**

Next Meeting – April 28, 2026 – 6:00 pm

Adjourn



City of Hogansville  
Downtown Development Authority  
Meeting Minutes

**Tuesday, February 24, 2026 at 6:00 pm**

City Hall, 111 High Street, Hogansville GA 30230

**Chairperson:** *Kent Berus 2028*  
**Vice-Chair:** *Tamara Manross 2029*                      **Treasurer:** *Keisha LeMay 2028*  
**Board Member:** *Kandis Strickland 2026*

CALL TO ORDER AND MOMENT OF SILENCE

Vice-Chair Kent Berus called the meeting to order and called for a moment of silence.

Board Members Present:            Kent Berus  
    Kandis Strickland  
    Keisha LeMay  
    Tamara Manross

Also Present:                            Lisa Kelly, City Manager  
    Oasis Nichols, Assistant City Manager  
    Dhayna Portillo, Community Development Director

Absent:

APPROVAL OF AGENDA

The agenda was approved as presented by Keisha LeMay with a seconded by Tamara Manross. The agenda was adopted by all members present.

APPROVAL OF MINUTES – NOVEMBER 25, 2025

Kandis Strickland moved that the minutes of the regular meeting held NOVEMBER 25, 2025, be approved as presented. Keisha LeMay seconded the motion. The motion carried with all in favor.

## NEW BUSINESS

### 1. Chair, Vice-Chair, and Treasurer appointments

There was discussion held on needing to have the yearly appointment for Chairperson, Vice-Chair, and Treasurer for the Downtown Development Authority. Kandis Strickland made the motion that Kent Berus be appointed Chairperson, Vice-Chair Tamara Manross, and Treasurer Keisha LeMay for the 2026 year.

### 2. Winter Market/Parade Date

Lisa Kelly shared that the City is developing an annual community calendar to highlight all events taking place in Hogansville. There was discussion about possibly changing the date of the Annual Winter Market/Parade, as it currently falls on the first Saturday in December, which coincides with the SEC Championship game and may impact attendance. However, Kent Berus expressed that he would prefer to keep the event on its traditional date, noting that it is well established and widely recognized by the community. The rest of the board agreed, and it was decided that the date will remain the same. Accordingly, the 2026 Winter Market/Parade will be held on December 5, 2026.

## COMMITTEE REPORTS

1. Organization – Three open seats are currently will be voted on appointment at the next Council meeting
2. Design – N/A
3. Economic Development – New Businesses – N/A
4. Promotions – July 4<sup>th</sup> weekend will consists of a Patriotic live show at the Royal Theater on the 3<sup>rd</sup> and the 5<sup>th</sup> the annual firework show will be hosted with outdoor acts and food trucks.

## NEXT MEETING

The next regular DDA meeting has been scheduled for March 24, 2026

## ADJOURN

There being no additional business, Chair Berus adjourned the meeting at 6:24 pm with unanimous consent.

Respectfully submitted,  
Dhayna Portillo  
Community Development Director ☺

**BY-LAWS OF HOGANSVILLE, GEORGIA**  
**DOWNTOWN DEVELOPOMENT AUTHORITY**

**ARTICLE I**

**MEMBERS**

Section 1. Management Powers, Number, Qualification and Term. The property, affairs and business of the Downtown Development Authority of Hogansville, Georgia shall be managed by its directors consisting of seven persons, appointed from time to time as provided by law (L.C.G.A. 36-42-1). The qualifications of the directors shall be as provided by law. Each director shall serve for the length of time provided by law.

Section 2. Powers. The directors shall have such power and authority as is conferred upon them by the Downtown Development Authority Law of 1981, as the same now exists or may hereafter be amended, and such other power and authority as may be contained under the Constitution and the Laws of the State of Georgia as the same may now or hereafter exist.

Section 3. Regular Meetings. Regular meetings of the Authority shall be held on the 4<sup>th</sup> Tuesday of each month. Notice of the time and place of such meeting may from time to time be fixed by resolution of the Authority, or if not fixed by the Chairman in the same manner as hereinafter specified for giving notice of special meetings. All meetings shall be conducted in accordance with the Georgia Open Code Meetings Act (O.C.G.A. Section 50-14-1 et. Seq.)

Section 4. Special Meetings. Special meetings may be held upon the call of the Chairman, Secretary, Treasurer, or any two directors at such time during regular business hours and at such place within the City of Hogansville, Georgia, as shall be specified in the notice of such meeting. Notice of special meetings may be either oral or written. Oral notice may be delivered personally or by telephone and shall be given at least twenty-four (24) hours prior to the time of the meeting. Written notice may be sent by mail or telegram or delivered personally. If delivered personally or by telegram, such notice shall be delivered twenty-four (24) hours prior to the

time of the meeting. If written notice is sent by mail, such notice shall be mailed two (2) days prior to the time of the meeting. Unless specified otherwise, any notice hereinafter called for in these by-laws shall be given as specified in this section. No notice of any meeting need be given any director who attends such meeting unless such director attending at the beginning of such meeting states any objection or objections to the place and time of the meeting, to the manner in which it has been called or convened or to the transaction of business. No notice shall be required to be given any director who at any time before or after the meeting waives notice of the meeting in writing.

Section 5. Quorum A majority of the directors, at a meeting duly assembled shall constitute a quorum for the transaction of business. Unless otherwise specifically required by statute of these by-laws, the act of a majority of such directors present at a meeting at which a quorum is present shall be the act of the Authority, and if any meeting of the Authority there shall be less than a quorum, a majority of those present may adjourn the meeting without further notice, until a quorum shall have been obtained.

Section 6. Parliamentary Procedures. In case of dispute concerning parliamentary procedures governing the conduct of meetings of the Authority, Roberts Rules of Order shall govern.

Section 7. Nomination or Members. Prior to the expiration of the term of any director of the Authority, the Chairman shall appoint an owner of real property in the downtown district and an owner of a business establishment whose principal place of business is located in the downtown district who are not directors of the Authority, to act as an nominating committee and to submit nominations for directors to the (governing body of the City).

## ARTICLE II

### OFFICERS

Section 1. Number. The directors shall elect from one of their number a Chairman, a Secretary, and a Treasurer and the directors shall elect a Recording Secretary, who may be, but need not be, a director.

Section 2. Election. A meeting shall be held on the 4<sup>th</sup> Tuesday of each June and thereafter on 4<sup>th</sup> Tuesday of each June of every other year for the purpose of electing new officers. If not able to meet on the 4<sup>th</sup> Tuesday of June, notice of the time and place of such meeting shall be given by the retiring Chairman.

Section 3. Term and Removal. All officers shall be elected by and serve at the discretion of the directors and any officer may be removed from office, either with or without cause, at any time, by the affirmative vote of the majority of the directors of the authority then in office. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, shall be filled by the directors for the unexpected portion of the term, resignation shall be submitted in writing to the Chairman.

Section 4. Powers. The powers and duties of the officers shall be as provided from time to time by resolution or other directive of the directors. In the absence of such provisions, respective officers shall have the powers and shall discharge the duties customarily and usually held and performed by like officers of authorities similar in organizational and purposes to this Authority. The Recording Secretary, if a nonmember, shall attend meetings for the purpose of recording the minutes of such meetings, but shall not have any of the powers, rights, or duties of directors.

### ARTICLE III

#### FISCAL YEAR

Section 1. Time. The fiscal year of the Authority shall begin on the first day of June of each year and end on the last day of May of each year.

Section 2. Annual Meetings. An annual meeting of the Authority shall be held during the first full week of February. Notice of the time and place of such meeting shall be given by the Chairman.

Section 3. Annual Audit. The Treasurer shall cause an annual audit of the books of the Authority to be made by the firm which audits the books of the City of Hogansville, Georgia and present such audit to the directors of the Authority. A copy of the audit shall be filed with the State

Auditor; if necessary, to comply with the Local Government Financial Management Standards Act (Georgia Laws, 1980, p. 1738).

#### ARTICLE IV

##### CORPORATE SEAL

Section 1. Seal. The Seal of the Authority shall consist of an impression bearing the name "Downtown Development Authority of Hogansville, Georgia" around the perimeter and the word "SEAL" and the year of activation in the center thereof. In lieu thereof, the Authority may use an impression or writing bearing the "Seal" enclosed in parentheses or scroll, which shall also be deemed the seal of the Authority.

#### ARTICLE V

##### DEPOSITORIES

Section 1. Depositories. The Authority shall from time to time provide by resolution or resolutions for the establishment of depositories for funds of the Authority.

Section 2. Execution of Notes, Drafts, and Checks. All drafts, checks, etc. drawn against accounts of the Authority shall be signed by the Chairman together with the Treasurer or Secretary or registered assignees.

#### ARTICLE VI

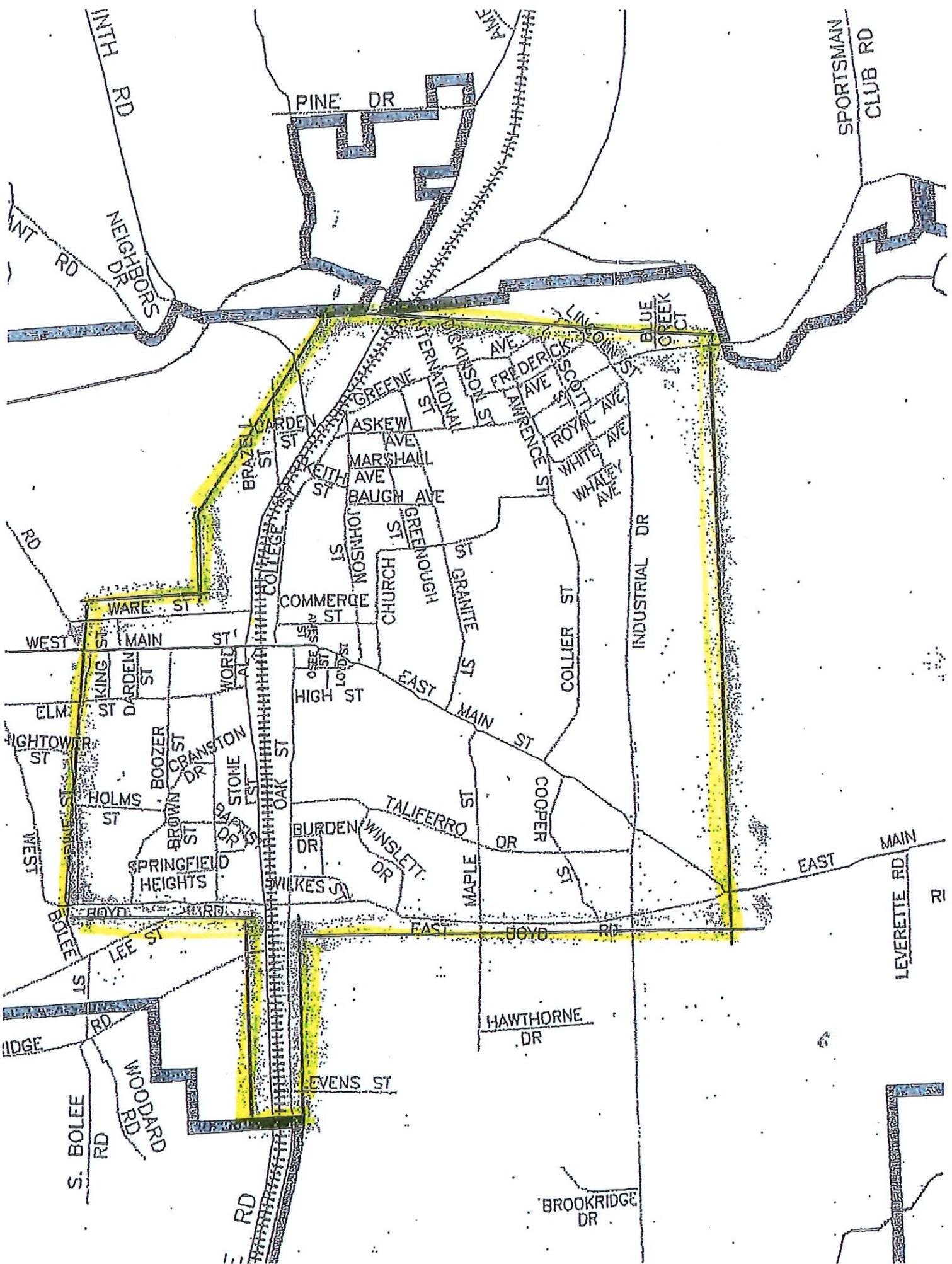
##### AMENDMENTS

Section 1. Amendments. The by-laws of the Authority shall be subject to alteration, amendment or repeal, and new by-laws not inconsistent with any laws of the State of Georgia creating the Authority may be made by affirmative vote of the majority of the directors then holding office at any regular or special meeting of the directors. Proposed amendments shall be submitted in writing to all directors of the Authority ten (10) days prior to the meeting at which such amendment will be considered. If such written proposed amendment is submitted by mail, it shall be deemed to be delivered when deposited in the United States mail properly addressed and with sufficient postage thereon.

Pursuant to ACGA 36-42-7 (d) Except for a director who is a member of the governing body of the city, each authority member shall attend and complete at least eight hours of training on downtown development and redevelopment programs within the first 12 month of an authority member's appointment. Authority members appointed prior to January 1, 1992 shall be exempt unless reappointed for an additional term.

**BOUNDARY DESCRIPTION OF DOWNTOWN  
DEVELOPMENT AREA**

The Hogansville, Georgia downtown development area shall consist of that area bounded on the north by Greene Avenue, on the east by Lincoln Street/Mountville-Hogansville Road, on the south by Boyd Road and on the west by Pine Street. Said area shall include all properties abutting on the north side of Greene Avenue, the east side of Lincoln Street/Mountville-Hogansville Road, the south side Boyd Road and west side of Pine Street within the area described.



WANT RD  
NEIGHBORS DR  
11TH RD

PINE DR

SPORTSMAN CLUB RD

AMT  
LINDO ST  
BLUE CREEK CT

INTERNATIONAL ST  
WICKINSON ST  
GREENE ST  
ASKEW AVE  
MARSHALL AVE  
BAUGH AVE  
LAWRENCE ST  
SCOTT ST  
ROYAL AVE  
WHITE AVE  
WHALEY AVE

BRAZEL GARDEN ST  
L GARDEN ST  
KEITH ST  
COMMERCIAL ST  
COMMERCIAL ST  
CHURCH ST  
GREENOUGH ST  
ST GRANITE ST  
COLLIER ST  
INDUSTRIAL DR

WARE ST  
WEST ST  
MAIN ST  
KING ST  
DARDEN ST  
ELM ST  
HIGHTOWER ST  
BOOZER ST  
CRANSTON ST  
HOLMS ST  
BROWN ST  
STONE ST  
OAK ST  
BURDEN DR  
WINSLETT DR  
TALIFERRO ST  
COOPER ST  
EAST MAIN ST

BOYLEE ST  
LEE ST  
MILKES ST  
EAST BOYD RD  
EAST MAIN  
LEVERETTE RD

WOODWARD RD  
HAWTHORNE DR  
EVENS ST

S. BOLEE RD  
BROOKRIDGE DR

