



## November Regular Session

<b>Tuesday, November 4, 2025</b>	<b>9:00 A.M.</b>	<b>CCDA and DACC Board Room</b>
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### Minutes

#### **Coweta County Development Authority and Development Authority of Coweta County**

<b>Attendee Name</b>	<b>Title/Company</b>	<b>Board</b>	<b>Status</b>
John Daviston	Chairman	CCDA/DACC	Present
Rob Brass	Vice-Chairman	CCDA/DACC	Present
Makisha Strickland	Secretary & Treasurer	CCDA/DACC	Present
Andelson Merisca		CCDA	Absent
Michael Terrell		CCDA	Absent
Randy Cardoza		DACC	Present
Norman Lundin		DACC	Present
Joe Griffith		DACC	Present
Dennis McEntire		DACC	Present

#### **Meeting Called to Order**

Chairman John Daviston called the meeting to order at 9:00 AM. There was a quorum present for each authority.

#### **Invocation**

Invocation was given by Rob Brass.

### Approval of Minutes from Thursday, October 2, 2025 Regular Session Meeting

A MOTION was **MADE, SECONDED** and **CARRIED** to **APPROVE** the Minutes from the Regular Session Meeting on October 2, 2025.

<b>Result:</b>	<b>Approved</b>
<b>Motion Made By:</b>	Rob Brass
<b>Seconded By:</b>	Joe Griffith
<b>Ayes:</b>	Daviston, Brass, Strickland, Lundin, Griffith, Cardoza, & McEntire

### Approval of October Financials

A MOTION was **MADE, SECONDED** and **CARRIED** to **APPROVE** the October Financial Reports.

<b>Result:</b>	<b>Approved</b>
<b>Motion Made By:</b>	Rob Brass
<b>Seconded By:</b>	Randy Cardoza
<b>Ayes:</b>	Daviston, Brass, Strickland, Lundin, Griffith, Cardoza, & McEntire

### Resolution Regarding 22 E. Broad Street

A MOTION was **MADE, SECONDED** and **CARRIED** to **APPROVE** the Resolution authorizing the Chairman to execute all necessary closing documents on behalf of the Authority.

<b>Result:</b>	<b>Approved</b>
<b>Motion Made By:</b>	Rob Brass
<b>Seconded By:</b>	Makisha Strickland
<b>Ayes:</b>	Daviston, Brass, & Strickland

### Deeds Related to Whitlock Park - Corrective Deed

A MOTION was **MADE, SECONDED** and **CARRIED** to **APPROVE** the Corrective Deed between the Coweta County Development Authority and P&L Shenandoah.

<b>Result:</b>	<b>Approved</b>
<b>Motion Made By:</b>	Rob Brass
<b>Seconded By:</b>	Makisha Strickland
<b>Ayes:</b>	Daviston, Brass, & Strickland

### Deeds Related to Whitlock Park - Quitclaim Deed

A MOTION was **MADE, SECONDED** and **CARRIED** to **APPROVE** the Quitclaim Deed between the Coweta County Development Authority and Coweta County.

<b>Result:</b>	<b>Approved</b>
<b>Motion Made By:</b>	Rob Brass
<b>Seconded By:</b>	Makisha Strickland
<b>Ayes:</b>	Daviston, Brass, & Strickland

### President's Report

President Jacobs updated the board on project activity since the October 2025 Board Meeting.

### Enter Executive Session

A MOTION was **MADE, SECONDED** and **CARRIED** to enter Executive Session to discuss performance metrics for the President's role.

<b>Result:</b>	<b>Approved</b>
<b>Motion Made By:</b>	Rob Brass
<b>Seconded By:</b>	Joe Griffith
<b>Ayes:</b>	Daviston, Brass, Strickland, Lundin, Griffith, Cardoza, & McEntire
<b>Time:</b>	9:37 AM

## **Reconvene Public Meeting**

Chairman John Daviston reconvened the public meeting at 10:11 AM.

## **Adjourn**

There being no further business, the meeting was adjourned at 10:12 AM with a motion by Randy Cardoza. Motion was seconded by Makisha Strickland.

Respectfully Submitted,

Makisha Strickland, Secretary & Treasurer



## November Executive Session

Tuesday, November 4, 2025	9:37 A.M.	CCDA and DACC Board Room
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### Minutes

#### **Coweta County Development Authority and Development Authority of Coweta County**

Attendee Name	Title/Company	Board	Status
John Daviston	Chairman	CCDA/DACC	Present
Rob Brass	Vice-Chairman	CCDA/DACC	Present
Makisha Strickland	Secretary & Treasurer	CCDA/DACC	Present
Andelson Merisca		CCDA	Absent
Michael Terrell		CCDA	Absent
Randy Cardoza		DACC	Present
Norman Lundin		DACC	Present
Joe Griffith		DACC	Present
Dennis McEntire		DACC	Present

#### **Executive Session to Discuss President Performance Metrics**

The board had a discussion regarding performance metrics for the President’s role.

#### **Reconvene Public Meeting**

Chairman John Daviston reconvened the public meeting at 10:11 AM.

Respectfully Submitted,

Makisha Strickland, Secretary & Treasurer

## RESOLUTION

**A RESOLUTION OF THE COWETA COUNTY DEVELOPMENT AUTHORITY TO AUTHORIZE THE SALE OF CERTAIN PROPERTY BEING 1.849 ACRES, MORE OR LESS, BEING KNOWN AS 22 EAST BROAD STREET, NEWNAN, COWETA COUNTY, GEORGIA 30263, PARCEL ID: N04 0007 001.**

**WHEREAS**, The Coweta County Development Authority (the “Authority”) was duly created and is validly existing pursuant to local constitutional amendment (Ga Laws 1966, p. 1101 *et seq.* continued by G. Laws 1985, p.4173) (the “Act”); and

**WHEREAS**, the Board of Commissioners of Coweta County, Georgia (“County”) created the Authority for purposes of promoting trade, commerce, and economic development activities in the County in furtherance of the best interest of the public health, safety, and welfare of the County; and

**WHEREAS**, the County owns approximately 1.849 acres located at 22 East Broad Street, Newnan, Georgia, Tax Parcel No. N04 0007 001, comprised of the Coweta County Administration Building and parking lot area (the “Property”), and which is more particularly described on Exhibit “A” attached hereto and incorporated herein; and

**WHEREAS**, the Property is located entirely within the boundaries and jurisdiction of the County; and

**WHEREAS**, the Property has reached the end of its functional utility for the County; and

**WHEREAS**, the County has no use for the Property for the governmental purposes of the County; and

**WHEREAS**, the County found that the highest and best use for the Property is for redevelopment purposes to promote growth, trade, commerce and economic development in the County; and

**WHEREAS**, the County transferred the Property to the Authority, subject to certain terms and conditions for the development of the Property contained in an intergovernmental agreement between the County and the Authority, to be used by the Authority for economic development purposes; and

**WHEREAS**, the Authority desires to sell the Property to Caldwell Development Investments, LLC (the “Purchaser”) pursuant to the specific terms and conditions for the development of the Property set forth in the Real Estate Purchase and Sale Agreement for the Property dated April 3, 2025, as amended (the “Agreement”).

**NOW THEREFORE, BE IT RESOLVED**, for and in consideration of the foregoing premises, the mutual covenants and agreements set forth hereinafter, and for other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged by the Authority hereto do hereby covenant and agree as follows:

1. That all actions and acts of the members of the Authority in negotiating the Agreement as to the sale of the Property are hereby ratified and affirmed.
2. That the Authority be and is hereby authorized and directed to execute any document of any kind or nature, including but not limited to deeds, affidavits, certificates, assignments, bills of sale, agreements, contracts, closing statements, and amendments or modifications of sale documents or other documents, which are necessary, convenient or related to the sale of the Property to the Purchaser per the Agreement.
3. That **John Daviston**, as Chairman for the Authority, is hereby authorized and directed to do or to cause to be done all such acts and things on behalf of the Authority as may be deemed necessary or desirable in order to carry out and effectuate fully the purposes of the foregoing resolution, including consummate the sale described herein.
4. That the actions of the Chairman in consummating the above referenced transaction, in executing any agreement or document relating thereto, or in doing any act authorized by these Resolutions be and are hereby ratified, confirmed, and approved.
5. That the Authority has complied with each and every requirement of the Act and all other regulations and rules and laws that govern the Authority.
6. That the Secretary of the Authority is hereby directed to certify a copy of these Resolutions and affix thereto the seal of the Authority, and to certify the names of the present officers of the Authority, together with specimens of their respective signatures.

RESOLVED this 4 day of November, 2025.

Approved:



Attest:



**EXHIBIT "A"**

All that tract or parcel of land situate, lying and being in Land Lot 25 of the 5th Land District of Coweta County, Georgia, containing 1.849 acres, more or less, and being more particularly described as follows:

To find the true point of beginning, begin at the intersection of the southeasterly right-of-way of Perry Street (variable r/w) and the northeasterly right-of-way of East Broad Street (variable r/w), said point being the true point of beginning.

Thence North 06 degrees 44 minutes 53 seconds East a distance of 195.96 feet along said right-of-way of Perry Street to a point located at the intersection of the southwesterly right-of-way of East Washington Street;

Thence South 83 degrees 01 minutes 51 seconds East a distance of 205.14 feet along said right-of-way of East Washington Street.

Thence North 06 degrees 58 minutes 55 seconds East a distance of 8.24 feet along said right-of-way to a point;

Thence South 83 degrees 01 minutes 05 seconds East a distance of 200.00 feet along said right-of-way to a point;

Thence South 06 degrees 58 minutes 55 seconds West a distance of 202.20 feet leaving said right-of-way to a point located on the northeasterly right-of-way of East Broad Street;

Thence North 83 degrees 18 minutes 24 seconds West a distance of 404.34 feet along said right-of-way of East Broad Street to a point; said point being the true point of beginning.

After Recording, Return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Parcel ID No.097 5079 001

Cross Reference:  
Deed Book 3178, Page 716,  
Coweta County Records

**CORRECTIVE DEED**

**(to correct Quitclaim Deed recorded at Deed Book 3178, Page 716 Coweta County, Georgia records, referred to herein as the "Original Deed")**

STATE OF GEORGIA

COUNTY OF COWETA

THIS CORRECTIVE DEED is made this \_\_\_\_ day of \_\_\_\_\_, 2025, and is intended to be effective as of the 30th day of April, 2007, between **Coweta County Development Authority**, a public body corporate and politic organized under the laws of the State of Georgia ("CCDWA") and **P&L Shenandoah, LP**, a Georgia limited partnership ("**P&L**").

WITNESSETH:

WHEREAS, by Quit Claim Deed dated April 30, 2007, and recorded on May 3, 2007, at Deed Book 3178, Page 716 (which deed is referred to herein as the Original Deed), CCDWA, as grantor, conveyed to P&L, as grantee, certain property located in multiple land lots in Coweta County, Georgia.

WHEREAS, by mutual mistake, the description of the property in the Original Deed inadvertently included property that was intended to be retained by CCDWA for a public park, and since the date of the Original Deed, has been developed and operated by CCDWA as a public park (the "**Park Property**").

WHEREAS, CCDA and P&L desire to execute, deliver, and file in the records of the Coweta County Clerk of Superior Court this Corrective Deed in order to correct the Original Deed and confirm that the Park Property was intended to be and is hereby excluded from the property conveyed to P&L by the Original Deed.

NOW, CCDA and P&L, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, are executing and delivering this Corrective Deed for the sole and exclusive purpose of correcting the mutual mistake referenced above. Accordingly, CCDA and P&L acknowledge and agree that as of the date of the Original Deed (April 30, 2007), the Park Property as described on Exhibit A attached hereto, was intended to be and is hereby excluded from the property conveyed by the Original Deed. By this Corrective Deed, is the Park Property hereby confirmed to have been and to be expressly excluded from the property conveyed by the Original Deed. In furtherance of the foregoing, P&L does hereby remise, convey and forever quitclaim unto CCDA as of the date of the Original Deed (April 30, 2007) any and all interest, if any, that P&L may have in the Park Property which is located in Land Lot 79 of the 5th District of Coweta County, Georgia, and is as more particularly described in Exhibit A attached hereto and by this reference incorporated herein.

Signatures begin on next page

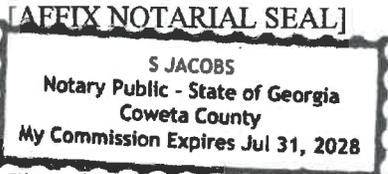
IN WITNESS WHEREOF, the parties have caused this Corrective Deed to be executed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires: July 31, 2028



Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[AFFIX NOTARIAL SEAL]

**Coweta County Development Authority,**  
a public body corporate and politic organized under the laws of the State of Georgia

By: [Signature]  
Name: John Daviston  
Title: Chairman

Attest: [Signature]  
Name: Makisha Strickland  
Title: Secretary

**P&L Shenandoah, LP**  
a Georgia limited partnership

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT "A"**

**Description of the Park Property**

That certain parcel of land lying and being in Land Lot 79 comprised of 32.678 acres with an address of 170 International Park, Newnan, Georgia, and commonly known as "Whitlock Park", as shown on the tax map attached hereto as Schedule 1.

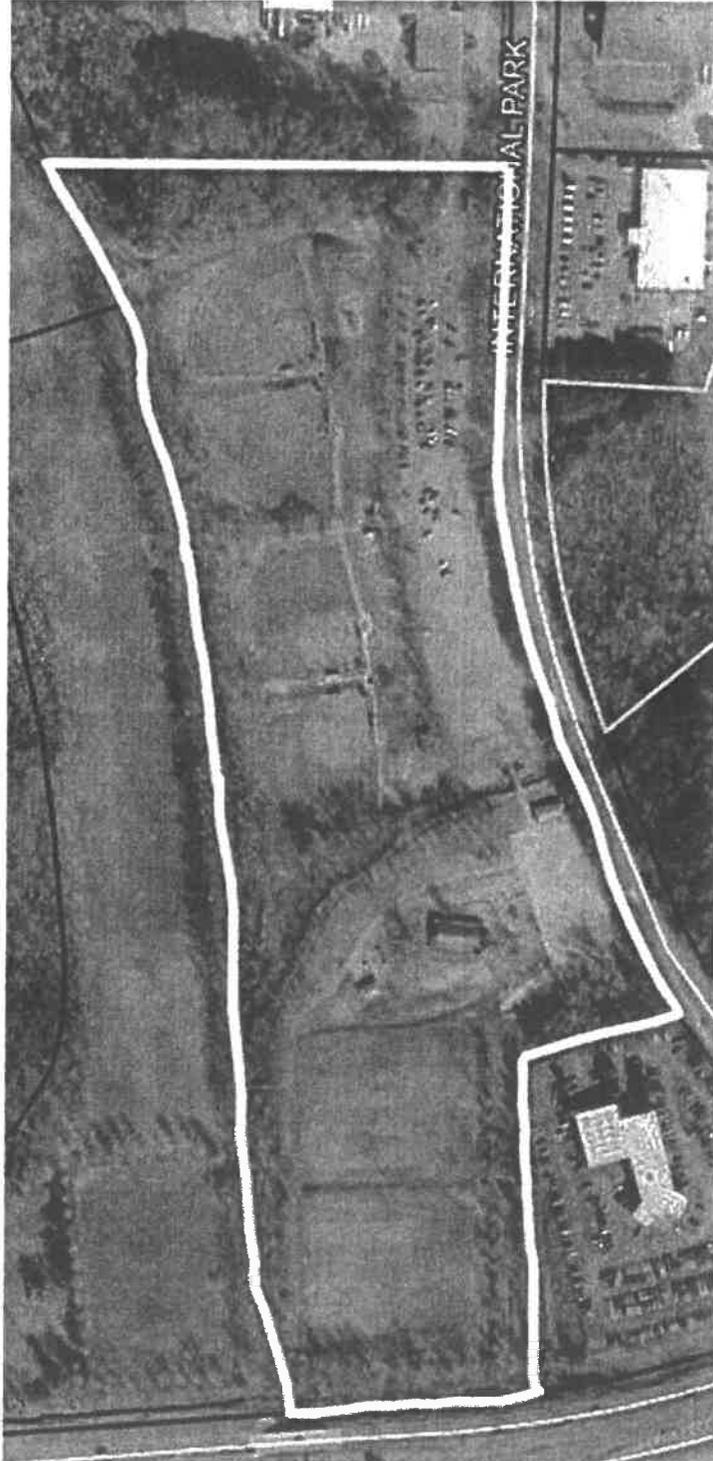
Address: 170 International Park, Newnan, Georgia 30265

Tax Parcel #: 097 5079 001

Continued on Next Page

**Schedule 1**

**Tax Parcel Map**



**Error! Unknown document property name.**

Schedule 1

After Recording, Return to:

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Tax Parcel ID No.: 097 5079 001

**QUITCLAIM DEED**

**THIS INDENTURE** is made as of the \_\_\_\_ day of July, 2025, by and between the **COWETA COUNTY DEVELOPMENT AUTHORITY**, a public body corporate and politic organized under the laws of the State of Georgia (the “Grantor”), and **COWETA COUNTY**, a political subdivision of the State of Georgia (the “Grantee”) (“Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

**W I T N E S S E T H:**

GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee any and all interest in that certain tract or parcel of land lying and being in Land Lot 79 of the 5th District of Coweta County, Georgia, as more particularly described in **Exhibit “A”** attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD said described premises to Grantee, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

[SIGNATURES CONTAINED ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor has caused this deed to be executed under seal as of the day and year first above written.

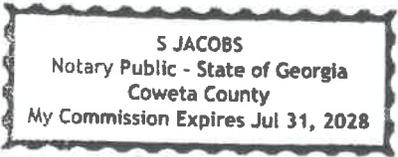
Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

Commission Expires: July 31, 2028

[AFFIX NOTARIAL SEAL]



GRANTOR:

COWETA COUNTY DEVELOPMENT AUTHORITY,  
a public body corporate and politic organized under the laws of the State of Georgia

By: [Signature]  
Name: John Daviston  
Title: Chairman

Attest: [Signature]  
Name: Melissa Strickland  
Title: Secretary

[END OF SIGNATURES]

**EXHIBIT "A"**

**Legal Description of the Property**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 79 of the 5<sup>th</sup> District of Coweta County, Georgia, being comprised of 32.678 acres with an address of 170 International Park, Newnan, Georgia, and commonly known as "Whitlock Park", as shown on the tax map attached hereto as Schedule 1.

Address: 170 International Park, Newnan, Georgia 30265

Tax Parcel #: 097 5079 001

**Schedule 1**

**Tax Parcel Map**

