



AGENDA
CITY OF DAWSONVILLE
DOWNTOWN DEVELOPMENT AUTHORITY
City Hall, G.L. Gilleland Council Chambers
Monday, July 22, 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 May 9, 2024
6. Public Input
7. Review Financials
8. Director's Report – Amanda Edmondson, Joanna Zwenke, Andrew Purcell

NEW BUSINESS

9. Consideration of Granddaddy Mimm's Grant Application
10. Consideration of The Purple Corn Boutique
11. Request for New Branding Marketing Package Proposal for September 23, 2024 Meeting

ADJOURNMENT

The next scheduled meeting is Monday, September 23, 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: 07/22/2024

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL FOR THE MINUTES

- **REGULAR MEETING HELD MAY 9, 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
Thursday, May 9, 2024
5:30 P.M.

1. **CALL TO ORDER:** William Illg called the meeting to order at 5:31 pm.
2. **ROLL CALL:** Present were members Trey Thomas, Mary Wright, Jonathan Campbell, Tasha Howell, Dwight Gilleland and William Illg.

Jamie McCracken was not in attendance.

City Staff in attendance included Downtown Development Director Amanda Edmondson, City Clerk Beverly Banister and City Manager Bob Bolz.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by William Illg.
4. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by T. Thomas; second by T. Howell. Vote carried unanimously in favor.
5. **APPROVE MEETING MINUTES**
 - Regular Meeting held March 25, 2024

Motion to approve the minutes as presented made by T. Howell; second by D. Gilleland. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** Joey Homans, 272 Hwy. 9 South, Dawsonville – Mr. Homans spoke with the Board regarding the complex process of requirements in order to remodel his downtown business building. He understands the Board has no regulatory authority and is not disputing the requirements he has to fulfill for the remodel, but he suggested the Board help develop a package for business owners that would assist them through the process of rebuilding or remodeling their downtown buildings.
7. **REVIEW FINANCIALS:** City Clerk Banister reported on recent activity of the DDA's checking account.
8. **DIRECTOR'S REPORT – AMANDA EDMONDSON:**
 - **DOWNTOWN STRATEGIC PLAN:** The final documents have been posted on the City of Dawsonville DDA page; implementation strategies are being developed and options are being explored for potential investors and partnerships.
 - **WELCOME PACKET:** Documents are being developed to guide new business or prospective businesses to available resources and/or programs.
 - **DDA GRANT FOLLOW UP:** Superior Arbor Management's grant is complete and site development has started to accommodate IGY6. Peachy Paws Pet Spa's grant is also complete and the business is up and running. Granddaddy Mimm's has withdrawn their application.
 - **AMICALOLA EMC GRANT:** The equipment has been purchased for the restaurant.
 - **GOSPEL IN THE PARK:** Details for the event can be found on www.dawsonvilleevents.com including a schedule of the artists and a layout of the seating, food, vendors, etc.
 - **OTHER:** The checking account signer process is complete; options for basic training for Mary Wright and Trey Thomas are still being sought and two interns from the GA Tech PIN Partnership will work here this summer to implement some portions of the strategic plan.

OLD BUSINESS

9. **CONSIDERATION OF GRANDDADDY MIMM'S GRANT APPLICATION:** William Illg reported this grant request has been withdrawn. They are considering resubmitting the grant later this year for a different project.
10. **FY 2025 DOWNTOWN DEVELOPMENT AUTHORITY BUDGET ALLOCATION:** Motion made by T. Thomas to request funding for the FY 2025 budget in the amount of \$80,000 to be allocated as \$20,000 for events; \$15,000 for advertising and promotions; \$15,000 for beautification and \$30,000 for the grant; second by D. Gilleland. Vote carried unanimously in favor.

MINUTES
CITY OF DAWSONVILLE DOWNTOWN DEVELOPMENT AUTHORITY
G.L. Gilleland Council Chambers, City Hall 2nd Floor
Thursday, May 9, 2024
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- 11. DOWNTOWN DAWSONVILLE COMMUNITY BRANDING PROCESS:** Director Edmondson reviewed the need to begin the process of developing a Downtown Dawsonville brand for promotions and merchandise. Three graphic design professional proposals were presented for consideration. Discussion occurred regarding the proposals. Mary Wright and Trey Thomas volunteered to be included in a committee to work on the process with staff and the design professional.

Motion to accept the proposal from Thoroughbred Design Group in the amount of \$2,700 made by D. Gilleland; second by M. Wright. Vote carried unanimously in favor.

NEW BUSINESS

- 12. CONSIDERATION OF ADDITIONAL DOWNTOWN BILLBOARD CONTRACT:** Motion to approve an additional billboard contract in the amount of \$475.00 per month for thirteen billing periods made by T. Thomas; second by J. Campbell. Vote carried unanimously in favor.

ANNOUNCEMENTS: Gospel in the Park is this Saturday, May 11, 2024.

ADJOURNMENT

At 6:55 p.m. a motion to adjourn the meeting was made by T. Thomas; second by J. Campbell. Vote carried unanimously in favor.

Approved this 22nd day of July 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



DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7

SUBJECT: REVIEW FINANCIALS

DDA MEETING DATE: 07/22/2024

PURPOSE FOR REQUEST:

TO REVIEW DDA CHECKING ACCOUNT ACTIVITY

HISTORY/ FACTS / ISSUES:

- **CURRENT BALANCE AS OF 05/06/2024 IS \$47,376.75**
 - **DARK GREEN ITEMS HAVE NOT CLEARED THE ACCOUNT YET**
 - **TO DATE, FY 2025 BUDGET FUNDS HAVE NOT BEEN DEPOSITED**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:



DAWSONVILLE
DOWNTOWN DEVELOPMENT AUTHORITY

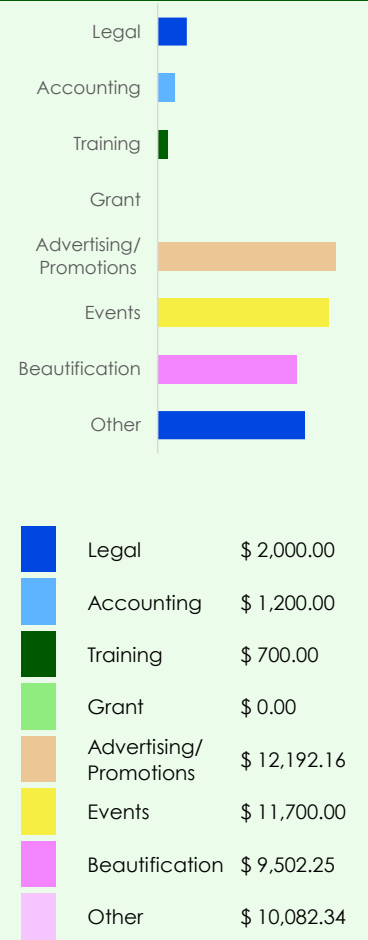
FY 2024 CHECK REGISTER

Available Balance: \$ 47,376.75

Current Balance: \$ 47,376.75

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





DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 9

SUBJECT: CONSIDERATION OF GRANDDADDY MIMM'S GRANT APPLICATION

DDA MEETING DATE: 07/22/2024

PURPOSE FOR REQUEST:

TO REVIEW GRANT APPLICATION AND DETERMINE AWARD, IF ANY

HISTORY/ FACTS / ISSUES:

- **RECEIVED APPLICATION FROM MEGAN KIMSEY DBA GRANDDADDY MIMMS DISTILLING CO**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Amanda Edmondson, Director of Downtown Development



DDA Grant Application for July 22nd 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
MILLWORK	\$14,010	\$15,404.76
ADDITIONAL MATERIAL COST	\$2,618.44	\$3510.22
WATER FILTRATION	\$4,580	\$4,580
	\$21,208.44	\$23,494.98

(Only one service provider found for water filtration)

Total cost projected by applicant: **\$21, 208.44**

Grant request total amount: **\$20,000**





DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

SUBJECT: CONSIDERATION OF THE PURPLE CORN BOUTIQUE, LLC

DDA MEETING DATE: 07/22/2024

PURPOSE FOR REQUEST:

TO REVIEW GRANT APPLICATION AND DETERMINE AWARD, IF ANY

HISTORY/ FACTS / ISSUES:

- **RECEIVED APPLICATION FROM MISTY MOORE DBA THE PURPLE CORN BOUTIQUE, LLC**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Amanda Edmondson, Director of Downtown Development



DDA Grant Application for July 22nd Meeting:

Request by: Misty Moore DBA "The Purple Corn Boutique, LLC"

Location: Food Lion Shopping Center Suite 59-140 (1,200 Square Feet)

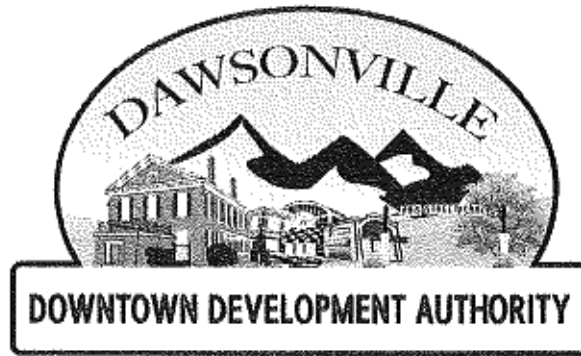
Work Breakdown:

WORK SCOPE ITEM	LOW BID	HIGH BID
CONTRACTED RENOVATIONS: Ceiling, flooring, sheetrock, painting, trim, electrical, etc.	\$25,259	\$29,150

Total cost projected by applicant: **\$25,259 - \$29,150**

Grant request total amount: **\$12,500**





William IIIg, 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 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) APPLIED FOR / CURRENT IN COUNTY
- 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: June 15, 2024

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

Estimated project completion date: July 31, 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.

**DAWSONVILLE DOWNTOWN DEVELOPMENT GRANT PROJECT
FUND APPLICATION**

APPLICANT

Name of Business: The Purple Corn Boutique

Name of Person Filing Application: Misti Moore

Phone: 770-883-5109 Email: thepurplecornboutique@gmail.com

Address: 1653 Goldmine Rd
Dawsonville, GA 30534

Description of Applicant's Business: retail- ladies clothing,
accessories and gifts

Description of Products/Services Offered by Applicant's Business: ladies
clothing, jewelry, purses, hats, gifts, etc.

OWNER OF PROPERTY, IF OTHER THAN APPLICANT

Owner: Dawsonville Fee Owner Contact Name: Carrie McNeil

Address: 3735 Beam Rd, Suite B
Charlotte, NC 28217

Phone: (704) 496-7126 Email: carrie@capeam.com

DESIGNATED PROPERTY

Address: 59 Main Street, Suite 140
Dawsonville, GA 30534

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

PROJECT

REQUEST: \$12,500

Cost of Project (attach at least 2 estimates): \$ \$25,000 - \$29,000

Description of Project (use additional pages if necessary): new flooring,
paint, replace ceiling tiles, add
dressing rooms/back work/storage room,
lighting

Description of Number of New Jobs that will be created by the Project and range of New Job income levels: Since this is an existing

business no new jobs will be created.
However, the buildout is helping local
contractors.

Proposed Start Date: June 15, 2024 Proposed Completion Date: July 31, 2024

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

This project will benefit the citizens of Dawsonville by providing a place for ladies to shop for clothing and gifts. There is currently a very limited amount of options in downtown Dawsonville. Being that The Purple Corn Boutique is an established business, the loyal customers who didn't previously visit the downtown area will now have a reason to come. This will in turn help other local business and restaurants to increase foot traffic and sales.

The space in which I have leased has been vacant and unused since it was built in 2016. We will bring new life to the space.

We appreciate all the support we have been given by the city thus far.

Thank you for considering The Purple Corn Boutique for this project grant.

APPLICANT'S CERTIFICATION

I, (applicant name) Misti Moore 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: Misti Moore Date: 7-6-24

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

Dawsonville Fee Owner, LLC, a Delaware limited liability company

Property Owner's Signature: [Signature] Date: 7/11/24
Gary J. Davies, Vice President

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: _____



**GEORGIA
CORPORATIONS DIVISION**

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	The Purple Corn Boutique LLC	Control Number:	16041199
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Retail Trade	NAICS Sub Code:	Womens Clothing Stores
Principal Office Address:	1653 Goldmine Road, Dawsonville, GA, 30534, USA	Date of Formation / Registration Date:	4/22/2016
State of Formation:	Georgia	Last Annual Registration Year:	2024

REGISTERED AGENT INFORMATION

Registered Agent Name: **Misti Moore**
 Physical Address: **1653 Goldmine Road, Dawsonville, GA, 30534, USA**
 County: **Dawson**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,

Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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DAWSON COUNTY SHERIFF'S OFFICE
SHERIFF JEFF JOHNSON
 19 Tucker Avenue
 Dawsonville, Georgia 30534
 Office (706) 344-3535 ~ Fax (706) 344-3537



CRIMINAL HISTORY REQUEST

I hereby request for the Dawson County Sheriff's Office to retrieve any criminal history record information, which may pertain to myself (or the person named below), that may be found in any state or local criminal justice agency in Georgia. Records obtained from the Dawson County Sheriff's Office shall only be used by the requesting agency or individual solely for the purposes requested. If any information is used to deny employment or license, it shall not reflect on the liability of this office, but on the agency or entity who makes that decision and to allow the person/applicant a chance to dispute any information which may be in error. Any dissemination of the information provided must be with permission of the person/applicant. Dawson County shall not be held responsible for information obtained by another agency, state or federal, which provides such information and whose files reflect records which may contain errors or omissions.

TO ENSURE ACCURACY, PLEASE PRINT AND PROVIDE COMPLETE INFORMATION.

Date of request: 7-5-24 Authorization good for: 7 30 60 90 180 days
 Agency requesting criminal history (name and phone #): City of Dawsonville - DDA
 Full name: Misti Moore Phone #: _____
 Address: 1653 Goldmine Rd Dawsonville GA 30534
 SSN: 254476673 Providing your SSN is voluntary. SSN helps confirm your identity and history.
 DOB: 12-12-73 Sex: F Race: W State of birth: GA
 Height: 5'4" Weight: 170 Hair: brwn Eyes: brwn

Individual(s) authorized to receive criminal history: _____
Any authorized individual(s) must present a valid identification upon receipt of this criminal history. If a valid identification cannot be presented, the criminal history will not be released.

- Special employment provisions (check if applicable):
- Employment with mentally disabled (Purpose code "M")
 - Employment with elder care (Purpose code "N")
 - Employment with children (Purpose code "W")

To be completed by Dawson County Sheriff's Office personnel:

Select purpose code used: C E F J M N P U W Z

Case number or criminal history number used: 24-07-0012E

Date of inquiry: _____ Time of inquiry: _____ Operator's initials: _____

Misti Moore
 SIGNATURE OF APPLICANT

Amy Hornsby
 NOTARY SIGNATURE
 NOTARY STAMP
 AMY HORNSBY
 My Commission Expires
 08-21-2027
 DAWSON COUNTY, GEORGIA

 SIGNATURE OF RECEIVING PERSON

This file contains confidential information. Disclosing, copying, distributing, or taking any action in reliance on the contents of this information is strictly prohibited.

IQ: GA, W, F, 254476673, MMOORE/CITYGRANT/AHORNSBY, E, 19731212 - Received 07/05/2024 10:56:35

SOURCE: CCH

IR.GASIR0000.GA0420049.

GEORGIA CRIMINAL HISTORY NAME AND IDENTIFIER SEARCH

REQUESTED BY:

DATE: 20240705 PUR: E ATTN: MMOORE/CITYGRANT/AHORNSBY

ARN: 24-07-0012E

RESPONSE DATE: 20240705

QUERY REQUESTED ON:

NAM/MOORE, MISTI D

DOB/19731212

SEX/F

RAC/W

SOC/254476673

NO RECORD IN GEORGIA
DAWSON COUNTY SHERIFF'S OFFICE
JEFF JOHNSON SHERIFF

*Amy
Hornsby*

NO RECORD FOUND

END OF RECORD

TRACKING: 07/05/2024, 10:56:17

- MKE: IR

- Source: CCH

- To: DAS6

- REF: 44GVGU1X5D

- ISN: 06WP00T1BQ

Estimate 1



Mike Bailey
212 New Bethel Church Rd
Dawsonville, Ga. 30534
mike@americanvalueroofing.com
770-539-0121

6-18-2024 Buildout proposal for: Misti Moore / Purple Corn Boutique – Food Lion shopping center Dawsonville Ga.

Clients are leasing a strip center space in the Food Lion shopping center and wish to build out the space for the relocation of the Purple Corn Boutique clothing store. The space measures 19 x 60 and currently includes a bathroom.

Individual tasks are itemized as follows:

- 1) Electrical work to remove the lights from the 10' ceiling grid in anticipation of totally removing the ceiling grid \$ 700
- 2) Tear out 10' high ceiling tile grid, removing wires, etc. 900
- 3) Finish Sheetrock on the walls above the 10' ceiling tile Grid. They are taped now. 1,900
- 4) Frame 10' x 19' dividing wall.

Materials	300
Labor	1,000
- 5) Shiplap wall dividing store from back storage area near Bathroom. 10' x 19' – 190 sq ft. A 1 x 8 x 10 Tongue and Groove board is \$12.25 each. Shiplap may be cheaper 32 boards x 12.25 = 392 x 4 walls (incl dressing rooms)

Materials	1,600
Labor	3,200



6) 1 Double batwing door	Materials	256
	Labor	250
7) 2 regular doors \$130 x 2	Materials	260
	Labor	450
8) Painting walls and exposed HVAC vents, metal roof trusses, conduit. Per Neado Painting phone estimate and discussion		8,000
9) Client has or will buy LVT vinyl flooring at \$3/ft If you want cheaper quote, there is a discount Floor place in downtown Dawsonville across From The Pool Room. \$2/ft for labor	Materials	3,420
	Labor	2,280
10) Baseboards @ \$1.86 L F x 158	Materials	293
	Labor	450
	Grand total	25,259

*Booked up
Jan 6 mo.*

Any changes in the proposal as discussed and presented or any additional work performed would need to be discussed and pricing agreed upon.

We would generally require an advance of half the total price to purchase materials and pay for some of the labor. The balance would be paid upon completion of the individual projects.

Call or text me at 770-539-0121 if you have any questions.

Thank you very much for the opportunity.



Mike Bailey
American Value Roofing LLC

Estimate 2



3605 Sandy Plains Road Suite 240-411
Marietta, GA 30066
david@renovatingatlanta.com
678-469-8237
GA Licenses
RLCO003696/RLQA003701
GCLT-CO000649/GCLT-QA000652
GA-EPD-RRP FIRM-392270

July 1, 2024

PROPOSAL for Misti Moore/The Purple Corn Boutique, 59 Main Street,
Suite 140, Dawsonville, GA 30534

1200 Sq. Ft.

1. Removal of old ceiling tiles and replace with new tiles

Materials	\$2500
Labor	\$1500

2. Electrical Work to Add 3 light fixtures and 2 outlets

Materials	\$1400
Labor	\$1500

3. Temporary Wall Framing – 19 ft across back plus dressing rooms

Materials	\$900
Labor	\$1800

4. Tongue and groove beadboard to cover temporary walls

Materials	\$1200
Labor	\$2000

5. Dressing room doors	Materials	\$500
	Labor	\$700
6. Baseboards	Materials	\$350
	Labor	\$800
7. Paint – Existing sheetrock walls and Temporary Walls	Materials	\$1500
	Labor	\$5000
8. Flooring – Ceramic Tile	Materials	\$2000
	Labor	\$5500

Renovating Atlanta Design & Build, LLC proposes the following

Total project cost: **\$29,150**

Pricing is valid for 10 days from contract date

We propose to furnish material and labor, complete in accordance with the above specifications with payments to be made as follows:

Half the projected amount is due upon signing of the contract.

Final payment at substantial completion less double the amount of remaining items as defined in general conditions below.

Respectfully submitted
David Warren, President

Renovating Atlanta Design & Build, LLC

Thank you for choosing Renovating Atlanta!

GENERAL CONDITIONS
(Unless otherwise specified)

The term "Owner" refers to any and all parties who have ownership of the property.

The term "THE CONTRACTOR" refers to Renovating Atlanta design & Build, LLC.

1. GENERAL - This contract constitutes the entire understanding of the parties and no other understanding, collateral or otherwise, shall be binding unless in writing and signed by both parties. Any additional work not covered under this contract must be requested through the office and will be addressed by an addendum signed by the Owner. Addendum's will delay completion date and are payable one hundred percent (100%) upon signing.

This contract is binding upon heirs, executors, administrators, successors and assigns of the Owner. Any cost incurred in the collection of

payments under this contract, including reasonable attorneys' fees, shall be reimbursed to THE CONTRACTOR by the Owner

This contract may be withdrawn by THE CONTRACTOR unless signed by The Owner and received with the first payment, by THE CONTRACTOR. The Owner may cancel this contract at any time prior to midnight of the third business day after the date of this agreement, without penalty.

THE CONTRACTOR shall not be liable for damages resulting from, or for, any delay or inability to perform due to strikes, fire, acts of God, other natural causes (including weather conditions), acts of public authorities or enemies, availability of materials, or any other causes beyond the control of THE CONTRACTOR.

Asbestos removal/disposal and/or encapsulation has not been included/anticipated unless specifically stated. The United States Environmental Protection Agency (EPA) and some local departments of health have expressed concern over the presence of radon gas and/or lead in the home. Prolonged exposure to high levels of indoor radon, its' progeny, and/or lead may effect the health of residents. THE CONTRACTOR has made no investigation to determine whether there is radon gas, lead and/or any other environmental pollutants or health hazards in the home, or affecting the premises. THE CONTRACTOR disclaims any representation or warranty as to the presence or lack of radon, lead, and/or any hazardous environmental or health condition, or as to the effect of radon, lead, and/or any such condition on the premises or residence, before or after completion of all work done pursuant to this contract.

This contract is incumbent upon the Owner's verification that the proposed construction in no way violates any restrictive covenants, and that any violation shall be the Owner's sole responsibility

Any controversy or claim arising out of or relating to this contract, or the breach of (hereof, shall be sealed by binding arbitration/mediation, and judgment upon the award rendered by the Arbitrator(s) may be entered in any Court having jurisdiction thereof. Owner shall register a complaint in writing to THE CONTRACTOR within 30 days of a problem, or owner waives all claims.

The Owner understands that before and after photographs of the areas to be remodeled may be taken by THE CONTRACTOR for its sole use. Should any other use be desired, it is agreed that the photos will not be used without prior consent of the Owner

The Owner understands that it is his/her responsibility to review his/her homeowner's insurance policy in relation to this contract. Materials and/or

equipment become the responsibility of the Owner once installed on the premises.

2. PERMITS •

This project will not be permitted

Any expenses arising from this are to be paid by homeowner.

I do not anticipate there to be any.

3. TIME AND MATERIAL • If Time and Materials" work is specified in the contract, or approved in an addendum, labor will be charged at \$65 hourly rate and materials will be charged at THE CONTRACTOR cost plus twenty-five percent (25) Upon completion of the work. the actual costs will be compiled and billed to the Owner through a contract addendum, If T&M work is specified as an allowance, upon completion of the work. the Owner will be charged/credited any difference through a contract addendum.

4. ALLOWANCE • An allowance is a specified sum of money set aside for an item about which there is not enough information to establish an accurate price. The specified sum is an educated guess and the actual cost may vary. Once an actual cost is established, owner will be charged/credited any difference through a contract addendum. Allowances as noted, are at THE CONTRACTOR cost plus twenty five percent (25)

5. ACCESS / SITE • Owner shall grant free access to work areas for THE CONTRACTOR and agrees to keep driveway clear and available for movement of materials and vehicles, THE CONTRACTOR shall not be held responsible for non-negligent damage to driveways, walks, and lawns, shrubs or vegetation that may be caused by normal movement of men or materials. Should access be required via neighbors properly, Owner shall secure permission. If a parking ban is in effect in Owner's area. Owner is to provide permits for workmen. The Owner agrees that no subcontractors, or other workmen, hired by him/her, shall work on the job site for the duration of this contract, unless agreed to by THE CONTRACTOR in writing. Owner is to provide a bathroom facility for the workers. The rear door lock will be moved to the door at the top of the stairs and a contractor lock and box will be installed on the basement entrance door. Owner understands that THE CONTRACTOR will not display a job sign during construction.

6. PROTECTION- THE CONTRACTOR will provide dust protection as practical, Owner agrees to remove and protect all personal property from area(s) to be affected prior to commencement. Movement and/or protection of personal belongings by THE CONTRACTOR personnel is included. Care will be taken, but THE CONTRACTOR will not be responsible for damage or loss, if any.

7. SITE WORK/EXCAVATION. Excavated dirt to be spread on-site. No seed, sod, shrub/tree removal/relocation or fine grading has been included in this contract. Excavation for footings/piers if any, is limited in depth to the established local frost line and does not contemplate filled ground, or ground of inadequate bearing capacity, or rock or any other material not removable by ordinary hand tools. Extra work, if required, will be charged on a time and material basis.

8. STRUCTURAL WORK • THE CONTRACTOR assumes the existing Structure scheduled to remain is in good condition and will not require work except as noted Structural work/repairs, if required/specified, will be limited to replacing or reinforcing the existing structure using standard building practices. Structural engineering has not been anticipated and/or included unless specifically stated. The Contractor, with Owner permission, may elect to retain a structural engineer if concealed or unusual conditions are found during construction. Owners will be charged for the cost of the engineer and any additional work through a contract addendum

9. CONCEALED CONDITIONS . If there are walls to be removed/altered, we assume them to be non-bearing, and that adjoining rooms are on the same plane. We assume the existing floors, walls, ceilings and roofs, to be level, plumb, and conceal no structural damage/problems, pipes, electrical feeder lines or ducts Work, if required, for re-framing, re-routing, relocation or replacement of studs, joists, rafters, beams, posts, wires, vents, pipes, ducts, or conduits that may be encountered in the area of alteration or excavation, has not been included and will be quoted upon discovery in an addendum. Areas disturbed by construction will be patched to blend with the existing as practical. If specified, repairs for any rotted or decayed materials are limited to visually apparent conditions If concealed damage is found. THE CONTRACTOR will present an addendum to repair the additional work

10. ELECTRICAL • Any changes to upgrade the existing electric- service and/or panel, to make adequate for additional wiring, has not been included in this contract. Existing switches and duplex outlet devices, which are not scheduled for relocation/reworking, are to remain. New switches and devices are to be stock white unless otherwise specified. Recessed light locations are subject to joist location and/or existing conditions. Security, fire system, telephone, antenna, and cable wiring or relocation, as well as utility company charges, if required, are to be arranged and paid for by the Owner.

11. PLUMBING/HVAC • Any changes to upgrade the existing plumbing system and/or service to make adequate for additional fixtures, and any changes to upgrade the existing heating and air conditioning systems has not been included in this contract. Existing fixtures, pipes, drains, septic systems, wells, vents, and equipment; which are not scheduled for relocation or reworking are to remain. Utility company charges, if any, are to be paid for by Owner

12. MATERIALS • Materials are to be as specified The Contractor assumes all materials specified are available as stock items. If a specified material is not available The Contractor will substitute a similar stock item Custom run items are not anticipated or included in this contract unless specifically specified The Contractor assumes any Owner provided items will be on site and in working condition prior to the start of work. Additional costs to reschedule, rework or reinstall owner provided items will be billed to the Owner at T&M rates. Trim carpentry to be stock, one-piece finger-jointed, unless otherwise specified (note: finger-jointed material does not lend itself to stain).

13. PAINTING • Painting is not included in this contract, unless otherwise specified

Normal paint preparation (i.e., caulking and filling nail holes) is also to be done [n others, except exterior caulking at doors and windows Owner is to call to THE CONTRACTOR'S attention any drywall or plaster defects prior to the final coat of paint or wallpaper. Further, paint/paint touch-up which may be required following attendant damage repair or call back items during the warranty period is not included and is the sole responsibility of the Owner

14. CLEAN UP • THE CONTRACTOR will haul all construction debris caused by construction on a regular basis as needed. THE CONTRACTOR will leave job in broom clean condition. All material removed in the course of alterations shall be disposed of by THE CONTRACTOR, except those items designated by the Owner in writing priori to commencement of construction,

15. SUBSTANTIAL COMPLETION • "Substantial Completion" as defined the AIA, is the date when Work is sufficiently complete in accordance with the contract so that the Owner can occupy or utilize the Work or designated portion thereof for the use for which it is intended. Notice of substantial completion will be provided to The Owner in the form of an invoice less twice the value of unfinished details, if any. Upon completion of any unfinished details, Owner will be presented with a final bill for the balance, which is due upon presentation.

16. WARRANTY . THE CONTRACTOR warrants that all home improvement work done pursuant to this contract shall be of workman like quality, and shall be in accordance with accepted construction practices by NAHB. Provided the Owner is in full compliance with this contract and its payment provision. THE CONTRACTOR shall remedy any defects due to faulty materials or workmanship which appears within a period of two (2) years from the date of substantial completion. With respect to materials and equipment, any warranty furnished by a manufacturer will be provided to the Owner. This contract excludes any other warranty, expressed or implied THE CONTRACTOR cannot warrant any work done to repair any type of leak including, roofs, chimneys, gutters & downspouts, skylights, doors, indoor plumbing fixtures, showers, tubs. foundations, and basements THE CONTRACTOR will make every attempt to find and resolve the cause of the leak but will not be held liable if the attempt fails to correct the problem. THE CONTRACTOR cannot warrant any painting work unless proper preparation work including replacement of old: surfaces, if required, is specifically noted in this contract Applying a new coat of paint over existing surfaces, without full preparation, will not be covered under me warranty.

ACCEPTANCE: _____

Date: _____

Owner: _____
Date: _____

Owner: _____
Date: _____