



Pat Thomas – Chairman
David “Mit” Kirkland – V. Chair
Letetia Jackson – Treasurer
Susan Wilkins – Secretary
Cliff Mendheim
Deavours Clark
Bob Woodall
Colton Cureton-Board Liaison

PO Box 896 Dothan, AL 36302
334-793-3097

DDRA AGENDA

Meeting Date: 1/21/2026 3:00 p.m.

The DDRA will hold its regular scheduled meeting on **Wednesday, November 21, 2026 at 3:00 p.m.** in the City Commission Chambers, Second Floor of the Dothan Civic Center.

1. **Approve minutes from November 19, 2025**
2. **Old Business**
 - A. **Projects**
 - i. **128 S St. Andrews & 142 E Main | Chuck Hallert:** We are in the process of getting an appraisal for these two buildings. Chuck Hallbert from Enterprise is interested in purchasing the properties for redevelopment/lease opportunities.
 - ii. **The Porter Hardware Building:** The façade improvements and window replacements have been completed.
 - iii. **Porter Paint Building:** We are meeting again in late February to identify next steps with the restaurateur and her attorney.
 - iv. **Old Farmers Market Site:** Historical survey was completed per the federal guidelines related to the Regional Planning Commission regulations.
 - v. **Dr. Hovey:** Dr. Hovey has begun remodel work on his building(s). He hopes to open the clinic this year. We are assisting him with Brownfield Tax Abatements.
 - B. **Finance & Investment Committee Report**
 - i. **Finance Statement Review**
 - ii. **Expenses for Approval**
 - C. **New Business/Resolutions**
 - i. **Resolution to Execute PSA for the Moody Project.**
 - The DDRA has executed a PSA for the Moody Hospital Project for the past 3 years. The Banyan Foundation has been unable secure the federal historic tax credits thus far, which has resulted in the PSA expiring for the property.
 - The updated PSA reflects a purchase price of \$2,250,000. This is \$250,000 more than the 2025 PSA that was executed.
 - This resolution would allow the DDRA to enter into a Purchase Sale Agreement for the Moody Hospital Property.
 - ii. **Resolution to Request Funds for Façade Grant and the Disbursement of Funds**
 - This resolution would allow the DDRA to request façade grant funds in the amount of \$4,406.96.

- This resolution would allow the DDRA to disperse \$4,406.96 to State Farm-Drew Owen agency for an approved façade grant from the City.

iii. Discussion for Next Meeting Date: TBD

- 3. Adjourn**
- 4. Privileges of the Floor**

**DOTHAN DOWNTOWN REDEVELOPMENT AUTHORITY
MEETING MINUTES
NOVEMBER 19, 2025**

The Dothan Downtown Redevelopment Authority (DDRA) held its regular meeting on **Wednesday, November 19, 2025, at 3:00 p.m.** in the City Commission Chambers, Second Floor of the Dothan Civic Center.

Members Present: Vice-Chair David “Mit” Kirkland; Letetia Jackson, Susan Wilkins, and Bob Woodall.

Members Absent: Chair, Pat Thomas, Cliff Mendheim and Deavours Clark.

Others Present: Colton Cureton and Shanika Gilbert, Secretary.

Vice-Chair Kirkland called the meeting to order at 3:24 p.m.

1. Approve Minutes of September 17, 2025.

Ms. Wilkins made a motion to approve September 17, 2025, minutes, Ms. Jackson seconded, and the motion passed.

2. Old Business

A. Projects

- i. **251 South Foster/SEACT:** The ADEM Brownfield Application has been approved.
- ii. **The Porter Hardware Building:** The HPC approved the necessary façade improvements are still ongoing.
- iii. **Porter Paint Building:** The DDRA meet with a restaurant owner, her attorney, and OPAL to discuss historic tax credits and the opportunity to move forward with this project.
- iv. **Old Farmer’s Market Lot:** Historic survey was completed by the Federal guidelines related to the Regional Planning Commission regulations.

3. New Business

A. Finance & Investment Committee Report

i. Financial Statement Review

Ms. Wilkins submitted expenses for approval.

ii. Expenses for Approval

The fiscal year 2026: October 2025 – November 2025

October 25, 2025, to November 19, 2025

Pre-approved Expenses	\$ 0
Non-Reoccurring Expenses	\$ 5,850.00
Reoccurring Expenses	\$ 2,943.95

Total Pending Expenses **\$ 8,793.95**

Ms. Wilkins made a motion to approve Total Pending Expenses for \$8,793.95, Mr. Woodall seconded, and the motion passed.

4. Resolutions

- A. Resolution to Terminate the Lease for the Lee, Livingston, Nichols Building.** This resolution would terminate the lease for Lee, Livingston, Nichols building. This resolution would provide \$50,000 to the Lessor as termination fee. This resolution would permit the execution of a termination agreement from legal counsel and authorize the Chairman to sign all necessary documents. This resolution would authorize the DDRA to request \$50,000 be provided to the board and then given to the Lessor for the termination. ***Ms. Wilkins made a motion to approve, Mr. Woodall seconded, and the motion passed.***
- B. Resolution to pay off the note for 154 E Main Street (RDG Building).** This resolution would authorize the payoff for the loan related to 154 E Main Street. This resolution would authorize the use of funds in the DDRA Board account for this payoff. This resolution would authorize the Chairman to sign all necessary documentation for the payoff. ***Ms. Jackson made a motion to approve, Mr. Woodall seconded, and the motion passed.***
- C. Resolution to Accept and Disburse Façade Grant Funds from the City of Dothan.** This resolution would allow the DDRA to request, accept, and disperse façade grant funds approved by the City Manager for the mural conducted by Arts in Public Places. The total amount requested, accepted, and disbursed will be \$24,500. The funds would be disbursed to Arts in Public Places. ***Mr. Woodall made a motion to approve, Ms. Wilkins seconded, and the motion passed.***

5. Discussion for Next Meeting Date: TBD.

6. Adjourn

Ms. Wilkins made a motion to adjourn, Ms. Jackson seconded, and the motion passed.

7. Privileges of the floor.

David “Mit” Kirkland, Vice-Chair

Susan Wilkins, Secretary

**DOTHAN DOWNTOWN REDEVELOPMENT AUTHORITY
EXPENSES FOR APPROVAL
For the Period From October 15, 2025 to November 19, 2025**

Previously Approved:

TOTAL	\$0.00
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Board Approval Items

11/14/2025	GARRY PEARSON, INC.	\$500.00	Asbestos Surveys for 101,103,105, & 107 E.Adams St
11/14/2025	MARTY ROBBINS ROOFING	\$5,350.00	Metal wall cap installed @ SmartBank (Bldg behind bank)
TOTAL		\$5,850.00	

Reoccurring Expenses

10/29/2025	COOKS PEST CONTROL	\$90.00	Inv# 27561389 - Pd thru auto-draft from Oper.
11/4/2025	INTUIT-QUICKBOOKS	\$81.75	Nov 2025-pd thru auto-draft from Oper.
11/14/2025	MARTIN ENVIRONMENTAL	\$25.11	Inv#782692--Porter
11/14/2025	DOTHAN UTILITIES	\$898.95	Porter-136 E. Main St-\$282.76, 179 N.Foster-(Pd twice @ same price in Oct, so not including this mth), 313 N.Foster-\$252.22, 103 W.Powell St-\$73.26 (from Oct not recvd), 158 S.Foster St.-\$290.71
10/28/2025	PUSH CRANK PRESS	\$24.00	Inv#8958 on 10/28/25 for qtrly DDRA email chg--pd thru auto-draft from Oper.
11/14/2025	WRC	\$1,824.14	Inv# 573013 for Oct 2025 Payroll
TOTAL		\$2,943.95	

TOTAL EXPENSES	\$8,793.95
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RESOLUTION NO. _____
A RESOLUTION OF THE DOTHAN DOWNTOWN REDEVELOPMENT AUTHORITY
Approving PSA for The Moody Hospital Project

WHEREAS, the Downtown Dothan Redevelopment Authority (the “DDRA”) is a public corporation organized and existing under the laws of the State of Alabama for the purpose of promoting, fostering, and encouraging the redevelopment, revitalization, and economic growth of downtown Dothan; and

WHEREAS, the DDRA is the owner of certain real property commonly known as the *Moody Hospital Property*, located in downtown Dothan, Alabama (the “Property”); and

WHEREAS, the DDRA has determined that the redevelopment of the Moody Hospital Property is vital to advancing downtown revitalization efforts, stimulating private investment, enhancing quality of life, and furthering the public purposes of the DDRA; and

WHEREAS, The Banyan Foundation (“Banyan”) has expressed its intent to acquire and redevelop the Property in a manner consistent with the DDRA’s mission and the long-term goals for downtown Dothan; and

WHEREAS, the DDRA and Banyan have negotiated a Purchase and Sale Agreement (the “Agreement”) providing for the sale of the Property by the DDRA to Banyan for a purchase price of **Two Million Two Hundred Fifty Thousand Dollars (\$2,250,000.00)**, subject to the terms and conditions set forth therein; and

WHEREAS, the Board of Directors of the DDRA has reviewed the proposed Agreement and finds that the sale and planned redevelopment of the Property will serve a valid public purpose and are in the best interests of the DDRA and the citizens of the City of Dothan.

NOW, THEREFORE, BE IT RESOLVED BY THE DOWNTOWN DOTHAN REDEVELOPMENT AUTHORITY, as follows:

1. **Approval of Agreement.** The Purchase and Sale Agreement between the Downtown Dothan Redevelopment Authority and The Banyan Foundation for the sale of the Moody Hospital Property, in the amount of \$2,250,000.00, is hereby approved.
 2. **Authorization of Execution.** The Chairman of the DDRA is hereby authorized and directed to execute the Agreement on behalf of the DDRA and to take any and all actions, and to execute any additional documents, deemed necessary or appropriate to carry out the intent of this Resolution.
 3. **Further Actions.** All actions previously taken by officers, directors, agents, or representatives of the DDRA in furtherance of the negotiation and preparation of the Agreement are hereby ratified and confirmed.
 4. **Effective Date.** This Resolution shall become effective immediately upon its adoption.
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ADOPTED AND APPROVED by the Board of Directors of the Downtown Dothan Redevelopment Authority at a duly called and properly noticed meeting held on **January 21, 2026**.

Pat Thomas, Chairman

Downtown Dothan Redevelopment Authority

A RESOLUTION OF THE DOTHAN DOWNTOWN REDEVELOPMENT AUTHORITY

Approving the Request and Disbursement of Façade Grant Funds | State Farm-Drew Owen Agency

WHEREAS, the Downtown Dothan Redevelopment Authority (the “DDRA”) is a public corporation organized and existing under the laws of the State of Alabama for the purpose of promoting downtown redevelopment, revitalization, and economic development within the City of Dothan; and

WHEREAS, the City of Dothan has established a Façade Grant Program to encourage the improvement, preservation, and enhancement of building façades within the downtown district; and

WHEREAS, the State Farm – Drew Owen Agency (the “Applicant”) submitted a façade grant application to the City of Dothan, which has been reviewed and approved in accordance with the City’s Façade Grant Program guidelines; and

WHEREAS, the City of Dothan has approved façade grant funding in the amount of **Four Thousand Four Hundred Six Dollars and Ninety-Six Cents (\$4,406.96)** for the Applicant; and

WHEREAS, the DDRA is authorized to request, receive, administer, and disburse such funds on behalf of the City of Dothan in furtherance of downtown redevelopment objectives; and

WHEREAS, the Board of Directors of the DDRA finds that the requested façade improvements will enhance the appearance, vitality, and economic health of downtown Dothan and serve a valid public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE DOWNTOWN DOTHAN REDEVELOPMENT AUTHORITY, as follows:

1. **Request and Acceptance of Funds.** The DDRA is hereby authorized to request and accept façade grant funds from the City of Dothan in the amount of \$4,406.96 for the City-approved façade grant application submitted by the State Farm – Drew Owen Agency.
2. **Authorization to Disburse Funds.** Upon receipt of the approved funds from the City of Dothan, the DDRA is hereby authorized to disburse said funds to the State Farm – Drew Owen Agency in accordance with the City-approved façade grant application and applicable program requirements.
3. **Authorization of Officers.** The Chairman of the DDRA is hereby authorized and directed to execute any documents and take any actions necessary or appropriate to carry out the intent of this Resolution.
4. **Ratification.** All actions previously taken by officers, directors, agents, or representatives of the DDRA in connection with the façade grant application and funding request are hereby ratified and confirmed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

ADOPTED AND APPROVED by the Board of Directors of the Downtown Dothan Redevelopment Authority at a duly called and properly noticed meeting.

Pat Thomas, Chairman

Downtown Dothan Redevelopment Authority