



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING MINUTES

Monday, February 08, 2021
6:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Chairman Merritt called the meeting to order at 6:30 pm after recognizing a quorum.

PRESENT

Board Member Victoria Jones
Board Member Bruce Johnson
Board Member Jeremy Higginbotham
Board Member Linda Nash
Board Member Lee Merritt

Approval of Agenda

Motion to approve the agenda made by Board Member Jones, Seconded by Board Member Johnson.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Higginbotham, Board Member Nash, Board Member Merritt.

Approval of Prior Meeting Minutes

1. Approval of Prior Meeting Minutes from Regular Meeting on December 14, 2020
Motion to approve the minutes for the Downtown Development Authority Regular Meeting on December 14, 2020 made by Board Member Higginbotham, Seconded by Board Member Johnson.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Higginbotham, Board Member Nash, Board Member Merritt.

2. Approval of Prior Meeting Minutes from Executive Session on December 14, 2020

Motion to approve the minutes for the Downtown Development Authority Executive Session Meeting on December 14, 2020 made by Board Member Higginbotham, Seconded by Board Member Johnson.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Higginbotham, Board Member Nash, Board Member Merritt.

Downtown Development Business

3. Approval of February 2021 Treasurer's Report

Board Member (Treasurer) Nash reviewed the February 2021 Treasurer's Report with the Board.

Wrecking Corp of America, LLC was for the demolition of 816 N. Clayton Street. The \$392,332.88 amount in the money market account is the reimbursement for the purchase and demolition of 816 N. Clayton Street.

Barry Mock reviewed the Hotel Escrow Account with the Board.

Motion to accept the February 2021 Treasurer's Report made by Board Member Jones, Seconded by Board Member Johnson.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Higginbotham, Board Member Nash, Board Member Merritt.

4. Proposed Budget for 2021

Chairman Merritt said that she, Board Member Jones, and Board Member Nash met via zoom to discuss the proposed budget for 2021. The budget is on calendar year.

Board Member Nash reviewed how the proposed budget was created. Noted that some of the real estate items should be paid out of the money market account and not the regular checking account.

Chairman Merritt clarified that bond attorneys would be an example of Specialty Attorneys mentioned on the proposed budget. DDA Attorney fees mentioned would cover negotiations, etc.

Barry Mock mentioned that we need to move money between the two accounts to have the money being in the correct account.

Chairman Merritt reminded the Board that the DDA boundary for the money market account has been enlarged as the entire DDA Boundary has been enlarged.

Motion to approve the proposed budget for 2021 made by Board Member Higginbotham, Seconded by Board Member Jones.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Higginbotham, Board Member Nash, Board Member Merritt.

5. Depot Area Masterplan

Chairman Merritt introduced Whit Alexander from Lose Design to give the DDA Board the overall thoughts of the Depot Area Masterplan. This will be a guide for future development and shows aspirations for the area. The area would be Highway 20 to North Perry back to Oak Street (City View) back to the north just where the College Corridor leaves off.

Chairman Merritt asked Mr. Alexander what sort of categories or uses they would look into for the area.

Whit Alexander said this area is very unique. It would really be up to the Board's thoughts on what they would like in that area. Is there something you wish to see there, etc. We could look for structure parking to support what is already going on in the area.

6. 660 Buford Drive

Moved to Executive Session for discussion, vote is noted in Executive Session notes in these minutes.

Mainstreet Business

No Mainstreet Business

Other Business

Board Member Nash mentioned that Board Member Fellows asked if there is any avenue through the DDA to assist with funding the Arts Council. One suggestion would be to have a revenue stream of our own. A few DDA's in other cities add 1% to all real estate transactions where the DDA is the seller. This could be called the City Enhancement Fund, etc.

Board Member Jones mentioned that the City of Suwanee has something like this set up to assist their Arts Council. Suwanee is 1% of the project value.

Jasmine Billings updated the Board on the Arts Commission. She said they are working on a budget currently. It has not been established just yet. They have discussed an incentives program that would work with developers. The Arts Commission was created in October and there are still lots of things they are still developing.

Chairman Merritt mentioned that we have a marketing source with the Aurora Theatre. Developers could be sponsors.

Citizen Comments

Mr. Bob Ward from Sound Associates Music spoke to the DDA Board. He brought copies of emails between Chairman Merritt and Charles Frandsen, Architect, regarding progress of the designs for the renovations to his property located at 225 North Perry Street, Lawrenceville, Georgia. Some time has been lost due to budgetary reasons, but they have verified with the contractor that the completion date is still holding. The contractor is planning on working on the inside and the outside at the same time to reduce production time and to keep it on schedule. Mr. Ward was concerned about Chairman Merritt's response to Mr. Frandsen regarding the milestones that were agreed upon last summer stating they have not been kept. Mr. Ward mentioned to the Board they are doing everything possible and they are doing their best. Everything was approved by the Architectural Review Board. The special shelving for musical instruments, etc. is taking extra long to build. Mr. Ward said he came because he wanted the Board members to be aware of the email discussion.

Executive Session - Real Estate

Motion to move into Executive Session made by Board Member Nash, Seconded by Board Member Higginbotham.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Higginbotham, Board Member Nash, Board Member Merritt.

Motion to move adjourn Executive Session made by Board Member Higginbotham, Seconded by Board Member Nash.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Higginbotham, Board Member Nash, Board Member Merritt.

Report of items discussed in Executive Session: 9 real estate items discussed; 1 vote taken.

Proposed item discussed in Executive Session, that the DDA Board would purchase 660 Buford Drive at the price of \$400,000.

Motion to purchase 660 Buford Drive for \$400,000 made by Board Member Nash, Seconded by Board Member Jones.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Higginbotham, Board Member Nash, Board Member Merritt.

Final Adjournment

Motion to adjourn made by Board Member Higginbotham, Seconded by Board Member Jones.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Higginbotham, Board Member Nash, Board Member Merritt.

Minutes Signature

Lee Merritt, Chairman

Barry Mock, Secretary