



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING MINUTES

Monday, June 08, 2020
6:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Chairman Merritt called the meeting to order at 6:35 pm after recognizing a quorum.

PRESENT

Board Member Victoria Jones
Board Member Donald Thrower
Board Member Linda Nash
Board Member Katrina Fellows
Board Member Lee Merritt

ABSENT

Board Member Jeremy Higginbotham

Approval of Agenda

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

Voting Yea: Board Member Jones, Board Member Thrower, Board Member Nash, Board Member Fellows, Board Member Merritt.

Downtown Development Business

1. Approval of June 2020 Treasurer's Report

Board Member Nash presented the June 2020 Treasurer's Report to the Board.

Barry Mock updated the Board on the Hotel Escrow Account. The DDA is providing financing for a portion of the parking deck at the hotel. The DDA receives these funds from the City. For financing and record keeping the money is coming from a City account to the DDA Hotel Escrow Account and then it is sent to the developer from the DDA Hotel Escrow Account. Money is coming in and going out on the same day.

Motion to approve the June 2020 Treasurer's Report made by Board Member Jones,
Seconded by Board Member Fellows.

Voting Yea: Board Member Jones, Board Member Thrower, Board Member Nash, Board Member Fellows, Board Member Merritt.

2. Election of Vice Chair

Nomination for Board Member Jones to serve as Vice Chairman of the Downtown Development Authority made by Board Member Nash, Seconded by Board Member Fellows.

Chairman Merritt confirmed with Board Member Jones that she is willing to serve in this position.

Voting Yea: Board Member Jones, Board Member Thrower, Board Member Nash, Board Member Fellows, Board Member Merritt.

3. Adopt and Sign Mainstreet Documents

Chairman Merritt explained that the Downtown Development Authority Board members are also the Mainstreet Board members.

Motion to amend the document to state "Downtown Development Authority/Mainstreet Board" made by Board Member Fellows, Seconded by Board Member Thrower.

Voting Yea: Board Member Jones, Board Member Thrower, Board Member Nash, Board Member Fellows, Board Member Merritt.

Motion to approve the document with the amendment made by Board Member Fellows,
Seconded by Board Member Thrower.

Voting Yea: Board Member Jones, Board Member Thrower, Board Member Nash, Board Member Fellows, Board Member Merritt.

4. Ratify DOT Parcel Contracts

Chairman Merritt reminded the Board that at the last meeting the Board approved a Bond agreement to purchase properties near Highway 316. We are currently able to get four

Georgia Department of Transportation properties under contract. Chairman Merritt gave the details for each of the properties.

Parcel 3352: 1.134 acres; \$148,750.00

Parcel 3353: 3.442 acres; \$191,250.00

Parcel 3389, tract 1: 1.8881 acres; \$401,221.25

Parcel 3389, tract 2: 3.7036 acres; \$787,015.00

Motion to ratify the contracts to purchase the four properties from the Georgia Department of Transportation (parcel 3352; parcel 3353; parcel 3389, tract 1; and parcel 3389, tract 2) made by Board Member Nash, Seconded by Board Member Jones.

Voting Yea: Board Member Jones, Board Member Thrower, Board Member Nash, Board Member Fellows, Board Member Merritt.

5. 189 Born Street Rent Reduction

Board Member Nash and Board Member Jones updated the Board regarding 189 Born Street. The tenant is requesting an extension of the 1/2 rent rate for the month of June 2020.

Chairman Merritt noted that this is a residence and not a business. All of the other tenants for the DDA are back open and operating.

Motion to allow for the tenant at 189 Born Street, our only residential rental property, to pay one half rent in the amount of \$362.50 for June and beginning July 1 rent rate of \$725 will be in effect made by Board Member Nash, Seconded by Board Member Thrower.

Voting Yea: Board Member Jones, Board Member Thrower, Board Member Nash, Board Member Fellows, Board Member Merritt.

6. Approval of Georgia Gwinnett College Parcel Purchase Option

This property is part of the pieces of property that have been land banked for the Board of Regents for the benefit of Georgia Gwinnett College. The Board of Regents has been purchasing the land one piece at a time. This purchase option is for \$462,000.00 for 1.42 acres with .5 acres of right of way. Mayor David Still and Chuck Warbington, City Manager have negotiated the price with the college. The money will come to the Downtown Development Authority and we will forward the money to the City of Lawrenceville, per a previous Intergovernmental Agreement.

Motion to approve the Board of Regents / Georgia Gwinnett College Parcel Purchase option for \$462,000.00 made by Board Member Jones, Seconded by Board Member Nash.

Voting Yea: Board Member Jones, Board Member Nash, Board Member Fellows, Board Member Merritt, Board Member Thrower.

7. Executive Housing Update

Chairman Merritt said the Lawrenceville Performing Arts Center Outparcel plans are coming together. Interest has increased and the penthouse is spoken for. Developer for Phase 2 of South Lawn is beginning to work with the City of Lawrenceville regarding their plans for single family homes. These homes will be more of an executive housing option. She contacted various developers today, but they are concerned about land prices.

8. Required DDA Board Training

Paula Foil, Executive Assistant to the Mayor and City Manager for the City of Lawrenceville updated the Board regarding some possible options for the mandatory DDA Board training. As of right now the training is only available online. We looked into having our own training here, but it was cost prohibitive.

Mainstreet Business

Jasmine Billings, Events and Programs Manager for the City of Lawrenceville and Mainstreet Representative gave a presentation to the Board regarding the Mainstreet program.

Mainstreet program began in 2015. Each Mainstreet city must meet 10 standards which place an emphasis on historic preservation, education, and economic development lending itself to an active and vibrant downtown. Goals and objectives of our Mainstreet is to promote the downtown area, enhance the attractiveness of the downtown area, support economic restructuring in downtown, and establish credibility.

Other Business

Chairman Merritt announced that Board Member Jones and Board Member Thrower are leading the retail curating effort. Vacant and underused parcels have been identified.

Citizen Comments

No Citizen Comment

Executive Session - Real Estate

No Executive Session

Final Adjournment

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

Voting Yea: Board Member Jones, Board Member Nash, Board Member Fellows, Board Member Merritt, and Board Member Thrower.

Minutes Signature

Lee Merritt, Chairman

Barry Mock, Secretary