



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL MINUTES

Monday, March 10, 2025
5:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Chairman Merritt called the meeting to order at 5:01 pm after recognizing a quorum.

PRESENT

Board Member Joanie Perry Ward

Board Member Jim Nash

Board Member Chris Adams

Board Member Lee Merritt

ABSENT

Board Member Victoria Jones

Board Member Jen Young

Board Member Jeremy Higginbotham

Approval of Agenda

Motion to approve the agenda made by Board Member Adams, Seconded by Board Member Perry Ward.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

Approval of Prior Meeting Minutes

1. Approval of Regular Meeting Minutes for December 9, 2024

Motion to approve the Downtown Development Authority Regular Meeting Minutes for December 9, 2024 made by Board Member Perry Ward, Seconded by Board Member Adams.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

2. Approval of Executive Session Minutes for December 9, 2024

Motion to approve the Downtown Development Authority Executive Session Minutes for December 9, 2024 made by Board Member Perry Ward, Seconded by Board Member Adams.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

3. Approval of Regular Meeting Minutes for January 13, 2025

Motion to approve the Downtown Development Authority Regular Meeting Minutes for January 13, 2025 made by Board Member Perry Ward, Seconded by Board Member Adams.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

4. Approval of Executive Session Minutes for January 13, 2025

Motion to approve the Downtown Development Authority Executive Session Minutes for January 13, 2025 made by Board Member Perry Ward, Seconded by Board Member Adams.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

Downtown Development Business

5. March 2025 Downtown Development Authority Treasurer's Report

Board Member Perry Ward presented the March 2025 Downtown Development Authority Treasurer's Report to the Board.

Motion to approve the March 2025 Downtown Development Authority Treasurer's Report made by Board Member Adams, Seconded by Board Member Nash.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

6. Hotel Project Presentation

Harvey Rudy, President of HRS Development and the Hotel Construction Manager gave an update regarding the hotel.

In his position Harvey coordinates all the various aspects of the hotel, manages the budget, and keeps an eye on the site work.

Steel will be coming soon - just after Easter (April 20).

There is a webcam that allows for viewing of the hotel construction.

130 South Clayton Street will be used for the mock up rooms for the hotel. There will be a king room, double room, and a hallway. They will be building this in the next few weeks so it will be ready for review.

May 27, 2026 is our plan for substantial completion.

July 1, 2026 we are hoping to be fully open.

7. Hotel Amendment to Adopt Competitive Set

Motion to table the hotel amendment to adopt competitive set until April made by Board Member Merritt, Seconded by Board Member Adams.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

8. Hotel Architects Agreement Amendment

Chairman Merritt reviewed the hotel architects agreement amendment.

There needs to be a \$100,000 change regarding construction documents, permitting, and construction administration.

Motion to make a modification to the hotel architects agreement amendment up to \$100,000 made by Board Member Merritt, Seconded by Board Member Perry Ward.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

Mainstreet Business

Jasmine Billings, Mainstreet Director gave her Mainstreet Update.

Jasmine gave the Mainstreet presentation to Mainstreet. We are accredited and are named a Classic city. We are hopeful to become a Gem city because those are able to use more Mainstreet resources.

The City events team just came back from the 2025 Southeast Festivals & Events Association Kaleidoscope Awards in which they received various awards. They won Gold for Best Event Under \$75K for the Lawrenceville Boogie, Best Pop-Up Event for the Experience Honest Alley/Para La Cultura Community Mural, Best New Event for Not Your Mother's Art Festival where they partnered with Explore Gwinnett, and Best Promotion Poster for the Not Your Mother's Art Festival. They won Silver for Best Children's Event for the Days of Play. They won Bronze for Best New Event for the Evening of the Arts, Best Event Series for Holiday Happenings, The Green Initiative for Harvest Festival, and Best Event Program for Free Comic Book Day.

Congratulations to the City of Lawrenceville Special events Team and Partners Explore Gwinnett, and Slow Pour Brewing.

Other Business

Motion to table the IGA Account Review until April made by Board Member Merritt, Seconded by Board Member Perry Ward.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

Citizen Comments

No Citizen Comments

Executive Session - Real Estate

Motion to enter into Executive Session made by Board Member Merritt, Seconded by Board Member Adams.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

Motion to exit Executive Session made by Board Member Merritt, Seconded by Board Member Adams.

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

5 Real Estate Items Discussed: Zero Votes Taken

Final Adjournment

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

Voting Yea: Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Merritt

Minutes Signature

Lee Merritt, Chairman

Barry Mock, Secretary