



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL MINUTES

Monday, July 15, 2019
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

The meeting was called to order at 6:34 PM by Lee Merritt.

Approval of Agenda

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

Voting Yea: Board Member Cantrell, Board Member Still, Board Member Nash, Board Member Cox, Board Member Malcolm, Board Member Merritt

Downtown Development Business

1. Market Research Proposals

Proposals were received from Noell Consulting Group and Haddow & Company.

David Laube with Noell was involved in the Cornerstone project, and also shared some studies they had previously completed with Lee. Their price cap was \$20,000 in the proposal they submitted.

Haddow had been used by Rick Porter in the past and their price cap was \$15,000 in their proposal.

David Still joined Lee Merritt in a meeting with some developers and learned that their research and the groups it is coming from is not using current information. Most developers use the last 5 years and are not forward looking. Smaller developers seem to be more nimble; the larger developers are dealing more with the number of units. Developers should be able to use the information obtained from this research to keep them forward looking,

and as assistance to obtain funding. An independent study holds more weight than pulling together information ourselves. This will be a nominal fee for return on investment.

Noell's submission seemed to give more of a proposal, where Haddow's submission did not give as much information. Lee is considering sending a survey to some employers' so their employees can provide some insight to their intent to move to Lawrenceville, etc. This survey would be just for housing, but office developers are also interested.

Motion to proceed with Noell Consulting Group with a cost cap of \$30,000 at the Chair's discretion was made by Board Member Cox, Seconded by Board Member Malcolm.

Voting Yea: Board Member Cantrell, Board Member Still, Board Member Nash, Board Member Cox, Board Member Malcolm, Board Member Merritt

Other Business

There was no other business

Citizen Comments

There were no citizen's comments

Executive Session - Real Estate

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

Voting Yea: Board Member Cantrell, Board Member Still, Board Member Nash, Board Member Cox, Board Member Malcolm, Board Member Merritt

Motion to adjourn Executive Session was made by Board Member Nash, Seconded by Board Member Cox.

Voting Yea: Board Member Cantrell, Board Member Still, Board Member Nash, Board Member Cox, Board Member Malcolm, Board Member Merritt

Final Adjournment

Motion for Final Adjournment was made by Board Member Cox, Seconded by Board Member Malcolm.

Voting Yea: Board Member Cantrell, Board Member Still, Board Member Nash, Board Member Cox, Board Member Malcolm, Board Member Merritt