



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY MINUTES

Monday, February 10, 2020
6:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Chairman Merritt called the meeting to order at 6:40 pm after recognizing a quorum.

PRESENT

Board Member Victoria Jones
Board Member Donald Thrower
Board Member Linda Nash
Board Member Katrina Fellows
Board Member Brad Cox
Board Member Jeremy Higginbotham
Board Member Lee Merritt

Approval of Agenda

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

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

Downtown Development Business

1. Approval of February 2020 Treasurer's Report

Board Member (Treasurer) Nash presented the February 2020 Treasurer's Report.

Motion to transfer rental fees from Downtown Development Authority tenants to the City of Lawrenceville made by Board Member Merritt, Seconded by Board Member Cox.

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

Board Member Fellows asked for further information regarding a payment to Partnership Gwinnett. Board Member Nash answered the question with information from an invoice that was not in the original Treasurer's Report. The updated Treasurer's Report including the missing invoice is attached.

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

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

2. Lawrenceville Performing Arts Center Outparcel IGA with City of Lawrenceville

Printed copies of the IGA with the City of Lawrenceville regarding the Lawrenceville Performing Arts Center (LPAC) Outparcel were given to the Downtown Development Authority Board Members. Chairman Merritt reviewed the details of the IGA with the City of Lawrenceville with the Board Members. This is the half-acre parcel behind the LPAC. The IGA states that the City will transfer the parcel to the Downtown Development Authority and the Downtown Development Authority will engage a developer. The IGA states that the Downtown Development Authority will transfer all proceeds for the parcel to the City. The IGA states that the City agrees to enter into an exclusive parking easement with the Downtown Development Authority for not more than forty (40) parking spaces in the City owned parking deck adjacent to the parcel. The IGA also states that the City agrees to a non-exclusive parking easement with the Downtown Development Authority for up to three hundred fifty (350) parking spaces to be located in parking decks near the hotel.

Motion to approve the IGA with the City of Lawrenceville regarding the LPAC Outparcel was made by Board Member Cox, Seconded by Board Member Jones.

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

3. Lose & Associates Proposal

Chairman Merritt updated the Board on their request with Bob Hughes at HGOR to assist them with possible plans for the developments along the College Corridor. At this time Mr. Hughes is not able to work with the Board due to other obligations. Chairman Merritt reached out to Whit Alexander at Lose & Associates for a proposal.

Board Member Cox spoke with Mr. Alexander from Lose & Associates regarding his proposal to assist the Downtown Development Authority Board with possible plans for the developments along the College Corridor. Board Member Cox reviewed the details of the proposal with the Board.

Board Member Jones suggested that some students from Georgia Gwinnett College be in the meeting the Downtown Development Authority Board has with Mr. Alexander.

Motion to approve Chairman Merritt or Board Member Cox the authority to agree to pay Mr. Alexander up to \$10,000 for development plans for the College Corridor made by Board Member Higginbotham, Seconded by Board Member Jones.

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

4. Retail Curating

Chairman Merritt explained that Board Member Jones and Board Member Thrower met with David Thompson (Planner, Planning & Development Department, City of Lawrenceville, GA) to discuss the development of a master plan map of the downtown area. The map notes what businesses are currently in downtown. The map is attached to the official printed version of the minutes.

Mainstreet Business

There was no new Mainstreet Business.

Other Business

No other business

Citizen Comments

No citizen comments

Executive Session - Real Estate

At 7:09 pm Motion to enter Executive Session was made by Board Member Cox, Seconded by Board Member Nash.

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

At 9:00 pm Motion to adjourn Executive Session was made by Board Member Cox, Seconded by Board Member Fellows.

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

At 9:01 pm the Downtown Development Authority Board re-entered into their Regular Downtown Development Authority Meeting. Chairman Merritt mentioned that in Executive Session Cory Acuff gave a presentation regarding his request for the Downtown Development Authority Board to approve a resolution for the Revolving Loan Fund from Georgia's Department of Community Affairs in regards to his business, Third Rail Distillers.

Motion to approve the resolution to send on behalf of Cory Acuff to the Georgia Department of Community Affairs, Georgia Cities Foundation application made by Chairman Merritt, Seconded by Board Member Cox.

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

Final Adjournment

At 9:08 pm Motion to adjourn the Regular Downtown Development Authority Meeting made by Board Member Cox, Seconded by Board Member Jones.

Voting Yea: Board Member Jones, Board Member Thrower, Board Member Nash, Board Member Fellows, Board Member Cox, Board Member Higginbotham, Board Member

Merritt.

Minutes Signature

Lee Merritt, Chairman

Barry Mock, Secretary