



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY MINUTES

Monday, January 13, 2025
5:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Chairman Merritt called the meeting to order at 5:04 pm after recognizing a quorum.

PRESENT

Board Member Victoria Jones
Board Member Jen Young
Board Member Joanie Perry Ward
Board Member Jim Nash
Board Member Chris Adams
Board Member Jeremy Higginbotham
Board Member Lee Merritt

1. Oath for new Downtown Development Authority Member

Mayor Still gave the Oath for new Downtown Development Authority Board Member Jim Nash.

Approval of Agenda

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

Voting Yea: Board Member Jones, Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Higginbotham, Board Member Merritt

Approval of Prior Meeting Minutes

2. Approval of Special Call Meeting Minutes for December 11, 2024

Motion to approve the Special Call Meeting Minutes for December 11, 2024 made by Board Member Higginbotham, Seconded by Board Member Young.

Voting Yea: Board Member Jones, Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Higginbotham, Board Member Merritt

Downtown Development Business

3. January 2025 Downtown Development Authority Treasurer's Report

Board Member Perry Ward, Treasurer gave the January 2025 Downtown Development Authority Treasurer's Report.

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

Voting Yea: Board Member Jones, Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Higginbotham, Board Member Merritt

4. KB Advisory Invoice

Chairman Merritt said we hired KB Advisory Group to be our consultants for the Tax Allocation District.

Motion to pay Invoice 4292 to the KB Advisory Group in the amount of \$1,750 for their work on the Tax Allocation District made by Board Member Young, Seconded by Board Member Perry Ward.

Voting Yea: Board Member Jones, Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Higginbotham, Board Member Merritt

5. College Corridor Intergovernmental Agreement

When the City of Lawrenceville constructed the new Grizzly Parkway and created the needed right of way along the Parkway, the City was left with several remnant parcels of land. The City of Lawrenceville wishes to transfer the remnant parcels along Grizzly Parkway (formerly known as the College Corridor) to the Downtown Development Authority for economic redevelopment purposes. The Intergovernmental Agreement will be presented at the January 15, 2025 City Council Special Call Meeting for approval. The proceeds of the properties will go to the City of Lawrenceville and the City of Lawrenceville will approve the development.

Motion to approve the Intergovernmental Agreement with the City of Lawrenceville related to the remnant parcels along the College Corridor made by Board Member Higginbotham, Seconded by Board Member Perry Ward.

Voting Yea: Board Member Jones, Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Higginbotham, Board Member Merritt

6. Hotel Budget Amendment for Builder's Risk Insurance

We need to purchase insurance for the hotel and the parking deck. We need to amend the hotel budget to include Builders Risk Insurance.

Motion to move \$275,000 from the contingency fund for insurance and inspection expenses made by Board Member Jones, Seconded by Board Member Adams.

Voting Yea: Board Member Jones, Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Higginbotham, Board Member Merritt

Mainstreet Business

Jasmine Billings, Mainstreet Director, gave the Mainstreet update.

We have been accredited with Mainstreet since 2015.

Highlights from 2204:

- Started using Placer AI
- 40 City events
- 7 Partnered events
- 19 Approved Third-Party Event Rentals
- 15 sponsors for events
- 701 Volunteer Hours - inclusive of boards, committees, and events
- 90,000 Event Attendees - during event times only
- Highest attended events in 2024: Prelude had over 20,000 attendees; Lawrenceville Boogie had over 14,000 attendees; and Free Comic Book Day had over 10,000 attendees
- We had zero cancellations of events in 2024
- Arts Commission items in 2024: Beautiful Day Mural at McCrays and the Blooms extension along Jackson Street and Pike Street.
- We have had six new businesses: Anjeo, Tea Lams Corner, T&T Plants, Third Rail Distillery, Break Coffee Roasters, and IGet Juiced.
- AI is showing that people keep coming back to Lawrenceville.
- 4 Facade grants approved and 1 completed
- 9 Film Projects

We will be presenting at Mainstreet on February 20th at 9 am.

Other Business

No Other Business

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 Jones, Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Higginbotham, Board Member Merritt

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

Voting Yea: Board Member Jones, Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Higginbotham, Board Member Merritt

6 Real Estate Items Discussed: 1 Vote Taken

Final Adjournment

Motion to approve expenditure up to \$575,000 for builder's insurance for the hotel made by Board Member Jones, Seconded by Board Member Adams.

Voting Yea: Board Member Jones, Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Higginbotham, Board Member Merritt

Motion to adjourn made by Board Member Perry Ward, Seconded by Board Member Young.

Voting Yea: Board Member Jones, Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Adams, Board Member Higginbotham, Board Member Merritt

Minutes Signature

Lee Merritt, Chairman

Barry Mock, Secretary