



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING MINUTES

Monday, May 10, 2021
6:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Chairman Merritt called the meeting to order at 6:34 pm after recognizing a quorum.

PRESENT

Board Member Victoria Jones
Board Member Bruce Johnson
Board Member Joanie Perry Ward
Board Member Katrina Fellows
Board Member Jeremy Higginbotham
Board Member Lee Merritt

Approval of Agenda

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

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Perry Ward, Board Member Fellows, Board Member Higginbotham, Board Member Merritt

Approval of Prior Meeting Minutes

1. Regular Meeting on April 12, 2021

Motion to approve the April 12, 2021 Regular Meeting Minutes made by Board Member Jones, Seconded by Board Member Perry Ward.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Perry Ward, Board Member Fellows, Board Member Higginbotham, Board Member Merritt

2. Executive Session on April 12, 2021

Motion to approve the April 12, 2021 Executive Session Minutes made by Board Member Jones, Seconded by Board Member Perry Ward.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Perry Ward, Board Member Fellows, Board Member Higginbotham, Board Member Merritt

Downtown Development Business

3. Approval of March 2021 Treasurer's Report

Treasurer, Board Member Fellows reviewed the financials for March 2021. Some questions arose as to which account certain items should come from and go into. Chairman Merritt clarified what items should be in which account.

Motion to approve March 2021 Treasurer's Report with the necessary amounts being switched to the appropriate DDA account made by Board Member Merritt, Seconded by Board Member Johnson.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Perry Ward, Board Member Fellows, Board Member Higginbotham, Board Member Merritt

4. Approval of May 2021 Treasurer's Report

Treasurer Katrina Fellows reviewed the financials for May 2021.

Motion to approve May 2021 Treasurer's Report with the necessary amounts being switched to the appropriate DDA account made by Board Member Merritt, Seconded by Board Member Johnson.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Perry Ward, Board Member Fellows, Board Member Higginbotham, Board Member Merritt

5. Chairman Training – Strategic Leadership Visit

Chairman Merritt requested the Board to approve the funding for her to attend the Strategic Leadership Visit in Austin, Texas that is being hosted by Partnership Gwinnett. She mentioned how much she learns at these visits and how helpful they are to all that is going on in the City. The cost of registration is \$3,600 not including airfare (regular airfare \$335).

Board Member Jones mentioned how much she appreciates Chairman Merritt attending these trips which help the City continue to get better. This is the reason this item is already in the DDA budget. I am thrilled Chairman Merritt will get to attend this important trip.

Motion to approve the amount of \$3,600 for Chairman Lee Merritt to attend the Strategic Leadership Visit and an additional \$335 for her airfare made by Board Member Jones, Seconded by Board Member Higginbotham.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Perry Ward, Board Member Fellows, Board Member Higginbotham, Board Member Merritt

6. City View Summary

Chairman Merritt updated the Board regarding the City View project. It was the first downtown residential development in many years. The project before it was the Cornerstone project. The DDA sold Rick Porter the land for this project at a lower price, but we would recoup more money from each property as each lot was sold. For the past five years he would take down a few lots at a time and the DDA was earning funds from those sales and all of the funds were passed along to the City of Lawrenceville. Rick recently let Chairman Merritt know that he is taking down the last five lots so this will end this particular project. Everything in City View is under contract there are no lots for sale. They are sold out whether they are built out or not. The last five were originally live-work units, but now they will have a work space, but how the owners use that space is unknown. This will give the owners flexibility in how they prefer to use the space.

Board Member Higginbotham asked if these properties have a mixed use variance and if Rick Porter marketed the property.

Chairman Merritt said this does have a mixed use variance which is already approved. He marketed through the Aurora Theatre. We partnered with him and gave him funds in the amount of \$5,000 to market the properties. All of the City View properties are under contract or already sold as well as the two additional properties on Maltbie Street which are priced in the mid \$400's.

The tenant that will be leasing the corner space of City View will be moving into the space in June. The tenant is a performing arts studio, dance classes, etc. They are currently located at the corner of Five Forks Trickum Road and Sugarloaf Parkway in one of those shopping centers. They have been in business for over ten years.

7. Depot Area Masterplan Update

Chairman Merritt, Board Member Jones, and Barry Mock met with Lose Designs and defined the parameters of the area. It goes from the new City View lots to Buford Drive, over the railroad tracks, including the distillery and up the hill almost to Oak Street.

Mainstreet Business

Jasmine Billings gave the Mainstreet update.

The Arts Commission area is the Mainstreet area as well. These next projects have been approved by the City Manager - the alley way on Perry Street should be started this summer (between Fleet Feet and the Gwinnett Daily Post). In the Depot District we will be putting up signs to eliminate trash trucks in the downtown.

We are planning on extending the Mainstreet area to include the College Corridor. Jasmine has reached out to her contact with Mainstreet to begin that process.

In May – the 1st concert of the year is coming up and Brunch on the Lawn as well.

Changes to events: doors opening at 6 pm and people are not able to set out their chairs and blankets to save spots ahead of time.

Board Member Johnson asked about the plans for the walls along the alley way. Jasmine said that the walls will not be painted due to various reasons of the walls. They are considering hanging art and other various ideas to add more color to the alley way, but the plan is to leave the walls as they are which will add to the character of the alley way.

Other Business

Board Member Johnson mentioned that Auto Bell Car Wash on Pike Street is closed.

Citizen Comments

No citizen comments.

Executive Session - Real Estate

Motion to move into Executive Session made by Board Member Perry Ward, Seconded by Board Member Jones.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Perry Ward, Board Member Fellows, Board Member Higginbotham, Board Member Merritt

Motion to move out of Executive Session made by Board Member Perry Jones, Seconded by Board Member Perry-Ward.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Perry Ward, Board Member Fellows, Board Member Higginbotham, Board Member Merritt

Report of items discussed in Executive Session: 6 real estate items discussed; 2 votes taken. Also discussed: Board Member Perry-Ward brought up some concerns regarding the left hand turn from Clayton Street to Pike Street. She will reach out to Barry Mock to see if something could be done regarding this. Board Member Higginbotham reminded the Board of the lighting issues in the same area down into the Depot area.

Final Adjournment

Board Member Johnson mentioned to the Board that he would not be able to attend the June 14th meeting.

Chairman Merritt encouraged the Board to let her know if they are planning on being out of town over the summer so we can be sure to have a quorum for the meetings.

Motion to adjourn made by Board Member Higginbotham, Seconded by Board Member Johnson.

Voting Yea: Board Member Jones, Board Member Johnson, Board Member Perry Ward, Board Member Fellows, Board Member Higginbotham, Board Member Merritt

Minutes Signature

Lee Merritt, Chairman

Barry Mock, Secretary