



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL MINUTES

Monday, November 04, 2024
5:00 PM

Third Floor GwMA Conference Room
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 Victoria Jones

Board Member Jen Young

Board Member Joanie Perry Ward

Board Member Chris Adams - he left the meeting at 6:48 pm

Board Member Jeremy Higginbotham

Board Member Lee Merritt

Approval of Agenda

Motion to accept the agenda made by Board Member Jones, Seconded by Board Member Adams.

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

Approval of Prior Meeting Minutes

1. Approval of Regular Meeting Minutes for July 8, 2024

Motion to accept the Regular Meeting Minutes for July 8, 2024 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 Adams, Board Member Higginbotham, Board Member Merritt

2. Approval of Executive Session Minutes for July 8, 2024

Motion to accept the Executive Session Minutes for July 8, 2024 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 Adams, Board Member Higginbotham, Board Member Merritt

3. Approval of Regular Meeting Minutes for August 12, 2024

Motion to accept the Regular Meeting Minutes for August 12, 2024 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 Adams, Board Member Higginbotham, Board Member Merritt

4. Approval of Executive Session Minutes for August 12, 2024

Motion to accept the Executive Session Minutes for August 12, 2024 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 Adams, Board Member Higginbotham, Board Member Merritt

5. Approval of Regular Meeting Minutes for September 9, 2024

Motion to accept the Regular Meeting Minutes for September 9, 2024 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 Adams, Board Member Higginbotham, Board Member Merritt

6. Approval of Executive Session Minutes for September 9, 2024

Motion to accept the Executive Session Minutes for September 9, 2024 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 Adams, Board Member Higginbotham, Board Member Merritt

Downtown Development Business

7. October 2024 Downtown Development Authority Treasurer's Report

Board Member Perry Ward, DDA Treasurer gave the October 2024 Treasurer's Report. She noted that a couple of items needed to be edited on the document. Under the regular checking account the dollar symbol (\$) is needed. Under the escrow account it is missing a one (1) in the full balance.

Motion to approve the October 2024 Downtown Development Authority Treasurer's Report with edits made by Board Member Jones, Seconded by Board Member Adams.

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

8. November 2024 Downtown Development Authority Treasurer's Report

Board Member Perry Ward, DDA Treasurer gave the November 2024 Treasurer's Report.

Motion to approve the November 2024 Downtown Development Authority Treasurer's Report made by Board Member Jones, Seconded by Board Member Adams.

Voting Yea: Board Member Jones, Board Member Young, Board Member Perry Ward, Board Member Adams, Board

9. Hotel Bond Resolution

Keith Lee, Chief Financial Officer gave a presentation regarding the hotel bond resolution. The presentation gave details regarding interest, debt services, projections, etc.

Motion to approve a master bond resolution providing for the issuance by the Downtown Development Authority of Lawrenceville, Georgia of its revenue bonds (The Lawrence Hotel Project), series 2024A and its taxable series 2024B, for the purpose of financing the costs of acquiring, constructing, and installing an approximately 120 room hotel with meeting facilities and retail space; to provide terms, provisions, and conditions for the issuance of its revenue bonds (The Lawrence Hotel Project), series 2024A and its revenue bonds (The Lawrence Hotel Project), federally taxable series 2024B and other series of bonds; and for other related purposes made by Board Member Jones, Seconded by Board Member Perry Ward.

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

Board Member Chris Adams left the meeting before the vote occurred.

10. Downtown Development Authority Officer Elections

The Downtown Development Authority held officer elections for 2025. The votes were unanimous on the ballots for the following officers for 2025.

Chairman - Lee Merritt

Vice Chairman - Victoria Jones

Treasurer - Joanie Perry Ward

Executive Director/Secretary - Barry Mock

11. Proposed Downtown Development Authority Calendar for 2025

Chairman Merritt presented the Board with the proposed meeting dates for the Downtown Development Authority for 2025. The Board changed the March meeting date from March 10th to March 17th and changed the April meeting date from April 14th to April 21st.

Motion to accept the proposed meeting calendar for 2025 with the changes to March and April made by Board Member Jones, Seconded by Board Member Perry Ward.

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

12. Temporary Construction Easement – CoHatch – 190 South Clayton Street

Barry Mock presented the proposed temporary construction easement for the 190 South Clayton Street property. There is water going into the building next door. They need to excavate some dirt and seal the outside of the building to stop the water. They would restore the Downtown Development Authority property after the repairs have been completed.

Motion to approve the temporary construction easement for 190 South Clayton Street subject to Downtown Development Authority Attorney approval made by Board Member Young, Seconded by Board Member Higginbotham.

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

13. Depot Parking Lot Construction Easement

Barry Mock presented the construction easement for the depot parking lot. The City of Lawrenceville is requesting the easement. The easement would include ten parking spaces being temporarily unavailable.

Motion to approve the depot parking lot construction easement made by Board Member Jones, Seconded by Board Member Young.

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

Mainstreet Business

Jasmine Billings, Mainstreet Coordinator gave the Mainstreet update.

Facade Grant updates: La Cazuela updated their sign and pressure washed their facade. They spent \$5310.60. Their request is for \$2,500.

Motion to approve the facade grant for La Cazuela in the amount of \$2,500 made by Board Member Higginbotham, Seconded by Board Member Jones.

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

Third Rail Distillery has had their grand opening.

Filming downtown will be occurring on Tuesday between 10 am - 1 pm. It is a show called "His and Hers" it will appear on Netflix.

Harvest Fest is on November 9th from 12 pm - 6 pm.

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 Young.

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

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

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

6 Real Estate Items Discussed: 2 Votes Taken

Final Adjournment

Motion to adjourn made by Board Member Young, Seconded by Board Member Jones.

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

Minutes Signature

Lee Merritt, Chairman

Barry Mock, Secretary