



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL MINUTES

Tuesday, June 16, 2026
5:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Chairman Merritt called the meeting to order at 5:08 pm after recognizing a quorum.

PRESENT

Board Member Jen Young
Board Member Joanie Perry Ward
Board Member Jim Nash
Board Member Lee Merritt

ABSENT

Board Member Victoria Jones
Board Member Chris Adams
Board Member Jeremy Higginbotham

Other attendees:

Barry Mock, Executive Director
Jasmine Jackson, Mainstreet Director
Paula Foil
Christina Lee

Approval of Agenda

Motion to Approve the Agenda made by Board Member Young, Seconded by Board Member Perry Ward.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

Approval of Prior Meeting Minutes

1. Approval of Regular Meeting Minutes for February 9, 2026

Motion to approve Regular Meeting Minutes for February 9, 2026 made by Board Member Perry Ward, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

2. Approval of Executive Session Minutes for February 9, 2026

Motion to approve Executive Session Minutes for February 9, 2026 made by Board Member Perry Ward, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

3. Approval of Regular Meeting Minutes for March 2, 2026

Motion to approve the Regular Meeting Minutes for March 2, 2026 made by Board Member Perry Ward, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

4. Approval of Executive Session Minutes for March 2, 2026

Motion to approve the Executive Session Minutes for March 2, 2026 made by Board Member Perry Ward, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

5. Approval of Special Call Meeting Minutes for March 4, 2026

Motion to approve the Special Call Meeting Minutes for March 4, 2026 made by Board Member Perry Ward, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

6. Approval of Executive Session Minutes for March 4, 2026

Motion to approve the Executive Session Minutes for March 4, 2026 made by Board Member Perry Ward, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

7. Approval of Regular Meeting Minutes for April 13, 2026

Motion to approve the Regular Meeting Minutes for April 13, 2026 made by Board Member Perry Ward, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

8. Approval of Executive Session Minutes for April 13, 2026

Motion to approve the Executive Session Minutes for April 13, 2026 made by Board Member Perry Ward, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

Downtown Development Business

9. June 2026 Downtown Development Authority Treasurer's Report

Board Member Perry Ward, Treasurer, presented the June 2026 Downtown Development Authority Treasurer's Report to the Board.

Motion to approve the June 2026 Downtown Development Authority Treasurer's Report made by Board Member Nash, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

10. Intergovernmental Agreement with the City of Lawrenceville and the Lawrenceville Development Authority for Grove Park Village (formerly named Central Block)

There was an error in the title of this agenda item. The wording below is the correct wording.

Chairman Merritt presented the Intergovernmental Agreement between the City of Lawrenceville for Grove Park Village (formerly known as Central Block).

Sold the property for the contracted sales price of \$2.7 million. The Intergovernmental Agreement is for the Downtown Development Authority to transfer the proceeds to the City. The City authorizes the Downtown Development Authority to retain \$126,000 because we have offered an incentive to the project for \$2,000 per house for utility hookups. The City also allowed for the Downtown Development Authority to retain \$70,000 for potential sidewalk improvements. Also, there is a credit from Gwinnett County for \$335,488 for water and sewer credits that go with the property. The DDA received \$2,683,115 in net proceeds from the sale after closing expenses. The IGA with the city for incentives to Kittle Homes calls for us to hold back \$126,000 for electrical connections and \$70,000 for sidewalk improvements. So, the net amount to transfer to the city would be \$2,487,115.

Motion to approve the Intergovernmental Agreement with the City of Lawrenceville for Grove Park Village (formerly known as Central Block) as presented made by Board Member Young, Seconded by Board Member Nash.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

11. Intergovernmental Agreement with the City of Lawrenceville related to 155 Northdale Road
Chairman Merritt updated on the Intergovernmental Agreement with the City of Lawrenceville related to 155 Northdale Road.

In the Intergovernmental Agreement the City provides the funds in the amount of \$435,000 to the Downtown Development Authority to purchase 155 Northdale Road minus expenses.

Motion to approve the Intergovernmental Agreement with the City of Lawrenceville related to 155 Northdale Road made by Board Member Nash, Seconded by Board Member Perry Ward.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

12. Ratify Contract for 155 Northdale Road

Chairman Merritt said the property closed on June 12, 2026 and the Downtown Development Authority now owns it. This purchase was approved in a previous Executive Session meeting. Now we need to ratify the contract for the purchase of 155 Northdale Road. The purchase price was \$425,000.

Motion to approve the ratification of the purchase of 155 Northdale Road for \$425,000 made by Board Member Nash, Seconded by Board Member Perry Ward.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

13. Ratify Closing of Mill Street Property

Chairman Merritt updated the Board on the Mill Street property. The Downtown Development Authority purchased this property from the Georgia Department of Transportation some years ago. New City Church has requested to purchase the property for addition to their building. The property closed on June 16, 2026 for \$100,000.

This purchase was approved in a previous Executive Session meeting. Now we need to ratify the contract for the sale of the Mill Street Property for \$100,000.

Motion to approve the ratification of the sale of the Mill Street Property for \$100,000 made by Board Member Perry Ward, Seconded by Board Member Nash.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

14. Approval of Mahaffey Pickens Tucker, LLP Invoices

Chairman Merritt presented a few invoices from Mahaffey Pickens Tucker, LLP invoices. These are related to various real estate matters.

Invoice 19202 for \$665.00, invoice 19204 for \$342.50, invoice 19205 for \$5,747.50, invoice 19206 \$332.50, and invoice 19207 for \$3,610.00. Total of \$10,697.50.

Motion to approve the payment to Mahaffey Pickens Tucker LLP for these invoices made by Board Member Perry Ward, Seconded by Board Member Nash.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

Mainstreet Business

Mrs. Jasmine Jackson, Mainstreet Director, gave the Mainstreet Business update.

Events happening: this weekend Global Stage is happening at the Lawrenceville Arts Center.

Wednesday, July 1 - we will kick off July 4th with activities starting at 5 pm and fireworks at 9:30 pm.

Saturday, August 1 will be America 250 this is being coordinated with Gwinnett County, Gwinnett County Public Schools, and the Hooper-Renwick Themed Library. There will be activities starting at 10 am. The main show will begin at 6 pm at the Lawrenceville Lawn.

Georgia Downtown Conference will be held in August in Rome, Georgia. Let Jasmine know if you wish to attend.

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 Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

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

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

Real Estate Items Discussed 5: Votes Taken: 1

Final Adjournment

Chairman Merritt turned the meeting over to Mr. Barry Mock to lead the discussion regarding an item that was discussed during Executive Session. This is regarding an Intergovernmental Agreement between the City of Lawrenceville, the Lawrenceville Development Authority and the Downtown Development Authority related to the Public Works Outparcel. This transfers the property to the Lawrenceville Development Authority and nullifies a previous Intergovernmental Agreement with the City and the Downtown Development Authority related to this property. Chairman Merritt has chosen to recuse herself from this discussion.

Motion to accept the Intergovernmental Agreement between the City of Lawrenceville, the Lawrenceville Development Authority, and the Downtown Development Authority related to the Public Works Outparcel as discussed in Executive Session made by Board Member Perry Ward, Seconded by Board Member Nash.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash

Voting Abstaining: Board Member Merritt

Motion to adjourn the meeting made by Board Member Merritt, Seconded by Board Member Nash.

Voting Yea: Board Member Young, Board Member Perry Ward, Board Member Nash, Board Member Merritt

Minutes Signature

Lee Merritt, Chairman

Barry Mock, Secretary