



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING AGENDA

Monday, September 23, 2019
6:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) Approval of Regular Meeting Minutes from August 26, 2019
- [2.](#) Approval of Executive Session Minutes from August 26, 2019

Downtown Development Business

- [3.](#) Approval of Financials
- [4.](#) DDA Structure, Staff, Officers, and Committee Appointments
- [5.](#) New Member Glance Training
- [6.](#) October 24 Partnership Gwinnett Metro Atlanta Redevelopment Summit
- [7.](#) Noell Market Study Update
- [8.](#) DDA 2020 Meeting Schedule

Mainstreet Business

Other Business

Citizen Comments

Executive Session - Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

1.

AGENDA REPORT
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Regular Meeting Minutes from August 26, 2019

Department: Downtown Development Authority

Date of Meeting: Monday, September 23, 2019

Fiscal Impact: \$0

Presented By: Lee Merritt

Action Requested: Approve Minutes

Summary: Approval of Regular Meeting Minutes from August 26, 2019

Attachments/Exhibits:



LAWRENCEVILLE

GEORGIA

2.

AGENDA REPORT
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Executive Session Minutes from August 26, 2019

Department: Downtown Development Authority

Date of Meeting: Monday, September 23, 2019

Fiscal Impact: \$0

Presented By: Lee Merritt

Action Requested: Approve Minutes

Summary: Approval of Executive Session Minutes from August 26, 2019

Attachments/Exhibits:



LAWRENCEVILLE

GEORGIA

3.

AGENDA REPORT
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY
AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Approval of Financials
Department: Downtown Development Authority
Date of Meeting: Monday, September 23, 2019
Fiscal Impact: \$0
Presented By: Linda Nash
Action Requested: Approval

Summary: Linda Nash will present the financials for approval

Attachments/Exhibits:

September 2019 Treasurer's Report

Since our Last Meeting

Checking Account

Date	Description	Check #	Deposits	Withdrawals Checks
8/30/2019	Interest		\$4.38	
9/6/2019	Transfer from 2342 (Hotel - Draw 5)		\$19,664.72	
9/8/2019	MPT - Hotel & Parking Deck	1380		\$11,636.00
9/11/2019	Frazier Deeter Lville Pre-Construction Escrow (Hotel)	1379		\$19,664.72
9/15/2019	Deposit - Boulder Creek: 8/16 ,8/23 ,8/29, 9/6 @\$668/wk		\$2,672.00	
9/15/2019	Deposit - Alcohol tax July 2019		\$6,733.44	
9/15/2019	Deposit - Depot rent Sept		\$900.00	
			\$29,974.54	\$31,300.72
09/15/19	Actual Account Balance			\$29,546.83

Money Market Account (City \$1M)

8/30/2019	Interest		\$3.69	
			\$3.69	\$0.00
09/15/19	Actual Account Balance			\$13,273.84

Hotel Escrow Account

8/30/2019	Interest		19.02	
9/6/2019	Transfer to 664 (Hotel - Draw 5)			19,664.72
			\$19.02	\$19,664.72
09/15/19	Actual Account Balance			370,120.15



Welcome	Reports	Transfers and Payments	Account Services	Administration
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Favorites: (Edit)

Welcome **BUSINESS USER.**

[Print this page](#)

Your last Business Internet Banking sign on was Friday, September 6, 2019 at 09:20 AM ET.

Deposit Account Balances as of 09/15/2019

To view deposit account details, click the Account Number.

ABA/TRC	Account Number	Description	Accessible Balance
Checking Accounts			
084201294	*0664	Checking *0664	\$29,546.83
084201294	*2342	Checking *2342	\$370,120.15
084201294	*9356	Checking *9356	\$13,273.84

Message Center

[New messages:](#) 4

Need help? [Contact us](#)

[Next scheduled requests](#)



Activity - Deposit Account

Report created: 09/15/2019 05:48:57 AM (ET)

Account Information

Account: 084201294 • *0664 • Checking • Checking *0664 • Accessible \$29,546.83
 Accessible balance: \$29,546.83
 Ledger balance: \$19,241.39

Transaction History

Date range: 8/16/2019 to 9/15/2019

Transaction types: All transactions

Detail option: Includes transaction detail

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
09/15/2019 05:48 AM (ET)			DEPOSIT TLR 588 BR 3155		\$900.00	\$29,546.83
09/15/2019 05:48 AM (ET)			DEPOSIT TLR 588 BR 3155		\$6,733.44	\$28,646.83
09/15/2019 05:48 AM (ET)			DEPOSIT TLR 588 BR 3155		\$2,672.00	\$21,913.39
09/11/2019	1379	1379	CHECK PAID	\$19,664.72		\$19,241.39
09/09/2019	1380	1380	CHECK PAID	\$11,636.00		\$38,906.11
09/06/2019	997000906082328		AUTO TRANSFER CREDIT REF 2490823L FUNDS TRANSFER FRMDEP 8011792342 FROM FRAZI ER AND DEETER DRAW 5		\$19,664.72	\$50,542.11
08/30/2019			INTEREST CREDIT		\$4.38	\$30,877.39
08/22/2019			DEPOSIT		\$900.00	\$30,873.01
08/22/2019			DEPOSIT		\$2,672.00	\$29,973.01
08/22/2019			DEPOSIT		\$5,254.88	\$27,301.01

RENASANT BANK
106 CROGAN ST
LAWRENCEVILLE GA 30043

STATEMENT OF ACCOUNT
JULY 31, 2019: LAST STATEMENT
AUGUST 31, 2019: THIS STATEMENT
PAGE 1 OF 1 0001160664

DIRECT INQUIRIES TO:
877 367-5371

DOWNTOWN DEVELOPMENT AUTH OF L'VILLE GA
PO BOX 502
LAWRENCEVILLE GA 30046-0502

RENASANT BANK
106 CROGAN ST
LAWRENCEVILLE GA 30043

9

***** COMMERCIAL CHOICE RATE CHKG - SUMMARY *****

ACCOUNT NUMBER	0001160664	PREVIOUS BALANCE	\$95,156.73
AVG COLLECTED BALANCE	51,646.00	ADDITIONS	+ 117,580.67
INTEREST EARNED YEAR TO DATE	117.68	SUBTRACTIONS	- 181,864.39
		INTEREST EARNED	+ 4.38
		ENDING BALANCE	\$30,877.39

***** CHECKS *****

NUMBER	DATE	AMOUNT	NUMBER	DATE	AMOUNT
0	08-02	65,000.00	1377	08-01	6,000.00
1374	08-01	1,600.00	1378	08-13	108,753.79
1376 *	08-14	510.60	* SKIP IN CHECK SEQUENCE		

***** CREDITS *****

DATE	DESCRIPTION	ADDITIONS
08-06	DEPOSIT	108,753.79
08-22	DEPOSIT	5,254.88
08-22	DEPOSIT	2,672.00
08-22	DEPOSIT	900.00
08-31	#INTEREST	4.38

***** INTEREST INFORMATION *****

ANNUAL PERCENTAGE YIELD EARNED	0.10%
INTEREST-BEARING DAYS	31
AVERAGE BALANCE FOR APY	\$51,646.49
INTEREST EARNED	\$4.38

	TOTAL FOR THIS PERIOD	TOTAL YEAR-TO-DATE
TOTAL OVERDRAFT FEES	\$0.00	\$0.00
TOTAL RETURNED ITEM FEES	\$0.00	\$0.00

		Coin Currency Checks	
and all other types of business		108753.77	
Date 8-6-19		Less Cash Deposited	
Deposit To The Account Of		TOTAL 108,753.79	
DDA - L Villa		FOR DEPOSIT ONLY 10864 201-111 456 08/06/19	
Please Print In Your Account Number.		ST. DEPOSIT	
1160664		1160664	
10864 201 29412		108,753.79	
#600		#600	

Deposit, Amount \$108,753.79 Date 8/6

[illegible]

Deposit, Amount \$900.00 Date 8/22

[illegible]

Deposit, Amount \$2,672.00 Date 8/22

DEPOSIT TICKET

1410 UNIVERSITY BLVD. SUITE 100
ANN ARBOR, MI 48106-1500

DATE 8-22-19

AMOUNT 750.00

ACCOUNT NO. 750.00

MEMO CHRYSLER

BRAND  Since 1905
LAWRENCEVILLE, GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE, GEORGIA
P.O. BOX 1200
LAWRENCEVILLE, GA 30046

14-60664

8-25-19 401 11-22-19

EX 20311

75.254.00 254.00

15022-03274 11 60 6640

Deposit, Amount \$5,254.88 Date 8/22

[illegible]

Check 0, Amount \$65,000.00 Date 8/2

1374

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE GEORGIA

P.O. BOX 128
LAWRENCEVILLE GA 30046

DATE 7-23-17

MAIL ROOM

MAILED
FIRST CLASS
7-23-17

ONE THOUSAND SEVEN HUNDRED AND NO/100

15 1600

DOLLARS

BRAND

SINCE 1905
UNCOMPROMISED IN QUALITY

FOR REDEEMED TO THE
#CD1374# #C361403725# 11 60 666#

212 (630 91) 6

Check 1374, Amount \$1,600.00 Date 8/1

1378

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE GEORGIA
P. O. BOX 120
LAWRENCEVILLE, GA 30046

DATE 7-28-88 C-RATE

ISSUED TO Lee Merritt \$ 500.00

Five Hundred and 00/100 DOLLARS & CENTS

 **CITY OF LAWRENCEVILLE** **GRAND** **OPEN HOUSE** **SALE** **1988**

SINCE 1988
UNOFFICIAL CITY SEAL

FOR Michael Danner - Stage 1 City Cert

MO01378M 4061103275C 11 60 66M

Check 1376, Amount \$510.60 Date 8/14

1377

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE GEORGIA
P. O. BOX 1016
LAWRENCEVILLE, GA 30046

DATE 7-23-79

NOV 21 1979

PAID BY
THE CITY OF
Lawrenceville Georgia
Nisell Consulting Group
\$ 6000.00
Mr. Howard and Mrs. [unclear] DOLLARS & CENTS

BRAND Since 1895
STANDARD Since 1946

FOR THE MONTH OF March Consumer Copies

DD 1377# 1061103379W 11 60 664#

Check 1377, Amount \$6,000.00 Date 8/1

1378

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE GEORGIA

JANUARY 15, 2018

DATE August 6, 2019

pay *Lawrenceville*

to the order of *Francis Decker DeGroot/Decker Service Account*

\$ *108,753.72*

One Hundred Eight Thousand Seven Hundred Fiftythree and 72/100

DOLLARS & CENTS

BRAND

CLIPPER 1985

CLIPPER 1985

FOR DEPOSIT ONLY

FOR DEPOSIT ONLY

11 50 65 11

Check 1378, Amount \$108,753.79 Date 8/13

Mahaffey Pickens Tucker, LLP

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043

(770) 232-0000
Tax ID# 20-4701970

3.

Lawrenceville Downtown Development Authority
Post Office Box 502
Lawrenceville, Georgia 30046

07/30/19

VIA EMAIL lisa.sherman@lawrencevillegaweb.org

Client/Matter #: 2447-0026
Statement #: 54844

RE: Hotel & Parking Deck Project

DATE	LAWYER	DESCRIPTION	HOURS	AMOUNT
01/16/19	CDH	Review LOI for Hotel Project; review various ground lease forms from hotel development deals for most applicable form; begin drafting Ground Lease	2.70	\$405.00
01/17/19	CDH	Draft Ground Lease for Hotel Project Property; email Lee Merritt re: meeting to discuss deal terms, practicalities, etc.	2.30	\$345.00
01/18/19	CDH	Meet with Lee Merritt re: Hotel Project; continue working on Ground Lease; begin drafting a Hotel & Parking Deck Development Agreement to address deal terms properly outside the scope of Ground Lease	2.50	\$375.00
01/21/19	CDH	Email Joe Krolikowski, bond counsel for DDA, to set up a time to discuss the Hotel Project deal; continue drafting Ground Lease and "Development" Agreement	3.10	\$465.00
01/22/19	CDH	Continue drafting Ground Lease and Development Agreement	2.40	\$360.00
01/23/19	CDH	Call with Joe K. to discuss deal structure re: phantom bonds and more generally; continue drafting	2.60	\$390.00

		Ground Lease and Development Agreement		
01/24/19	CDH	Continue drafting Ground Lease and Development Agreement	2.10	\$315.00
01/25/19	CDH	Continue drafting Ground Lease	1.90	\$285.00
01/28/19	CDH	Continue drafting Ground Lease	2.20	\$330.00
01/29/19	CDH	Continue drafting Ground Lease	1.80	\$270.00
01/30/19	CDH	Finalize initial draft of Ground Lease and circulate	1.30	\$195.00
01/31/19	CDH	Continue drafting Development Agreement	1.70	\$255.00
02/01/19	CDH	Draft Hotel & Parking Deck Development Agreement	2.20	\$330.00
02/04/19	CDH	Draft Hotel & Parking Deck Development Agreement	2.50	\$375.00
02/05/19	CDH	Draft Hotel & Parking Deck Development Agreement	2.40	\$360.00
02/06/19	CDH	Finalize draft Hotel & Parking Deck Development Agreement; revise Ground Lease draft to address comments and questions for city stakeholders	3.50	\$525.00
02/14/19	CDH	Meeting with DDA and City stakeholders re: Hotel/Parking Deck deal; circulate various background and title docs	2.50	\$375.00
02/18/19	CDH	Meeting with "all-hands" re: Parking Deck/Hotel Project; preparation for meeting	3.10	\$465.00
	SML	Review zoning ordinance regarding hotel with restaurant and bar dues, retail, and parking deck	1.00	\$280.00
02/26/19	CDH	Revise Ground Lease	1.60	\$240.00
02/27/19	CDH	Revise Ground Lease, emphasis on incorporating development defaults into Mortgagee Provisions	2.60	\$390.00
02/28/19	CDH	Revise Ground Lease and Development Agreement	3.20	\$480.00
03/01/19	CDH	Revise Ground Lease and Development Agreement	2.30	\$345.00

03/04/19	CDH	Revise Ground Lease and Development Agreement; circulate latest revisions to all parties	1.80	\$270.00	3.
03/06/19	CDH	Exchange emails with City and DDA stakeholders re: latest revisions; exchange email with Rio's counsel	0.70	\$105.00	
03/07/19	CDH	Exchange multiple emails with client and counsel re: outstanding issues contained in latest revisions, emphasis on memorializing terms agreed in principle at all-hands meeting	1.10	\$165.00	
03/08/19	CDH	Exchange emails, conference call with client stakeholders; revise agreements per client comments;	1.20	\$180.00	
03/13/19	CDH	Review proposed revisions to Ground Lease and Development Agreement; comment to DDA and city stakeholders; review Hilton Brand Quality Standards	3.20	\$480.00	
03/15/19	CDH	Exchange various and multiple emails with DDA/City folks and Rio re: Rio's deletion of AAA Quality Standards from the deal docs;	1.20	\$180.00	
03/18/19	CDH	Revise and circulate ot DDA/City Ground Lease and Development Agreement for comment	2.30	\$345.00	
03/19/19	CDH	Revise Development Agreement to incorporate proposed language re: "Usufruct"	0.70	\$105.00	
03/26/19	CDH	Revise Ground Lease and Development Agreement based on latest client commentary	1.90	\$285.00	
	CDH	Review and comment on Amended IGA	0.40	\$60.00	
04/01/19	CDH	Exchange multiple emails with DDA/City stakeholders re: "Quality Standards" issue; excerpt and revise "Quality Standards" language based on client direction	1.40	\$210.00	
04/02/19	CDH	Revise Ground Lease and Development Agreement per Lee Thompson's comments and forward to Rio's counsel	1.10	\$165.00	

MAHAFFEY PICKENS TUCKER, LLP

04/09/19	CDH	Review and revise Development Agreement; exchange multiple emails with Rio counsel, and DDA and City stakeholders	2.30	\$345.00	3.
04/10/19	CDH	Review proposed revisions to Ground Lease; exchange multiple emails with Rio counsel, and DDA and City stakeholders; discuss quality standards, emphasis on settling whether AAA standard will be 3 or 4 diamonds	3.20	\$480.00	
04/11/19	CDH	Draft LWD from City to DDA for remainder of project property; call with Lee Thompson to discuss draft LWD; exchange multiple emails with all parties discussing 3 or 4 diamond rating issue	2.60	\$390.00	

CDH 77.60 X \$150.00~~0~~ \$11,347.05

SML 1.00 X \$280.00~~0~~ \$272.95

Total Fees \$11,920.00

COURTESY DISCOUNT OF 2 Hours at \$150/Hour = \$300.00 300.00

Total Fees After Discount **\$11,620.00**

COSTS/EXPENSES

05/21/19 recording - Deed from City of Lawrenceville to Downtown Development Authority 16.00

Current Total Costs/Expenses \$16.00

Total Fee & Expenses **\$11,636.00**

Balance Now Due

*PD 9-5-19
LDDA acct 664
ck #1380*

\$11,636.00

A 1 1/2 PERCENT MONTHLY CHARGE IS ADDED TO ACCOUNTS OVER 30 DAYS OLD.

Rio Lawrenceville, LLC

23 Ferry Landing LN NW

Unit 2304

Atlanta, GA 30305

September 1, 2019**Draw 5****Ponder and Ponder**

Invoice #19175	\$105,640.08
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CMS and Associates

Invoice September 1, 2019	\$5,000.00
---------------------------	------------

SimsPatrickStudio

Invoice 4702	\$12,812.50
--------------	-------------

Total: \$128,452.58**Cost sharing:**

DDA balance to cap of \$500,000

\$19,664.72

9-6-19
ck# 1379 from L. DDA
664 acct.

Rio Lawrenceville

\$103,787.86

Please make checks payable to Frazier Deeter Lawrenceville Pre-Construction Escrow Account
and send to David Daniell, Frazier & Deeter, 1230 Peachtree Street, Suite 1500, Atlanta, GA
30309

Rio Lawrenceville, LLC

23 Ferry Landing LN NW

Unit 2304

Atlanta, GA 30305

September 1, 2019**Draw 5****Ponder and Ponder**

Invoice #19175	\$105,640.08
----------------	--------------

CMS and Associates

Invoice September 1, 2019	\$5,000.00
---------------------------	------------

SimsPatrickStudio

Invoice 4702	\$12,812.50
--------------	-------------

Total: \$128,452.58**Cost sharing:**

DDA balance to cap of \$500,000	\$19,664.72
---------------------------------	-------------

Rio Lawrenceville	\$103,787.86
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Please make checks payable to Frazier Deeter Lawrenceville Pre-Construction Escrow Account and send to David Daniell, Frazier & Deeter, 1230 Peachtree Street, Suite 1500, Atlanta, GA 30309



Welcome	Reports	Transfers and Payments ▼	Account Services	Administration	
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Transfer money - internal

Approve transfers - internal
View completed transfers - internal

Quick Links:
Manage next scheduled requests

Transfer Confirmation

The request below has been transmitted successfully.

The balances shown below are recorded at the time of the request.

[New transaction](#)

Confirmation: 2753873116
Approval status: 1 of 1 received
Transmitted: 09/06/2019 09:23:28 AM (ET)
Transmitted by: LAWRENCEVILLEDDA

Details

From account: Checking *2342 - Checking - *2342 - \$389,784.87
(Balance as of: 09/06/2019 09:21:29 AM (ET) Not a guarantee of available funds.)
To account: Checking *0664 - Checking - *0664 - \$30,877.39
(Balance as of: 09/06/2019 09:21:29 AM (ET) Not a guarantee of available funds.)
Amount: \$19,664.72
Description: Frazier and Deeter draw 5
Send on: 09/06/2019 (today)

[Print this page](#)

	Date	Total this Draw	RIO L'ville (25%)	DDA (75%)
Initial Draw	4/23/2019	\$76,406.52	\$19,101.63	\$57,304.89
Draw 1	4/23/2019	49,421.48	\$12,355.37	\$37,066.11
Draw 2	5/31/2019	139,061.14	\$34,765.29	\$104,295.86
Draw 3	7/1/2019	\$230,553.16	\$57,638.29	\$172,914.87
Draw 4	8/1/2019	\$145,005.65	\$36,251.41	\$108,754.24
Draw 5	9/3/2019	\$123,452.60	\$103,787.86	\$19,664.74
TOTAL		\$763,900.55	\$263,899.85	\$500,000.70

104,295.86
172,914.87
108,753.79
19,664.72

INVOICE FOR Architectural Services

PONDER & PONDER, ARCHITECTS

3000 Langford Road, Bdg. 200
Norcross, GA 30071-4771

Invoice Number: 19175
Invoice Date: Aug 12, 2019

3.

Page: 1

Voice: 770-449-8860
Fax: 770-449-8861

Bill To:

Rick Patton
Rio Lawrenceville, LLC
23 Ferry Landing LN Unit 2304
Atlanta, GA 30305-1133

Project:

Hilton Tapestry, Lawrenceville, GA
PPA Job#18013

Period Ending		Payment Terms	Due Date	
8/12/19		Net 30 Days	9/11/19	
Quantity	Item	Description	Unit Price	Extension
		Construct Docs to 66% from 33% of \$307,050.00		101,326.50
		Reimb Exp-Civil Engr Utility Consult		880.00
		Reimb Exp-Civil Engr Surveying		2,655.00
		Reimb Exp-Reproductions (66% mtg)		107.04
		Reimb Exp-Reproductions (66% set cds)		107.04
		Reimb Exp-Reproductions 66% mtg		264.45
		Reimb Exp-66% mtg room rental		192.50
		Reimb Exp-66% mtg lunch		107.55

EXTRA CIVIL/SURV.
WORK FOR OFF-
SITE STORM
SYSTEM.

COPY

C.D.'s to 66%

Principal Unit Price \$ 198
Principal Unit Price \$ 159
Supervisory Unit Price \$ 143
Tech I Unit Price \$ 129
Tech II Unit Price \$ 95
Tech III Unit Price \$ 73

TOTAL:

105,640.08

IN ORDER

9/3/19

By:

[Signature]



Construction and Management Services

September 1, 2019

Rio Lawrenceville, LLC
23 Ferry Landing
Unit 2304
Atlanta, GA 30324

Invoice

Monthly Fee – August	\$5,000.00
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Please make check payable to CMS and Associates, LLC, and mail to the address below

Sims Patrick Studio

267 W Wieuca Road NE
Suite 104
Atlanta, GA 30342
404-261-6043

INVOICE

INVOICE# 4702
8/29/19

CLIENT:

Simon Foster
CMS and Associates
30 Lenox Pointe NE #B
Atlanta, GA 30324

TAPESTRY HOTEL- LAWRENCEVILLE

DESCRIPTION	CONTRACT	PRIOR %	CURRENT %	TOTAL %	AMOUNT
Pre-Design Phase	20,500.00	100.00%	0.00%	100.00%	0.00
Schematic Phase	41,000.00	100.00%	0.00%	100.00%	0.00
Design Development Phase	51,250.00	25.00%	25.00%	50.00%	12,812.50
Construction Documentation Phase	71,750.00		0.00%	0.00%	0.00
Construction Administration for GC	10,250.00		0.00%	0.00%	0.00
related items (LIMITED TO 85 HOURS)					
CA for Purchasing Agent and Furniture, Fixtures and Amenities items (LIMITED TO 85 HOURS)	10,250.00		0.00%	0.00%	0.00

Please make your check payable to Sims Patrick Studio, Inc.
A finance charge of 1.5% per month (APR 18%) will be charged on average daily balance of invoices unpaid 30 days from date of invoice.

TERMS: DUE ON RECEIPT

PAYMENTS / CREDITS \$0.00

BALANCE DUE \$12,812.50

OFFICIAL RECEIPT



Boulder Creek
1000
916, 928, 949 1/2
2 1/2 1/2 1/2

TR:19 3155-588 456 09/16/19 09:37 AM
 XXXXXX0664 Ck Deposit \$2,672.00

Thank you. Have a nice day.

All items are received by this Bank for purposes of collection and all credits for items are provisional. Currency is accepted subject to verification.

DSS
 16010 (Rev 4/10)

OFFICIAL RECEIPT



1000
916, 928, 949 1/2
2 1/2 1/2 1/2

TR:20 3155-588 456 09/16/19 09:38 AM
 XXXXXX0664 Ck Deposit \$6,733.44

Thank you. Have a nice day.

All items are received by this Bank for purposes of collection and all credits for items are provisional. Currency is accepted subject to verification.

DSS
 16010 (Rev 4/10)

OFFICIAL RECEIPT



Depot
1000
916, 928, 949 1/2
2 1/2 1/2 1/2

TR:21 3155-588 456 09/16/19 09:39 AM
 XXXXXX0664 Ck Deposit \$900.00

Thank you. Have a nice day.

All items are received by this Bank for purposes of collection and all credits for items are provisional. Currency is accepted subject to verification.

DSS
 16010 (Rev 4/10)

Please Post to Account: N/A

MORE THAN BOOKS OF GEORGIA, LLC DBA
233 E. CROGAN STREET
LAWRENCEVILLE, GA 30046

Metavante Corporation
P.O. Box 7236
Sioux Falls, SD 57117-7236
payee.maintenance@billpaymentservices.com
1-877-346-5272

Payable through
BMO HARRIS BANK, NA
ANTIGO, WI

2 680
10

2542603955

August 16, 2019

3.

PAY Six Hundred Sixty Eight and 00/100 Dollars

\$ *****668.00

TO THE
ORDER OF:

DDA OF LAWRENCEVILLE
PO BOX 502
LAWRENCEVILLE GA 30046-0502

#CSP01000C01379F# 69208782

VOID 90 DAYS AFTER ISSUE



THIS IS A BILL PAYMENT DRAFT WHICH IS DRAWN BY
METAVANTE CORPORATION WITHOUT RECOURSE.

Memo: WEEKLY RENT INSTALLMENT

⑈ 2542603955 ⑆ 075901480 ⑆ 91790012211067 ⑈

THE BACK OF THIS CHECK CONTAINS A SECURITY MARK - DO NOT ACCEPT WITHOUT HOLDING AT AN ANGLE TO VERIFY SECURITY MARK

Please Post to Account: N/A

MORE THAN BOOKS OF GEORGIA, LLC DBA
233 E. CROGAN STREET
LAWRENCEVILLE, GA 30046

Metavante Corporation
P.O. Box 7236
Sioux Falls, SD 57117-7236
payee.maintenance@billpaymentservices.com
1-877-346-5272

Payable through
BMO HARRIS BANK, NA
ANTIGO, WI

2 680
10

2543418045

August 23, 2019

PAY Six Hundred Sixty Eight and 00/100 Dollars

\$ *****668.00

TO THE
ORDER OF:

DDA OF LAWRENCEVILLE
PO BOX 502
LAWRENCEVILLE GA 30046-0502

#CSP01000C01379F# 69208782

VOID 90 DAYS AFTER ISSUE



THIS IS A BILL PAYMENT DRAFT WHICH IS DRAWN BY
METAVANTE CORPORATION WITHOUT RECOURSE.

Memo: WEEKLY RENT INSTALLMENT

⑈ 2543418045 ⑆ 075901480 ⑆ 91790012211067 ⑈

THE BACK OF THIS CHECK CONTAINS A SECURITY MARK - DO NOT ACCEPT WITHOUT HOLDING AT AN ANGLE TO VERIFY SECURITY MARK

Please Post to Account: N/A

MORE THAN BOOKS OF GEORGIA, LLC DBA
233 E. CROGAN STREET
LAWRENCEVILLE, GA 30046

Metavante Corporation
P.O. Box 7236
Sioux Falls, SD 57117-7236
payee.maintenance@billpaymentservices.com
1-877-346-5272

Payable through
BMO HARRIS BANK, NA
ANTIGO, WI

2 680
10

2544197088

August 29, 2019

PAY Six Hundred Sixty Eight and 00/100 Dollars

\$ *****668.00

TO THE
ORDER OF:

DDA OF LAWRENCEVILLE
PO BOX 502
LAWRENCEVILLE GA 30046-0502

#CSP01000C01379F# 69208782

VOID 90 DAYS AFTER ISSUE



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Memo: WEEKLY RENT INSTALLMENT

⑈ 2544197088 ⑆ 075901480 ⑆ 91790012211067 ⑈

THE BACK OF THIS CHECK CONTAINS A SECURITY MARK - DO NOT ACCEPT WITHOUT HOLDING AT AN ANGLE TO VERIFY SECURITY MARK

Please Post to Account: N/A

MORE THAN BOOKS OF GEORGIA, LLC DBA
233 E. CROGAN STREET
LAWRENCEVILLE, GA 30046

Metavante Corporation
P.O. Box 7236
Sioux Falls, SD 57117-7236
payee.maintenance@billpaymentservices.com
1-877-346-5272

Payable through
BMO HARRIS BANK, NA
ANTIGO, WI

2 680
10

2545401125

September 6, 2019

PAY Six Hundred Sixty Eight and 00/100 Dollars

\$ *****668.00

TO THE
ORDER OF:

DDA OF LAWRENCEVILLE
PO BOX 502
LAWRENCEVILLE GA 30046-0502

#CSP01000C01379F# 69208782

VOID 90 DAYS AFTER ISSUE



THIS IS A BILL PAYMENT DRAFT WHICH IS
METAVANTE CORPORATION WITHOUT RECOURSE.

Memo: WEEKLY RENT INSTALLMENT

Page 23



CITY OF LAWRENCEVILLE
P.O. BOX 2200
LAWRENCEVILLE, GEORGIA 30046

THE BRAND BANKING COMPANY
LAWRENCEVILLE, GEORGIA

64-327/611

Check #: 322748

3.

POOLED CASH

CHECK DATE

09/05/2019

PAY THIS AMOUNT

\$6,733.44

PAY —Six Thousand Seven Hundred Thirty Three Dollars and 44/100 Cents---

Void after 90 days

TO THE
ORDER
OF

DOWNTOWN DEVELOPMENT AUTHORITY
P O BOX 502
LAWRENCEVILLE, GA 30046



Chuck Wadsworth
City Manager
Judy Jordan Johnson
Mayor

⑈322748⑈ ⑆061103276⑆ ⑈10 43 757⑈

CITY OF LAWRENCEVILLE

VENDOR: 10416 DOWNTOWN DEVELOPMENT AUTHORITY

9/3/2019 JULY 2019

JULY 2019

09/05/2019

32274

6,733.4

CHECK TOTAL

6,733.4

DOCUMENT CONTAINS COLORED BACKGROUND ON WHITE PAPER, "VOID" FEATURE, SIMULATED WATERMARK (REVERSE SIDE), MICRO-PRINT BORDER

Account: RENT PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER **\$900.00**

JACK BOWLIN
5198 BROWNING WAY SW
LILBURN, GA 77026-3004

Please Direct Any Questions To
877-246-7923
Payment Processing Center
P.O. Box 74618
Chicago, IL 60675-4618
NORTHERN TRUST

2 -80/710
0060867958
September 04, 2019

06968 6732793 006980 006980 00001/00001 K06968

Pay **NINE HUNDRED AND 00/100** DOLLARS

\$ *****900.00

TO THE ORDER OF DOWNTOWN DEVELOPMENT AUTHORITY
PO BOX 502
LAWRENCEVILLE, GA 30046-0502

REMITTANCE VOID IF NOT CASHED WITHIN 90 DAYS.

AUTHORIZED SIGNATURE

WARNING: THIS BORDER CONTAINS MICRO-TYPE WHICH WILL NOT REPRODUCE ON A COPIER

⑈0060867958⑈ ⑆071000806⑆ 0035110054⑈



Activity - Deposit Account

Report created: 09/15/2019 05:54:02 AM (ET)

Account Information

Account: 084201294 • *9356 • Checking • Checking *9356 • Accessible \$13,273.84
Accessible balance: \$13,273.84
Ledger balance: \$13,273.84

Transaction History

Date range: 8/16/2019 to 9/15/2019
Transaction types: All transactions
Detail option: Includes transaction detail

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
08/30/2019			INTEREST CREDIT		\$3.69	\$13,273.84

RENASANT BANK
106 CROGAN ST
LAWRENCEVILLE GA 30043

STATEMENT OF ACCOUNT
JULY 31, 2019: LAST STATEMENT
AUGUST 31, 2019: THIS STATEMENT
PAGE 1 OF 1 0003769356

DIRECT INQUIRIES TO:
877 367-5371

DOWNTOWN DEVELOPMENT AUTH OF L'VILLE GA
PO BOX 502
LAWRENCEVILLE GA 30046-0502

RENASANT BANK
106 CROGAN ST
LAWRENCEVILLE GA 30043

2

***** NON-PERSONAL MONEY MARKET ACCT - SUMMARY *****

ACCOUNT NUMBER	0003769356	PREVIOUS BALANCE	\$166,449.55
AVG COLLECTED BALANCE	18,071.00	ADDITIONS	+ 66,447.00
INTEREST EARNED YEAR TO DATE	248.07	SUBTRACTIONS	- 219,626.40
		INTEREST EARNED	+ 3.69
		ENDING BALANCE	\$13,273.84

***** OTHER DEBITS *****

DATE	DESCRIPTION	SUBTRACTIONS
08-02	#OUTGOING WIRE	-219,601.40
	OUTGOING WIRE GFX 20192140111200	
	BNF MAHAFFEY PICKENS TUCKER LLP OBI	
	MAHAFFEY PICKENS	
08-02	#DIRECT S/C	-25.00
	OUTGOING WIRE FEE	

***** CREDITS *****

DATE	DESCRIPTION	ADDITIONS
08-02	DEPOSIT	65,000.00
08-05	DEPOSIT	1,447.00
08-31	#INTEREST	3.69

***** INTEREST INFORMATION *****

ANNUAL PERCENTAGE YIELD EARNED	0.24%
INTEREST-BEARING DAYS	31
AVERAGE BALANCE FOR APY	\$18,071.39
INTEREST EARNED	\$3.69

	TOTAL FOR THIS PERIOD	TOTAL YEAR-TO-DATE
TOTAL OVERDRAFT FEES	\$0.00	\$0.00
TOTAL RETURNED ITEM FEES	\$0.00	\$0.00

Account
3769356

Renasant Bank - Image Statement

Date 8/30/2019
PAGE 2 OF 2

3.

RENASANT BANK		Loan
Account Number <u>3151</u>		Currency
Date <u>8-2-19</u>		Checks
Deposit To The Account Of:		65000.00
Downtown Development		
Please Print Your Account Number		
3769356		
TOTAL 65,000.00		
1084 20129410		1600

Deposit, Amount \$65,000.00 Date 8/2

RENASANT BANK		Loan
Account Number <u>3151</u>		Currency
Date <u>8-5-19</u>		Checks
Deposit To The Account Of:		1447.00
DPA - Luvile		
Please Print Your Account Number		
3769356		
TOTAL 1447.00		
1084 20129410		1600

Deposit, Amount \$1,447.00 Date 8/5



Activity - Deposit Account

Report created: 09/15/2019 05:43:46 AM (ET)

Account Information

Account: 084201294 • *2342 • Checking • Checking *2342 • Accessible \$370,120.15
Accessible balance: \$370,120.15
Ledger balance: \$370,120.15

Transaction History

Date range: 8/16/2019 to 9/15/2019
Transaction types: All transactions
Detail option: Includes transaction detail

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
09/06/2019	997000906082328		AUTO TRANSFER DEBIT REF 2490823L FUNDS TRANSFER TO DEP 1160664 FROM FRAZIER AND DEETER DRAW 5	\$19,664.72		\$370,120.15
08/30/2019			INTEREST CREDIT		\$19.02	\$389,784.87



P.O. Box 4140
Tupelo, MS 38803-4140

STATEMENT OF ACCOUNT
JULY 31, 2019: LAST STATEMENT
AUGUST 31, 2019: THIS STATEMENT
PAGE 1 OF 1 8011792342

00001393-FRENDDA0090119176038-STNDS6X904-000000

DOWNTOWN DEVELOPMENT AUTH OF L'VILLE GA
PO BOX 502
LAWRENCEVILLE GA 30046-0502

DIRECT INQUIRIES TO:
877 367-5371

RENASANT BANK
106 CROGAN ST
LAWRENCEVILLE GA 30043

1

***** COMMERCIAL CHOICE RATE CHKG - SUMMARY *****

ACCOUNT NUMBER	8011792342	PREVIOUS BALANCE	\$498,519.64	
AVG COLLECTED BALANCE	407,306.00	ADDITIONS	+	0.00
INTEREST EARNED YEAR TO DATE	120.39	SUBTRACTIONS	-	108,753.79
		INTEREST EARNED	+	19.02
		ENDING BALANCE		\$389,784.87✓

***** CHECKS *****

NUMBER	DATE	AMOUNT	NUMBER	DATE	AMOUNT
0	08-06	108,753.79			

***** CREDITS *****

DATE	DESCRIPTION	ADDITIONS
08-31	#INTEREST	19.02✓

***** INTEREST INFORMATION *****

ANNUAL PERCENTAGE YIELD EARNED	0.05%
INTEREST-BEARING DAYS	31
AVERAGE BALANCE FOR APY	\$407,306.78
INTEREST EARNED	\$19.02

	TOTAL FOR THIS PERIOD	TOTAL YEAR-TO-DATE
TOTAL OVERDRAFT FEES	\$0.00	\$0.00
TOTAL RETURNED ITEM FEES	\$0.00	\$0.00

Account: 8011792342
Period: 8/1/2019 TO 8/31/2019
Page 2

3.

RENASANT BANK
as an issuing bank to SLT \$ 108,753.79
Date: 8-6-19 KS - P. Lake R.
Description of Withdrawal: DDA - LUNAR
Please Print in Your Account Number: 8011792342
108420129410 #210

8/6/2019 \$108,753.79

32798 -51852



LAWRENCEVILLE

GEORGIA

4.

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item:	DDA Structure, Staff, Officers, and Committee Appointments
Department:	Downtown Development Authority
Date of Meeting:	Monday, September 23, 2019
Fiscal Impact:	\$0
Presented By:	Lisa Sherman
Action Requested:	Information only

Summary: Lisa will be sharing various items regarding the Executive Director duties. Discussion of upcoming DDA officer elections in November 2019 which will take effect in January 2020. Discussion of appointments to the Architectural Review Board



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item:	New Member Glance Training
Department:	Downtown Development Authority
Date of Meeting:	Monday, September 23, 2019
Fiscal Impact:	\$600 per person
Presented By:	Lee Merritt
Action Requested:	Consideration of paying registration fees for members to attend

Summary: Discussion of possible training program for DDA members

Attachments/Exhibits:

Link for more information:

<https://www.leadershipgwinnett.com/programs/glancegwinnett/>



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item:	October 24 Partnership Gwinnett Metro Atlanta Redevelopment Summit
Department:	Downtown Development Authority
Date of Meeting:	Monday, September 23, 2019
Fiscal Impact:	\$75-85 per person
Presented By:	Lisa Sherman
Action Requested:	Consideration of paying registration fees for members to attend

Summary: Discussion of possible training program for DDA members and sponsorship of this event.

Attachments/Exhibits:

Link for more information:

<https://www.partnershipgwinnett.com/2019-metro-atlanta-redevelopment-summit/>



LAWRENCEVILLE

GEORGIA

7.

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Noell Market Study Update

Department: Downtown Development Authority

Date of Meeting: Monday, September 23, 2019

Fiscal Impact: \$20,000

Presented By: Lee Merritt and David Still

Action Requested: Update members on survey

Summary: Update members on survey

Attachments/Exhibits:

Link to current draft of the survey:

<https://www.surveymonkey.com/r/3QVJQ7M>



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: DDA 2020 Meeting Schedule

Department: Downtown Development Authority

Date of Meeting: Monday, September 23, 2019

Fiscal Impact: \$0

Presented By: Lee Merritt

Action Requested: Consideration of meeting dates for 2020

Summary: Consideration of meeting dates for 2020

Attachments/Exhibits:

City Council Meeting calendar for 2020

- Everyone, please give this consideration before Monday's meeting



LAWRENCEVILLE

GEORGIA

8.

2020

Planning Commission & City Council Public Hearings

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

PLANNING COMMISSION PUBLIC HEARING
CITY COUNCIL WORK SESSION
CITY COUNCIL REGULAR MEETING (PH)
HOLIDAYS



LAWRENCEVILLE

GEORGIA

8.

2020 PROPOSED PUBLIC HEARING SCHEDULE

CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT

This will require amending the Code of Ordinances.

Submittal Deadline (1 st Friday)	Withdrawal Deadline (20 days prior to 1 st hearing)	Planning Commission Hearing (1 st Monday)	City Council Work Session (2 nd Wednesday)	City Council Hearing (4 th Monday)
12/06/2019	12/17/2020	01/06/2020	01/08/2020	01/27/2020
01/03/2020	01/14/2020	02/03/2020	02/12/2020	02/24/2020
02/07/2020	02/11/2020	03/02/2020	03/11/2020	03/23/2020
03/06/2020	03/17/2020	04/06/2020	04/15/2020	04/27/2020
04/03/2020	04/14/2020	05/04/2020	05/13/2020	05/20/2020
05/01/2020	05/12/2020	06/01/2020	06/10/2020	06/22/2020
06/05/2020	06/16/2020	07/06/2020	07/08/2020	07/27/2020
07/02/2020	07/14/2020	08/03/2020	08/12/2020	08/24/2020
08/07/2020	08/18/2020	09/02/2020 (Wed)	09/16/2020	09/28/2020
09/04/2020	09/15/2020	10/05/2020	10/14/2020	10/26/2020
10/02/2020	10/13/2020	11/02/2020	11/11/2020	11/18/2020
11/06/2020	11/17/2020	12/07/2020	12/09/2020	12/16/2020
12/04/2020	12/15/2020	01/04/2021	01/13/2021	01/25/2021
01/08/2021	01/12/2021	02/01/2021	02/10/2021	02/22/2021

The applicant will have to opportunity to withdraw an application 5 days before the legal advertisement is published. The Planning and Development Department publishes the Legal advertisement 15 days prior to the first public hearing.

April Work Session moved to 3rd Wednesday to avoid the Wednesday before Easter

September Work Session moved to 3rd Wednesday to avoid Labor Day Week

May Regular Meeting moved to 3rd Wednesday to avoid Memorial Day

November Regular Meeting moved to 3rd Wednesday to avoid Thanksgiving Week

December Regular Meeting moved to 3rd Wednesday to avoid being in between Christmas and New Year