



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL AGENDA

Monday, March 10, 2025
5:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) Approval of Regular Meeting Minutes for December 9, 2024
- [2.](#) Approval of Executive Session Minutes for December 9, 2024
- [3.](#) Approval of Regular Meeting Minutes for January 13, 2025
- [4.](#) Approval of Executive Session Minutes for January 13, 2025

Downtown Development Business

- [5.](#) March 2025 Downtown Development Authority Treasurer's Report
- [6.](#) Hotel Project Presentation
- [7.](#) Hotel Amendment to Adopt Competitive Set
- [8.](#) Hotel Architects Agreement Amendment

Mainstreet Business

Other Business

Citizen Comments

Executive Session - Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Regular Meeting Minutes for December 9, 2024

Department: Downtown Development Authority

Date of Meeting: Monday, March 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Regular Meeting Minutes for December 9, 2024

Summary: Approval of Regular Meeting Minutes for December 9, 2024



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Executive Session Minutes for December 9, 2024

Department: Downtown Development Authority

Date of Meeting: Monday, March 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Executive Session Minutes for December 9, 2024

Summary: Approval of Executive Session Minutes for December 9, 2024



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item:	Approval of Regular Meeting Minutes for January 13, 2025
Department:	Downtown Development Authority
Date of Meeting:	Monday, March 10, 2025
Fiscal Impact:	none
Presented By:	Chairman Lee Merritt
Action Requested:	Approval of Regular Meeting Minutes for January 13, 2025

Summary: Approval of Regular Meeting Minutes for January 13, 2025



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Executive Session Minutes for January 13, 2025

Department: Downtown Development Authority

Date of Meeting: Monday, March 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Executive Session Minutes for January 13, 2025

Summary: Approval of Executive Session Minutes for January 13, 2025



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item:	March 2025 Downtown Development Authority Treasurer's Report
Department:	Downtown Development Authority
Date of Meeting:	Monday, March 10, 2025
Fiscal Impact:	none
Presented By:	Board Member Perry Ward, Treasurer
Action Requested:	March 2025 Downtown Development Authority Treasurer's Report

Summary: March 2025 Downtown Development Authority Treasurer's Report

Attachment:

- March 2025 Downtown Development Authority Treasurer's Report

Downtown Development Authority of Lawrenceville
Report 3/1/2025
Since Our Last Meeting

Checking Account - Regular checking

Date	Description	Check/Ref #	Deposits	Withdrawals	Balance
01/31/25	Balance from last meeting				\$320,459.28
02/03/25	Loopnet - auto pay	250203		\$1,000.00	\$319,459.28
02/14/25	Mixed drink tax - December 2024	250214	\$15,457.78		\$334,917.06
02/18/25	Costar- auto pay	250218		\$285.60	\$334,631.46
02/28/25	Interest		\$25.13		\$334,656.59
	Totals		\$16,743.38	\$1,285.60	
02/28/25	Actual Account Balance				\$334,656.59

Money Market Account - Real Estate

Date	Description	Check/Ref #	Deposits	Withdrawals	Balance
1/31/2025	Balance from last meeting				\$103,605.13
02/05/25	Lawrenceville Utility -135 Clayton	250205		\$66.00	\$103,539.13
02/07/25	Incoming wire- sale of 92 S. Clayton		\$488,830.25		\$592,369.38
02/07/25	Incoming wire fee			\$18.00	\$592,351.38
02/28/25	Interest		\$74.81		\$592,426.19
	Totals		\$488,905.06	\$84.00	
02/28/25	Actual Account Balance				\$592,426.19

Hotel Escrow Account - old

Date	Description	Check/Ref #	Deposits	Withdrawals	Balance
1/31/2025	Balance from last meeting				\$1,335.71
2/4/2025	Interest paid for month to date		\$0.01		\$1,335.72
2/4/2025	Funds transferred to new account			\$1,335.72	\$0.00
2/28/2025	Totals		\$0.01	\$1,335.72	\$0.00

Hotel Escrow Account - new

2/4/2025	Transfer of funds from old account		\$1,335.72		\$1,335.72
2/28/2025	Interest		\$0.09		\$1,335.81
	Totals		\$1,335.81		
2/28/2025	Actual Account Balance				\$1,335.81

Note: The bank's resolution team has completed their investigation.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Hotel Project Presentation

Department: Downtown Development Authority

Date of Meeting: Monday, March 10, 2025

Fiscal Impact: none

Presented By: Harvey Rudy, Hotel Construction Manager

Action Requested: Hotel Project Presentation

Summary: Hotel Project Presentation



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Hotel Amendment to Adopt Competitive Set

Department: Downtown Development Authority

Date of Meeting: Monday, March 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Hotel Amendment to Adopt Competitive Set

Summary: Hotel Amendment to Adopt Competitive Set



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Hotel Architects Agreement Amendment

Department: Downtown Development Authority

Date of Meeting: Monday, March 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Hotel Architects Agreement Amendment

Summary: Hotel Architects Agreement Amendment