



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY AGENDA

Monday, January 10, 2022
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 for November 8, 2021
- [2.](#) Approval of Special Call Meeting Minutes for December 6, 2021
- [3.](#) Approval of Executive Session Minutes – November 8, 2021 and December 6, 2021

Downtown Development Business

- [4.](#) Approval of January 2022 Treasurer's Report
- [5.](#) Central Block Amendment
- [6.](#) 543 West Crogan Street Demolition

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 November 8, 2021

Department: Downtown Development Authority

Date of Meeting: Monday, January 10, 2022

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Regular Meeting Minutes for November 8, 2021

Summary: Approval of Regular Meeting Minutes for November 8, 2021



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Special Call Meeting Minutes for December 6, 2021

Department: Downtown Development Authority

Date of Meeting: Monday, January 10, 2022

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Special Call Meeting Minutes for December 6, 2021

Summary: Approval of Special Call Meeting Minutes for December 6, 2021



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Executive Session Minutes – November 8, 2021 and December 6, 2021

Department: Downtown Development Authority

Date of Meeting: Monday, January 10, 2022

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Executive Session Minutes

Summary: Approval of Executive Session Minutes



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Approval of January 2022 Treasurer's Report

Department: Downtown Development Authority

Date of Meeting: Monday, January 10, 2022

Fiscal Impact: none

Presented By: Katrina Fellows, Treasurer

Action Requested: Approval

Summary: Approval of January 2022 Treasurer's Report



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Central Block Amendment

Department: Downtown Development Authority

Date of Meeting: Monday, January 10, 2022

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Central Block Amendment

Summary: Central Block Amendment

Attachments:

- Central Block 1st Amendment

FIRST AMENDMENT TO SALES CONTRACT

This First Amendment to Sales Contract (this **Amendment**) is entered into as of December 21, 2021 (the "**Amendment Date**"). between DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE, GEORGIA ("**Seller**"). and SOUTHEAST CAPITAL LAND, LLC a Georgia limited liability company ("**Purchaser**").

RECITALS:

A. Seller and Purchaser entered into a Sales Contract dated September 28, 2021 (the "**Original Contract**"), for the purchase and sale of certain tracts or parcels of land consisting of approximately 19.14 acres located in the City of Lawrenceville, Gwinnett County, Georgia, as more particularly described in the Original Contract. All capitalized terms used but not defined herein shall have the meanings assigned to such terms in the Original Contract.

B. Seller and Purchaser desire to amend the Original Contract as set forth in this Amendment.

AGREEMENTS:

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as follows:

1. Paragraph B. of Article XVIII -Post -Closing /Development Matters is amended by adding the following language to the end of the paragraph: "If the Purchaser receives a credit from Gwinnett County to be applied toward its sewer impact fees, the Purchaser shall pay to Seller an additional fee above and beyond the Purchase Price equal to one dollar for each dollar of the sewer impact fee credit provided to the Purchaser by Gwinnett County up to Two Hundred Thirty-Five Thousand Dollars (\$235,000.00). This additional fee shall be due and payable within five (5) business days after the Purchaser pays the sewer impact fee or would have had to pay the sewer impact fee if not for the credit.

2. Seller and Purchaser hereby ratify the terms of the Original Contract and acknowledge that except as herein modified, the Original Contract is in full force and effect. If any inconsistency exists or arises between the terms of the Original Contract and the terms of this Amendment, the terms of this Amendment shall control. This Amendment shall be governed by the laws of the state of Georgia.

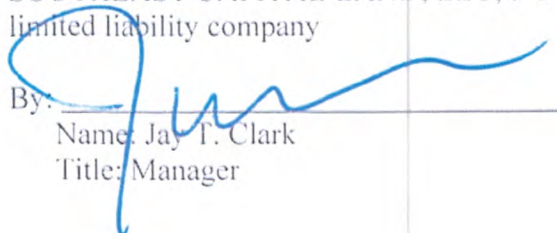
3. This Amendment may be executed in multiple counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one document. To facilitate execution of this Amendment, the parties hereto may execute and exchange, by telephone facsimile or electronic mail PDF, counterparts of the signature pages. Signature pages may be detached from the counterparts and attached to a single copy of this Amendment to physically form one document.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to be duly

executed, sealed and delivered the day and year first above written.

PURCHASER:

SOUTHEAST CAPITAL LAND, LLC, a Georgia
limited liability company

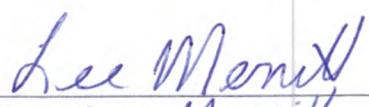
By: 

Name: Jay T. Clark

Title: Manager

SELLER:

DOWNTOWN DEVELOPMENT AUTHORITY OF
LAWRENCEVILLE, GEORGIA, a development
authority and public body corporate and politic of the
State of Georgia

By: 

Name: Lee Merrill

Title: Chairman



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: 543 West Crogan Street Demolition

Department: Downtown Development Authority

Date of Meeting: Monday, January 10, 2022

Fiscal Impact: none

Presented By: Chairman Lee Merritt and Barry Mock

Action Requested: Discussion and approval

Summary: 543 West Crogan Street Demolition

Attachments:

- Complete Demolition Services, LLC
- J. Mitchell Contracting, LLC
- Smith & Co., Inc.
- Wrecking Corp

COMPLETE DEMOLITION SERVICES, LLC.



December 9, 2021

City of Lawrenceville
70 South Clayton Street
Lawrenceville, GA 30046

RE: 543 W Crogan Street Demolition

Attention: Barry Mock

Complete Demolition Services, LLC appreciates the opportunity to provide you with this bid for the above mentioned project. Complete Demolition Services, LLC will provide all labor, materials and equipment to complete this project in a timely and professional manner. We are bonded and insured.

SCOPE OF WORK

Abatement, complete demolition and removal of structure to include seed and straw of disturbed areas.

TOTAL BID AMOUNT: \$25,000.00

****Asphalt parking to remain.**

J MITCHELL CONTRACTING, LLC
DEMOLITION - EXCAVATION
WINDER, GA
(770) 780-9662

December 17, 2021

Barry Mock

City of Lawrenceville

Re: 543 West Crogan Street

Scope of Work:

Asbestos abatement, demolition and removal of building, rough grading, seed and straw of former gas station.

\$18,000

Proposed Price: \$18,000

Proposed start date: 1-3-22

Add-ons (check all to be applied to contract)

- Water cap at right of way (each) \$1500
- Sewer cap at ROW or septic pump and demo (each) 1750
- Silt fence \$4/ foot
- Construction entrance \$1500 ea

Exclusions:

- Asbestos testing and abatement
- Final Grading
- Construction staking/ surveying
- Gas and electric disconnects

Note: This is an estimate based on the scope of work described above. Any additional work to be performed will be done at additional cost(s).

X

Please Sign and Return For Our Records

****This document is to serve as bid proposal only****

WWW.JMITCHELLCONTRACTING.COM

J MITCHELL CONTRACTING, LLC
DEMOLITION - EXCAVATION
WINDER, GA
(770) 780-9662

All proposed work to be completed in a workmanlike manner according to standard practices for the sums as stated above, plus all salvage materials, payable in full immediately upon completion of all above described work.



Smith & Co., Inc.
1269 Old Monroe Madison Hwy
Monroe, GA 30655
Info@SmithandCo.net

Estimate

6.

Date	Estimate #
1.03.2022	2022-103

Customer Name / Address	
543 W Crogan Street Lawrenceville, GA 30046 ATTN: Barry Mock	
Project:	Fuel Station Demolition

Description	Qty	Cost	Total
Scope of work listed below is based on proposal to demo the old fuel station at 543 W Crogan Street, includes the following: Complete removal of structure(s). Removal and disposal of asbestos found in 1,900 sf of drywall, 8 windows, 60 LF of roofing tar, and 50 LF of HVAC tape. Includes a post project report documenting the work concerning regulatory compliance. Seed & straw disturbed areas. Asphalt parking lot to remain. Includes all equipment, tools, Labor, and material needed to complete this work. Excludes anything not specifically listed above. If additional work or problems are found, the owner/manager will be notified immediately.			\$56,500
Smith & Co., Inc. is a licensed General Contractor in the state of Georgia and maintains General Liability and Workers Compensation insurance policies.	Total		\$56,500

Customer Signature: _____ Date: _____

Paula Foil

From: Don Barillari <don@wreckingcorpllc.com>
Sent: Wednesday, December 8, 2021 12:17 PM
To: Barry Mock
Cc: Mike; Dana Evans
Subject: 543 w grogan st

CAUTION: This email originated from outside of City of Lawrenceville. Maintain caution when opening external links/attachments.

Good afternoon Barry WCA proposal for demolition/ abate 543 W Grogan st for \$24,000.00 our start date 10 days after NTP.

I remain

Donald Barillari
(770)560-3013