



# LAWRENCEVILLE

## GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY

### AGENDA

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Monday, September 08, 2025  
5:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Approval of Agenda**

#### **Downtown Development Business**

- [1.](#) September 2025 Downtown Development Authority Treasurer's Report
- [2.](#) Hotel Amendment to Adopt Competitive Set
- [3.](#) Low Voltage Installation for Hotel Project
- [4.](#) Retail Curating Proposal
- [5.](#) Metro Atlanta Redevelopment Summit Discussion

#### **Mainstreet Business**

#### **Other Business**

#### **Citizen Comments**

#### **Executive Session - Real Estate**

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

**Item:** September 2025 Downtown Development Authority Treasurer's Report

**Department:** Downtown Development Authority

**Date of Meeting:** Monday, September 8, 2025

**Fiscal Impact:** none

**Presented By:** Board Member Joanie Perry Ward, Treasurer

**Action Requested:** September 2025 Downtown Development Authority Treasurer's Report

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**Summary:** September 2025 Downtown Development Authority Treasurer's Report

**Attachment:**

- September 2025 Downtown Development Authority Treasurer's Report

**Downtown Development Authority of Lawrenceville**  
**Report 9/1/2025**  
**Since Our Last Meeting**

**Checking Account - Regular checking**

Date	Description	Check/Ref #	Deposits	Withdrawals	Balance
07/31/25	Balance from last meeting				\$359,756.68
08/11/25	Lee Merritt *	1069		\$5,419.31	\$354,337.37
08/15/25	Costar- auto pay	250815		\$285.60	\$354,051.77
08/15/25	Maintence fee for 7-25			\$3.50	\$354,048.27
08/15/25	Mixed drink tax - June 2025	250815 742	\$20,971.47		\$375,019.74
08/28/25	Living Stone Properties **			\$10,488.00	\$364,531.74
08/31/25	Interest		\$31.09		\$364,562.83
	<b>Totals</b>		<b>\$21,002.56</b>	<b>\$16,196.41</b>	
08/31/25	<b>Actual Account Balance</b>				<b>\$364,562.83</b>

\* Reimburse for registration and air fare for Strategic Leadership trip to San Diego.

\*\* Payment for real estate acquisition outreach for North Clayton Street - February through July 2025

**Money Market Account - Real Estate**

Date	Description	Check/Ref #	Deposits	Withdrawals	Balance
7/31/2025	Balance from last meeting				\$103,201.72
08/06/25	Lawrenceville Utility -135 Clayton	250806		\$216.00	\$102,985.72
08/31/25	Interest	250312	\$17.50		\$103,003.22
	<b>Totals</b>		<b>\$17.50</b>	<b>\$216.00</b>	
08/31/25	<b>Actual Account Balance</b>				<b>\$103,003.22</b>



# 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, September 8, 2025

**Fiscal Impact:** none

**Presented By:** Chairman Lee Merritt

**Action Requested:** Hotel Amendment to Adopt Competitive Set

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**Summary:** Hotel Amendment to Adopt Competitive Set



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

**Item:** Low Voltage Installation for Hotel Project

**Department:** Downtown Development Authority

**Date of Meeting:** Monday, September 8, 2025

**Fiscal Impact:** none

**Presented By:** Mr. Barry Mock, Executive Director

**Action Requested:** Low Voltage Installation for Hotel Project

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**Summary:** Low Voltage Installation for Hotel Project

**Attachment:**

- Low Voltage Installation for Hotel Project

## Proposal: Tapestry Hotel (Lawrenceville) LV Prewire

**Subject Project:** Tapestry Hotel (Lawrenceville)

**Date:** 08/14/2025 08/21/2025 **REV 08/31/20025**

Wiring Solutions Inc., is pleased to present the following proposal for the Tapestry Hotel (Lawrenceville). We appreciate the opportunity to offer our proposal for the aforementioned project. Our pricing encompasses the following: This is a confidential document only for the use to the person or company who is intended to. (Not others or any other electrical company)

**This proposal is based on the following documents:**

### **1 Addendum**

- A. Specifications :
- B. Drawings:
- C. Addendum:

The accuracy and completeness of the contract documents is the sole responsibility of those who have prepared them. This proposal covers only the work that is adequately described and/or detailed in the above referenced contract documents.

### **Scope of Work: Low-voltage pre-wire cabling**

1. Supply & Install Cat6, **RG6** & RG 11 non-plenum for the WAP, units & Common areas as per Telcom plan layouts (note there a discrepancy with electrical plans & Telcom plans **we will use the T-Plans 0.01 thru 1.0 dated 04-30-2025. Along with Convergent Services RFP dated 07/10/2025**
2. Supply & Install Cat6 non plenum to the Cameras locations per Telcom plan layouts
3. Supply & Install 16-2 speaker cables non shielded speaker locations to include VC per Telcom plan layouts
4. Supply & Install wiring for Microphone as per Telcom plan layouts
5. Supply & Install Fiber optic between MDF & IDF room per Telcom plan layouts
6. Supplied & Install Racks & Patch panels with cable management as per plan
7. WS will install plenum cable where is required
8. Price includes all cable support, termination, **testing to a level 3 Fluke spec** , plate cover.
9. **Cat6, keystone, patch panel, Rack All will be Panduit Brand**
10. No Low-voltage work for fire alarm, Access control
11. Exclude all equipment – cameras, WAP, servers, NVR, ETC.
12. Note that any unforeseen electrical issues or any code violations that needs to be corrected or upgrade will be additional to proposal. Wiring Solutions isn't responsible for any sheet rock, masonry, brick, damage or repair.

### **VE Suggestions:**

- N/A

### **Add Ons & Deducts:**

- N/A

### **Project Changes**

- N/A

**Payment terms:** Will come up with an agreeable schedule of values. Payment will be accepted in either ACH or check or cash. A service charge of 1.5% on any unpaid balance becomes effective after 30days after invoicing. Overdue invoices are subject to interest at the maximum rate allowed by state law and collections charges (including reasonable attorney's fees). Payment to Wiring Solutions Inc. Is not dependent on payment terms from Owner or direct end-user.

**Note that invoices need to be submitted by the 25<sup>th</sup> of every month**

### **Inclusions:**

1. ~~Components and materials as specified or of equal kind or quality may be required to provide a complete and operational system.~~
2. Complete grounding system
3. All work per industry standard and code
4. This pricing effort is based on all the above scope of work as listed only
5. The contract price shall be increased for any materials cost escalation imposed by material suppliers for cost changes imposed and effective more than thirty (30) calendar days subsequent to the date of acceptance of this proposal.
6. ~~Terms and conditions of this proposal are dependent on credit approval with Wiring Solutions Inc. or payment via major credit card~~
7. The attached Contract Addendum is hereby incorporated in this agreement. If any provision of the Contract Addendum is in conflict with this agreement, the provision within the Contract Addendum shall take precedent

**Exclusion:**

1. Wiring Solutions Inc. is not responsible for supplying bathroom exhaust fans & duck detectors unless noted in scope
2. Wiring Solutions Inc. Is not held responsible to damage of underground conduits to include telephone, security cables, fiber optic
- 3.No installation of appliances, dishwasher, Microwave, HVAC equipment etc.
5. Wiring Solutions Inc is not supplying Light fixtures, Lamps, Smoke Detector or Combination Detectors unless noted above
6. Wiring Solutions Inc is no responsible for damage / non-operative fixtures lamps etc. and accessories if provided by other's
7. No Low-voltage work included TV, Phone, Fire Alarm, Access control, CCTV, Or Low-voltage conduits Etc. unless noted scope
8. Note that any unforeseen electrical issues or any code violations that needs to be corrected or upgrade will be additional to proposal
9. BDA System
10. Generator
11. ATS
12. Generator Fuel.
- 13 EV Charger, EV conduit or Wiring unless noted above
- 11 Wiring Solutions Inc. is not responsible for supplying bathroom exhaust fans & duck detectors
- 12.Trench, boring, cutting, patching, compacting and concrete replacement or any type of concrete work will be done by others.
13. Any out-of-scope work. All out of scope work will be negotiated at our current time and material rates. All contract terms (proposal) and change orders must be in writing. There are no terms or conditions between the parties not in writing herein. Confirmation of change orders must be obtained in writing
- 14.No concrete work pads, Light Pole bases unless noted in scope
15. Lightning Protection
16. X-Ray Flooring
17. Wiring Solutions Inc. Is not held responsible to damage of underground conduits to include telephone, security cables, fiber optic
18. Any power company fees for meter's, power usage fees
19. Note that any unforeseen electrical issues or any code violations that needs to be corrected or upgrade will be additional to proposal

**Warranty:**

1. All material and workmanship will be warranted for a period of one (1) year from date of substantial of completion of the hotel.
2. Warranty does not cover material and equipment that has been supplied by others
3. Damaged due to misuse, vandalism, and accident, improper or unauthorized repair by someone other than, Wiring Solutions Inc, fire, flood or other "Acts of God."
4. Warranty service calls will be made during normal business hours (Monday through Friday, 8:00 a.m. - 5:00 p.m.) for no additional charge. Warranty calls made during non-business hours shall be billed to the customer at one and one-half the prevailing hourly service rate.

Wiring Solutions Inc, would like to thank you for this opportunity to provide you with this proposal. Acceptance must be received within thirty (30) calendar days of the date on this proposal. If you have any questions, concerns or need any additional information regarding this proposal, please feel free to call us at (770)713-7706

Wiring Solutions Inc.  
 Carlos Soto  
 Project Manager/PMI/Estimator/Licensed Master Electrician  
 Office: 770-713-7706 Fax:678-924-1817

Date: \_\_\_\_\_

Sign: \_\_\_\_\_

Accepted by:

Downtown Development Authority of Lawrenceville, Georgia c/o  
Northpointe Hospitality Management & Development, LLC,

HSR DEVELOPMENT SERVICES

Date: \_\_\_\_\_

ATTN: Greg Winey and Harvey Rudy

5019 W. Broad Street, Suite 239

Sign: \_\_\_\_\_

Sugar Hill, GA 30518

404-725-5356 [harvey@hsrds.com](mailto:harvey@hsrds.com)

Accepted by:

Name	Title	Date
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Total for standard CAT6 cabling \$138,677.00 Network cables and Rack Change to Panduit

~~Total for CAT6A cabling \$226,905.66 Network cables and Rack Change to Panduit~~





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

**Item:** Retail Curating Proposal

**Department:** Downtown Development Authority

**Date of Meeting:** Monday, September 8, 2025

**Fiscal Impact:** none

**Presented By:** Chairman Lee Merritt

**Action Requested:** Retail Curating Proposal

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**Summary:** Retail Curating Proposal



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

**Item:** Metro Atlanta Redevelopment Summit Discussion

**Department:** Downtown Development Authority

**Date of Meeting:** Monday, September 8, 2025

**Fiscal Impact:** none

**Presented By:** Chairman Lee Merritt

**Action Requested:** Metro Atlanta Redevelopment Summit Discussion

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**Summary:** Metro Atlanta Redevelopment Summit Discussion