



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL AGENDA

Tuesday, May 16, 2023
5:00 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 April 10, 2023
- [2.](#) Approval of Executive Session Minutes for April 10, 2023

Downtown Development Business

- [3.](#) May 2023 Treasurer's Report
- [4.](#) \$1M IGA Account Reports 2020, 2021, 2022
- [5.](#) Ratify Purchase of 131 Eaton Street
- [6.](#) Ratify Sale of 131 Eaton Street and 452 Eaton Street
- [7.](#) Ratify Sale of 190 Oak Street
- [8.](#) Ratify Purchase and Sale of 255 Pike Street
- [9.](#) Approve Purchase of 436 and 451 Huff Street

Mainstreet Business

Other Business

Citizen Comments

Executive Session - Real Estate

Final Adjournment



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Regular Meeting Minutes for April 10, 2023

Department: Downtown Development Authority

Date of Meeting: Tuesday, May 16, 2023

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Regular Meeting Minutes for April 10, 2023

Summary: Approval of Regular Meeting Minutes for April 10, 2023



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Executive Session Minutes for April 10, 2023

Department: Downtown Development Authority

Date of Meeting: Tuesday, May 16, 2023

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Executive Session Minutes for April 10, 2023

Summary: Approval of Executive Session Minutes for April 10, 2023



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: May 2023 Treasurer's Report

Department: Downtown Development Authority

Date of Meeting: Tuesday, May 16, 2023

Fiscal Impact: none

Presented By: Katrina Fellows, Treasurer

Action Requested: May 2023 Treasurer's Report

Summary: May 2023 Treasurer's Report

Attachment:

- May 2023 Treasurer's Report

Downtown Development Authority of Lawrenceville
Report date 05/01/2023
Since Our Last Meeting

Checking Account (978)

Date	Description	Check #	Deposits	Withdrawals	Balance
04/01/23	Balance from last meeting				\$218,385.16
04/03/23	Boulder Creek - Rent	18495/18496	\$2,021.74		\$220,406.90
04/03/23	Precision Planning Inc - Eaton St - INV 68915	1034		\$2,943.70	\$217,463.20
04/03/23	Precision Planning Inc - Eaton St - INV 69148	1035		\$335.23	\$217,127.97
04/04/23	Complete Demolition Services, LLC - 168 Clayton St	1036		\$21,000.00	\$196,127.97
04/18/23	Mahaffey Pickens - Return Earnest Money - Pike St	202304180056038	\$40,000.00		\$236,127.97
04/18/23	Incoming Wire Fee - Pike St			\$18.00	\$236,109.97
04/21/23	Boulder Creek - Rent	18497	\$1,010.87		\$237,120.84
04/26/23	Boulder Creek - Rent	18498	\$1,014.37		\$238,135.21
04/30/23	Interest		\$17.77		\$238,152.98
Totals			\$44,064.75	\$24,296.93	
05/01/23	Actual Account Balance				\$238,152.98

Money Market Account - City \$1M (995)

Date	Description	Check/Ref #	Deposits	Withdrawals	Balance
04/01/23	Balance from last meeting				\$ 18,984.63
04/05/23	Lawrenceville Utility - Ref. 230405 - Clayton St	135		\$ 59.00	\$ 18,925.63
04/30/21	Interest		\$3.11		\$ 18,928.74
Totals			\$3.11	\$ 59.00	
05/01/23	Actual Account Balance				\$18,928.74

Hotel Escrow Account (2342)

Date	Description	Check #	Deposits	Withdrawals	Balance
04/01/23	Balance from last meeting				\$1,333.26
04/30/23	Interest		\$0.11		\$1,333.37
Totals			\$0.11	\$0.00	
05/01/23	Actual Account Balance				\$1,333.37



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: \$1M IGA Account Reports 2020, 2021, 2022

Department: Downtown Development Authority

Date of Meeting: Tuesday, May 16, 2023

Fiscal Impact: none

Presented By: Chairman Lee Merritt and Barry Mock

Action Requested: \$1M IGA Account Reports 2020, 2021, 2022

Summary: \$1M IGA Account Reports 2020, 2021, 2022



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Ratify Purchase of 131 Eaton Street

Department: Downtown Development Authority

Date of Meeting: Tuesday, May 16, 2023

Fiscal Impact: none

Presented By: Chairman Lee Merritt and Barry Mock

Action Requested: Ratify Purchase of 131 Eaton Street

Summary: Ratify Purchase of 131 Eaton Street



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Ratify Sale of 131 Eaton Street and 452 Eaton Street

Department: Downtown Development Authority

Date of Meeting: Tuesday, May 16, 2023

Fiscal Impact: none

Presented By: Chairman Lee Merritt and Barry Mock

Action Requested: Ratify Sale of 131 Eaton Street and 452 Eaton Street

Summary: Ratify Sale of 131 Eaton Street and 452 Eaton Street



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Ratify Sale of 190 Oak Street

Department: Downtown Development Authority

Date of Meeting: Tuesday, May 16, 2023

Fiscal Impact: none

Presented By: Chairman Lee Merritt and Barry Mock

Action Requested: Ratify Sale of 190 Oak Street

Summary: Ratify Sale of 190 Oak Street



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Ratify Purchase and Sale of 255 Pike Street

Department: Downtown Development Authority

Date of Meeting: Tuesday, May 16, 2023

Fiscal Impact: none

Presented By: Chairman Lee Merritt and Barry Mock

Action Requested: Ratify Purchase and Sale of 255 Pike Street

Summary: Ratify Purchase and Sale of 255 Pike Street



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Approve Purchase of 436 and 451 Huff Street

Department: Downtown Development Authority

Date of Meeting: Tuesday, May 16, 2023

Fiscal Impact: none

Presented By: Chairman Lee Merritt and Barry Mock

Action Requested: Approve Purchase of 436 and 451 Huff Street

Summary: Approve Purchase of 436 and 451 Huff Street

Attachment:

- Resolution for the Purchase of 436 Huff Drive and 451 Huff Drive

RESOLUTION RES-2023-9**RESOLUTION FOR THE PURCHASE OF 436 HUFF DRIVE AND 451 HUFF DRIVE**

WHEREAS, the City of Lawrenceville, Georgia (hereinafter "City") and the Downtown Development Authority of the City of Lawrenceville, Georgia (hereinafter "DDA") did enter into an Intergovernmental Economic Development Contract dated June 12, 2020, (hereinafter "IEDC") related to the issuance of \$15,225,000 in Taxable Economic Development Revenue Bonds, Series 2020B which has been amended by an amendment approved on April 26, 2023 (hereinafter "2020 DDA Bonds"); and

WHEREAS, under the terms of the IEDC, the City is authorized to, on the DDA's behalf, identify particular properties proposed to be acquired by the DDA using the proceeds of the 2020 DDA Bonds, and to negotiate and work with prospective sellers of such properties upon such terms and conditions as are directed by the City in order for the DDA to acquire title to such properties; and

WHEREAS, the City has purchased certain properties from D.H. Davis Properties, LLC, which properties are described on Exhibit A which is attached hereto and incorporated herein by reference (hereinafter "Davis Properties") using City funds and desires for the DDA to purchase the Davis Properties from the City using the proceeds of the 2020 DDA Bonds and to use the Davis Properties for redevelopment purposes; and

NOW THEREFORE IT IS HEREBY RESOLVED that the DDA will purchase the Davis Properties from the City for a purchase price of Five Million Thirteen Thousand Nine Hundred Dollars (\$5,013,9000.00). The DDA shall use proceeds from the 2020 DDA Bonds to purchase said property. After the purchase, the DDA shall use the Davis Properties for redevelopment purposes in accordance with the terms of the IEDC. Any redevelopment use proposed for the Davis Property shall be specifically approved by the City.

The Mayor, City Manager, City Clerk, City Attorney, and other appropriate representatives of the City are hereby authorized and directed to take all appropriate actions to complete the transactions authorized by this Resolution.

IT IS SO RESOLVED this 26 day of April, 2023.



David R. Still, Mayor

Attest: Karen Pierce
Karen Pierce, City Clerk

EXHIBIT A

Legal Description

436 Huff Drive – Tract A

All that tract or parcel of land lying and being in Land Lot 143, 5th District, being in the City of Lawrenceville. Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the intersection centerlines of Langley Drive and Huff Street and run North 85 degrees 44 minutes 58 seconds West for a distance of 236.70 feet to a point on the Northerly right of way (25 feet from centerline) of aforesaid Huff Street, said point being THE POINT OF BEGINNING of tract being described and running thence Westerly along the right of way.

South 75 degrees 33 minutes 44 seconds West for a distance of 395.88 feet, a chord bearing and distance of a curve to the left, said curve having a radius of 979.63 feet and an arc distance of 398.63 feet to a point;

South 63 degrees 54 minutes 20 seconds West for a distance of 128.46 feet to a point on the right of way (variable) of Pinetree Drive; run thence Northwesterly along the right of way of said Pinetree Drive.

North 30 degrees 47 minutes 00 seconds West for a distance of 207.86 feet to a point; thence leaving said Pinetree Drive run.

North 79 degrees 52 minutes 03 seconds East for a distance of 608.63 feet to a point.

South 02 degrees 37 minutes 44 seconds East for a distance of 130.57 feet to the POINT OF BEGINNING.

Herein described tract is comprised of 1.876 acres and is designated tract A, as shown on a plat dated 7/27/06, prepared by Farley-Collins-Whidden, GRLS #1435 and GRLS #2632.

451 Huff Drive – Tract B

All that tract or parcel of land lying and being in Land Lot 143, 5th District, being in the City of Lawrenceville. Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the intersection centerlines of Langley Drive and Huff Street and run South 63 degrees 37 minutes 01 seconds West for a distance of 60.04 feet to a point on the Southerly right of way (25 feet from the centerline) of aforesaid Huff Street, said point being THE POINT OF BEGINNING of tract being described and running thence along the right of way of Huff Street and aforesaid Langley Drive.

South 47 degrees 57 minutes 36 seconds East for a distance of 20.76 feet to a chord bearing and distance of a curve to the right, said curve having a radius of 15 feet and an arc distance of 22.93 feet to a point; thence continuing along the right of way of Langley Drive.

South 10 degrees 28 minutes 22 seconds East for a distance of 96.70 feet a chord bearing and distance of a curve to the left, said curve having a radius of 438.52 feet and an arc distance of 96.89 feet to a point; thence leaving said Langley Drive run.

South 79 degrees 43 minutes 19 seconds West for a distance of 170.57 feet to a point;
 South 01 degrees 26 minutes 52 West for a distance of 167.94 feet to a point;
 North 80 degrees 12 minutes 07 seconds West for distance of 99.67 feet to a point;
 North 69 degrees 20 minutes 46 seconds West for a distance of 142.67 feet to a point;
 South 64 degrees 16 minutes 02 seconds West for a distance of 201.25 feet to a point on the right of way (variable) of Pinetree Drive; run thence along the right of way of Pinetree Drive North 30 degrees 47 minutes 00 seconds West for a distance of 201.74 feet to a point of intersection with Southerly right of way (25 feet from the centerline) of aforesaid Huff Street; thence running Easterly along right of way of Huff Street.

North 63 degrees 54 minutes 20 seconds East for a distance of 124.36 feet to a point; North 76 degrees 03 minutes 54 seconds East for a distance of 391.64 feet to a chord bearing and distance of a curve to the right, said curve having a radius of 929.64 feet and an arc distance of 394.59 feet to a point;

North 88 degrees 13 minutes 28 seconds East for a distance of 163.62 feet to the POINT OF BEGINNING.

Herein described tract is comprised of 3.044 acres and is designated as tract B, as shown on plat dated 7/27/06 prepared by Farley-Collins-Whidden, GRLS #1435 and GRLS #2632.