



# LAWRENCEVILLE

## GEORGIA

### DEVELOPMENT AUTHORITY SPECIAL CALL AGENDA

---

Thursday, June 25, 2026  
4:00 PM

Third Floor GwMA Conference Room  
70 S. Clayton St, GA 30046

---

#### **Call to Order**

#### **Approval of Agenda**

#### **Approval of Prior Meeting Minutes**

- [1.](#) Approval of Annual Meeting Minutes from January 27, 2026

#### **New Business**

- [2.](#) Intergovernmental Agreement with the City of Lawrenceville Related to Gwinnett Tax Parcels R5144 023A, R5144 030, and R5144 027
- [3.](#) Letter of Intent with 12 Brothers Venture Capital, LLC Related to Gwinnett Tax Parcels R5144 023A, R5144 030, and R5144 027

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: DEVELOPMENT AUTHORITY SPECIAL CALL  
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

- Item:** Approval of Annual Meeting Minutes from January 27, 2026
- Department:** Development Authority
- Date of Meeting:** Thursday, June 25, 2026
- Fiscal Impact:** None
- Presented By:** Barry Mock
- Action Requested:** Approval of Annual Meeting Minutes from January 27, 2026

**Summary:** Approval of Annual Meeting Minutes from January 27, 2026



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: DEVELOPMENT AUTHORITY SPECIAL CALL  
AGENDA CATEGORY: NEW BUSINESS

- Item:** Intergovernmental Agreement with the City of Lawrenceville Related to Gwinnett Tax Parcels R5144 023A, R5144 030, and R5144 027
- Department:** Development Authority
- Date of Meeting:** Thursday, June 25, 2026
- Fiscal Impact:** none
- Presented By:** Mr. Barry Mock
- Action Requested:** Intergovernmental Agreement with the City of Lawrenceville Related to Gwinnett Tax Parcels R5144 023A, R5144 030, and R5144 027

**Summary:** Intergovernmental Agreement with the City of Lawrenceville Related to Gwinnett Tax Parcels R5144 023A, R5144 030, and R5144 027

**Attachment:** Intergovernmental Agreement with the City of Lawrenceville Related to Gwinnett Tax Parcels R5144 023A, R5144 030, and R5144 027

**INTERGOVERNMENTAL AGREEMENT  
Public Works Outparcels – Pike Street**

**(Gwinnett Tax Parcels R5144 023A,R5144 030, and R5144 027)**

This INTERGOVERNMENTAL AGREEMENT (“IGA”) is made and entered into as of the \_\_\_ day of \_\_\_\_\_, 2026, by and between the CITY OF LAWRENCEVILLE, GEORGIA, a Georgia municipal corporation in the State of Georgia (the “City”), and the DEVELOPMENT AUTHORITY OF LAWRENCEVILLE, GEORGIA, a public corporation created and existing under the laws of the State of Georgia (the “LDA”).

**WITNESSETH:**

**WHEREAS,** , the LDA is a development authority and public body corporate and politic duly created pursuant to the Development Authorities Law of the State of Georgia, O.C.G.A. § 36-62-1 *et seq.*, as amended (the “Act”); the Act provides that the LDA is created to develop and promote trade, commerce, industry and employment opportunities for the public good and the general welfare within the City, and the LDA was created by a Resolution of the Council of the City, duly adopted on November 7, 1983, as amended, and is now existing and operating as a public body corporate and politic, and

**WHEREAS,** the Act provides that the LDA is created to develop and promote trade, commerce, industry and employment opportunities for the public good and the general welfare within the City; and

**WHEREAS,** the City now desires to transfer certain properties to the LDA subject to certain terms and conditions, which properties will be used by the LDA for redevelopment purposes; and

**WHEREAS,** said property is located within the geographic boundaries of the City, and the LDA is willing to accept the properties from the City subject to the terms and conditions of this Agreement.

**NOW, THEREFORE,** for and in consideration of \$10.00 (Ten Dollars) in hand paid and for the mutual promises and covenants set forth herein, the amounts set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the LDA do hereby agree as follows:

1. The City will transfer to the LDA the property described on Exhibit A, which property is currently owned by the City, (Subject Property). Exhibit A is incorporated herein by reference.
2. The City previously entered into an Intergovernmental Agreement with the Downtown Development Authority of Lawrenceville (DDA) dated May 5, 2022,

to transfer the Subject Property to the DDA. No transfer of the Subject Property has occurred under that IGA and that IGA is hereby terminated and shall be of no force and effect. This IGA has been approved and signed by the DDA to confirm the termination of the previous IGA.

- 3. In consideration of the transfer of the Subject Property, the LDA agrees to pay to the City all proceeds received by the LDA for the sale of the Subject Property, the lease of the Subject Property, the management of the Subject Property or any other fees received by the LDA related to the redevelopment of the Subject Property.
- 4. The transfer of the Subject Property by the LDA may be subject to restrictions and covenants deemed appropriate by the LDA which shall be intended to make certain that the Subject Property shall be developed in a manner which is consistent with the any development plan to be approved by the City and in a manner which will provide for the economic redevelopment and revitalization of the area. The City shall have the right, but not the obligation, to approve the restrictions and covenants prior to any transfer of the Subject Property by the LDA. These covenants and restrictions may be recorded with the deed or other agreement transferring the Subject Property to any private owner. If a potential purchaser of the Subject Property files for a rezoning of the Subject Property, the rezoning will go through the normal process, and the City makes no representations as to the outcome of any rezoning proposed.
- 5. The Mayor, Mayor Pro Tem, City Manager, City Clerk, and City Attorney, and/or their appropriate designees are hereby authorized to complete the transfer of the Subject Property and to take any and all action necessary and appropriate to carry out the intent of this Intergovernmental Agreement between the parties.
- 6. This IGA and the rights and obligations of the parties hereto shall be governed, construed and interpreted according to the laws of the State of Georgia.
- 7. This IGA expresses the entire understanding and agreement between the parties hereto.
- 8. The invalidity of any one or more phrases, sentences, clauses or sections contained in this IGA shall not affect the remaining portions of this IGA or any part thereof.
- 9. This IGA may be executed in several counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.
- 10. No waiver, amendment, release, modification of this IGA shall be effective unless made in writing and executed by both parties hereto and properly approved in accordance with the provisions of Georgia law.

[Signatures on Following Page]

**CITY OF LAWRENCEVILLE, GEORGIA**

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

By: \_\_\_\_\_  
David R. Still, Mayor

Attest \_\_\_\_\_  
Karen Pierce, City Clerk

(City Seal)

**DEVELOPMENT AUTHORITY OF  
LAWRENCEVILLE, GEORGIA**

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

By \_\_\_\_\_  
Chairman

Attest \_\_\_\_\_  
Secretary

(Authority Seal)

**CITY OF LAWRENCEVILLE DOWNTOWN  
DEVELOPMENT AUTHORITY**

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

By \_\_\_\_\_  
Vice Chairman

Attest \_\_\_\_\_  
Secretary

(Authority Seal)

**EXHIBIT A**

**LAND DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 144 of the 5<sup>th</sup> Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a point at the Intersection of the Northeasterly Right-of-Way of West Pike Street (a.k.a. State Route 120, R/W Varies) and the Southeasterly Right-of-Way of CSX Railroad (100-foot Right-of-Way, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and traveling along aforesaid Right-of-Way of CSX Railroad, North 58 degrees 15 minutes 33 seconds East for a distance of 330.13 feet to a Point; THENCE South 32 degrees 34 minutes 15 seconds East for a distance of 305.59 feet to a Point; THENCE North 89 degrees 33 minutes 49 seconds East for a distance of 256.62 feet to a Point; THENCE South 01 degrees 27 minutes 44 seconds West for a distance of 20.50 feet to a 1/2" Rebar with Cap (LSF 1105); THENCE South 15 degrees 23 minutes 30 seconds West for a distance of 68.45 feet to a 1/2" Rebar with Cap (LSF 1105); THENCE North 88 degrees 30 minutes 43 seconds West for a distance of 19.95 feet to a 1/2" Rebar Found; THENCE South 02 degrees 08 minutes 19 seconds East for a distance of 25.21 feet to a 1/2" Rebar Found; THENCE South 01 degrees 13 minutes 48 seconds West for a distance of 224.75 feet to a 1/2" Rebar Found on the aforesaid Right-of-Way of West Pike Street (R/W Varies); THENCE traveling along said Right-of-Way for the following seven (7) courses and distances along a curve to the right having a radius of 5778.58 feet and arc length of 35.02 feet being subtended by a chord of North 78 degrees 54 minutes 51 seconds West for a distance of 35.02 feet to a Point; THENCE North 79 degrees 05 minutes 16 seconds West for a distance of 163.80 feet to a Point; THENCE along a curve to the right having a radius of 522.96 feet and arc length of 49.75 feet being subtended by a chord of North 76 degrees 21 minutes 46 seconds West for a distance of 49.73 feet to a Point; THENCE North 55 degrees 02 minutes 44 seconds West for a distance of 58.79 feet to a Point; THENCE along a curve to the right having a radius of 508.42 feet and arc length of 169.33 feet being subtended by a chord of North 57 degrees 53 minutes 51 seconds West

for a distance of 168.54 feet to a Point; THENCE with a compound curve to the right having a radius of 548.67 feet and arc length of 101.51 feet being subtended by a chord of North 45 degrees 49 minutes 46 seconds West for a distance of 101.37 feet to a Point; THENCE North 41 degrees 06 minutes 06 seconds West for a distance of 231.45 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 4.624 Acres as shown on a Composite Drawing for the City of Lawrenceville by Precision Planning, Inc. dated March 2, 2022 (PPI Project No. S21252).



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: DEVELOPMENT AUTHORITY SPECIAL CALL  
AGENDA CATEGORY: NEW BUSINESS

- Item:** Letter of Intent with 12 Brothers Venture Capital, LLC Related to Gwinnett Tax Parcels R5144 023A, R5144 030, and R5144 027
- Department:** Development Authority
- Date of Meeting:** Thursday, June 25, 2026
- Fiscal Impact:** none
- Presented By:** Barry Mock
- Action Requested:** Letter of Intent with 12 Brothers Venture Capital, LLC Related to Gwinnett Tax Parcels R5144 023A, R5144 030, and R5144 027

**Summary:** Letter of Intent with 12 Brothers Venture Capital, LLC Related to Gwinnett Tax Parcels R5144 023A, R5144 030, and R5144 027

**Attachment:** Letter of Intent with 12 Brothers Venture Capital, LLC Related to Gwinnett Tax Parcels R5144 023A, R5144 030, and R5144 027

---

**Letter of Intent**

**THIS LETTER OF INTENT** (the "Document") made as of this 18th day of June, 2026 (the "Execution Date"),

**BETWEEN:**

12 Brothers Venture Capital, LLC of 3775 Venture Dr, Duluth, GA 30096, USA Suite D300

(the "Purchaser")

- AND -

Development Authority of Lawrenceville (LDA) of 70 S Clayton St, Lawrenceville, GA 30046, USA

(the "Seller")

**BACKGROUND:**

- A. The Seller is the owner of real property that is available for sale.
- B. The Purchaser wishes to purchase real property from the Seller.

This Document will establish the basic terms to be used in a future real estate contract for sale ("the Contract") between the Seller and the Purchaser. The terms contained in this Document are not comprehensive and it is expected that additional terms may be added, and existing terms may be changed or deleted. The basic terms are as follows:

**Non-Binding**

- 1. This Document does not create a binding agreement between the Purchaser and the Seller and will not be enforceable. Only the Contract, duly executed by the Purchaser and the Seller, will be enforceable. The terms and conditions of the Contract will supersede any terms and conditions contained in this Document. The Purchaser and the Seller are not prevented from entering into negotiations with third parties with regard to the subject matter of this Document.

**Transaction Description**

- 2. The property (the "Property") that is the subject of this Document is located at:
  - TAX PARCEL: 5144 023A489 WEST PIKE STREETLAWRENCEVILLE, GEORGIA 30045 TAX PARCEL: 5144 030442 BUCHANAN STREETLAWRENCEVILLE, GEORGIA 30045 TAX PARCEL: 5144 027445 WEST PIKE STREETLAWRENCEVILLE, GEORGIA.
- 3. The legal land description for the Property is:

- See Exhibit "A"

**Purchase Price**

4. The total purchase price for the Property is \$1,500,000.00 USD.
5. Purchaser agrees to pay for and install traffic signal on W Pike St having a horizontal alignment with Pike Park Dr.
6. The Purchaser will pay to the Seller the deposit amount of \$25,000.00 USD (the "Deposit") 10 days after the execution of the Purchase and Sale Agreement.
7. The Purchaser will pay to the Seller the balance amount of \$1,475,000.00 USD on or before the 30th day of September, 2026 (the "Closing Date") as payment in full for the Property.
8. The Purchaser will take possession of the Property on The 30th day of September, 2026.

**Real Property Disclosure**

9. The Seller does not know of any material facts that would affect the value of the Property, except those observable by the Purchaser or known to the Seller and stated in this Document.

**Representations**

10. The Seller represents and warrants that the Property is free and clear of any liens, charges, encumbrances or rights of others which will not be satisfied out of the sales proceeds. If the representations of the Seller are untrue upon the Closing Date, the Purchaser may terminate any future agreement without penalty and any deposits must be refunded.

**Additional Terms**

11. Updated Survey and Legal Description to be provided by the City of Lawrenceville

Per: \_\_\_\_\_ (Seal)  
12 Brothers Venture Capital, LLC  
(Purchaser)