



# LAWRENCEVILLE

## GEORGIA

### DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL CALL AGENDA

---

Tuesday, May 28, 2019  
6:00 PM

Council Assembly Room  
70 S. Clayton St, GA 30046

---

#### **Call to Order**

#### **Approval of Agenda**

#### **Approval of Minutes**

1. [Approval](#) of Regular Minutes from April 22, 2019
2. [Approval](#) of Executive Minutes from April 22, 2019

#### **Downtown Development Business**

3. [Approve](#) Financials
4. South Lawn Housing Update

#### **Mainstreet Business**

#### **Other Business**

#### **Citizen Comments**

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

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY  
AGENDA CATEGORY: REGULAR SESSION

**Item:** Approval of Regular Minutes from April 22, 2019

**Department:** Downtown Development Authority

**Date of Meeting:** Tuesday, May 28, 2019

**Fiscal Impact:** \$0

**Presented By:** Lee Merritt

**Action Requested:** Approve Minutes

---

**Summary:** Approval of minutes from April 22, 2019

**Background:**

**Fiscal Impact:** \$0

**Concurrences:**

**Attachments/Exhibits:**

April 22, 2019 Regular Meeting Minutes



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY  
AGENDA CATEGORY: EXECUTIVE SESSION

**Item:** Approval of Executive Minutes from April 22, 2019

**Department:** Downtown Development Authority

**Date of Meeting:** Tuesday, May 28, 2019

**Fiscal Impact:** \$0

**Presented By:** Lee Merritt

**Action Requested:** Approve Minutes

---

**Summary:** Approval of minutes from April 22, 2019

**Background:**

**Fiscal Impact:** \$0

**Concurrences:**

**Attachments/Exhibits:**

April 22, 2019 Executive Meeting Minutes



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY REGULAR SESSION  
AGENDA CATEGORY: TREASURY REPORT

**Item:** Approve Financials  
**Department:** Downtown Development Authority  
**Date of Meeting:** Tuesday, May 28, 2019  
**Fiscal Impact:** None  
**Presented By:** D.H. Malcolm  
**Action Requested:** Approve Financials

---

**Summary:** D.H. Malcolm will present the financials for approval

**Attachments/Exhibits:**  
19 05 May

## Since our Last Meeting

### Checking Account

| Date      | Description                                           | Check # | Deposits     | Withdrawals<br>Checks |
|-----------|-------------------------------------------------------|---------|--------------|-----------------------|
| 4/25/2019 | Transfer from 2342 (Hotel - Initial Draw)             |         | 57,304.89    |                       |
| 4/25/2019 | Transfer from 2342(Hotel - Draw 1)                    |         | 37,066.11    |                       |
| 4/25/2019 | Frazier Deeter Lville Pre-Construction Escrow (Hotel) | 1369    |              | \$94,371.00           |
| 4/25/2019 | Dentons (Hotel Bond Work)                             | 1370    |              | \$6,089.00            |
| 4/30/2019 | Interest                                              |         | \$19.04      |                       |
| 5/13/2019 | Boulder Creek (4/19)                                  |         | \$687.00     |                       |
| 5/13/2019 | Boulder Creek (4/26)                                  |         | \$668.00     |                       |
| 5/13/2019 | Boulder Creek (5/3)                                   |         | \$668.00     |                       |
| 5/13/2019 | Boulder Creek (5/10)                                  |         | \$668.00     |                       |
| 5/13/2019 | Depot - Gwinnett Music                                |         | \$900.00     |                       |
| 5/13/2019 | Liquor Tax - March 19                                 |         | \$6,914.83   |                       |
|           |                                                       |         | <hr/>        |                       |
|           |                                                       |         | \$104,895.87 | \$100,460.00          |
| 5/13/2019 |                                                       | Balance |              | \$189,845.78          |

### Money Market Account (City \$1M)

|           |                                         |         |          |              |
|-----------|-----------------------------------------|---------|----------|--------------|
| 4/30/2019 | Interest                                |         | \$36.82  |              |
| 5/13/2019 | Kayno. 1 Custome Upholstery - Utilities |         | \$59.02  |              |
| 5/13/2019 | Kayno. 1 Custome Upholstery - Rent      |         | \$700.00 |              |
|           |                                         |         | <hr/>    |              |
|           |                                         |         | \$795.84 | \$0.00       |
| 5/13/2019 |                                         | Balance |          | \$186,111.26 |

### Hotel Escrow Account

|           |                                        |         |              |              |
|-----------|----------------------------------------|---------|--------------|--------------|
| 4/24/2019 | Deposit from City                      |         | \$870,000.00 |              |
| 4/25/2019 | Transfer to 664 (Hotel - Initial Draw) |         |              | \$57,304.89  |
| 4/25/2019 | Transfer to 664 (Hotel - Draw 1)       |         |              | \$37,066.11  |
| 4/30/2019 | Interest                               |         | \$8.32       |              |
|           |                                        |         | <hr/>        |              |
|           |                                        |         | \$870,008.32 | \$94,371.00  |
| 5/13/2019 |                                        | Balance |              | \$775,637.32 |

RENASANT BANK  
106 CROGAN ST  
LAWRENCEVILLE GA 30043

STATEMENT OF ACCOUNT  
MARCH 31, 2019: LAST STATEMENT  
APRIL 30, 2019: THIS STATEMENT  
PAGE 1 OF 1 0001160664

DIRECT INQUIRIES TO:  
877 367-5371

DOWNTOWN DEVELOPMENT AUTH OF L'VILLE GA  
PO BOX 502  
LAWRENCEVILLE GA 30046-0502

RENASANT BANK  
106 CROGAN ST  
LAWRENCEVILLE GA 30043

3

\*\*\*\*\* COMMERCIAL CHOICE RATE CHKG - SUMMARY \*\*\*\*\*

|                              |            |                  |              |
|------------------------------|------------|------------------|--------------|
| ACCOUNT NUMBER               | 0001160664 | PREVIOUS BALANCE | \$324,961.46 |
| AVG COLLECTED BALANCE        | 231,589.00 | ADDITIONS        | + 102,819.45 |
| INTEREST EARNED YEAR TO DATE | 71.09      | SUBTRACTIONS     | - 242,371.00 |
|                              |            | INTEREST EARNED  | + 19.04      |
|                              |            | ENDING BALANCE   | \$185,428.95 |

\*\*\*\*\* CHECKS \*\*\*\*\*

| NUMBER | DATE  | AMOUNT     | NUMBER | DATE  | AMOUNT    |
|--------|-------|------------|--------|-------|-----------|
| 1368   | 04-08 | 148,000.00 | 1369   | 04-30 | 94,371.00 |

\*\*\*\*\* CREDITS \*\*\*\*\*

| DATE  | DESCRIPTION                                                                                                    | ADDITIONS |
|-------|----------------------------------------------------------------------------------------------------------------|-----------|
| 04-15 | DEPOSIT                                                                                                        | 8,448.45  |
| 04-25 | #CASH MGMT TRSFR CR<br>REF 1151649L FUNDS TRANSFER FRM<br>DEP 8011792342 FROM<br>HOTEL INITIAL DRAW AND DRAW 1 | 94,371.00 |
| 04-30 | #INTEREST                                                                                                      | 19.04     |

\*\*\*\*\* INTEREST INFORMATION \*\*\*\*\*

|                                |              |
|--------------------------------|--------------|
| ANNUAL PERCENTAGE YIELD EARNED | 0.10%        |
| INTEREST-BEARING DAYS          | 30           |
| AVERAGE BALANCE FOR APY        | \$231,589.03 |
| INTEREST EARNED                | \$19.04      |

|                          | TOTAL FOR<br>THIS PERIOD | TOTAL<br>YEAR-TO-DATE |
|--------------------------|--------------------------|-----------------------|
| TOTAL OVERDRAFT FEES     | \$0.00                   | \$0.00                |
| TOTAL RETURNED ITEM FEES | \$0.00                   | \$0.00                |

Account  
1160664

Renasant Bank - Image Statement

Date 4/30/2019  
PAGE 2 OF 2

DEPOSIT TICKET

DATE 4/15/19

BRAND Since 1905

DOWNTOWN DEVELOPMENT AUTHORITY  
OF LAWRENCEVILLE GEORGIA  
P.O. BOX 1386  
LAWRENCEVILLE, GA 30046

AMOUNT \$ 8,448.45

DATE 4/15/19

⑆5022⑆⑆327⑆ ⑆⑆60 664⑆

Deposit, Amount \$8,448.45 Date 4/15

DOWNTOWN DEVELOPMENT AUTHORITY  
OF LAWRENCEVILLE GEORGIA  
P.O. BOX 1386  
LAWRENCEVILLE, GA 30046

1368

DATE 4/8/19

CITY OF LAWRENCEVILLE

one hundred forty eight thousand

\$ 148,000.00

FOR City View Lots 1-7, 35

⑆001368⑆ ⑆061103276⑆ ⑆⑆60 664⑆

Check 1368, Amount \$148,000.00 Date 4/8

DOWNTOWN DEVELOPMENT AUTHORITY  
OF LAWRENCEVILLE GEORGIA  
P.O. BOX 1386  
LAWRENCEVILLE, GA 30046

1369

DATE 4/23/19

Fazio Decker Lumber Co Construction Group

thirty-four thousand three hundred thirty-one

\$ 94,371.00

FOR Fuel + Draw 1

⑆001369⑆ ⑆061103276⑆ ⑆⑆60 664⑆

Check 1369, Amount \$94,371.00 Date 4/30

## Downtown Development Authority - Lawrenceville, Georgia

### Brand Bank - 1160664

| Date      | Description                                    | Check Number | Amount         | Account Balance | Cleared Bank   | Bank Balance |
|-----------|------------------------------------------------|--------------|----------------|-----------------|----------------|--------------|
| 1/8/2019  | Depot - Gwinnett Music                         |              | \$900.00       | \$236,946.38    | \$900.00       | \$236,946.38 |
| 1/8/2019  | Boulder Creek (12/27)                          |              | \$364.62       | \$237,311.00    | \$364.62       | \$237,311.00 |
| 1/8/2019  | Boulder Creek (1/4)                            |              | \$364.62       | \$237,675.62    | \$364.62       | \$237,675.62 |
| 1/8/2019  | FastSigns (Oakes Plague Balance)               | 1363         | (\$141.42)     | \$237,534.20    | (\$141.42)     | \$237,534.20 |
| 1/22/2019 | Liquor Tax - Nov 18                            |              | \$4,480.05     | \$242,014.25    | \$4,480.05     | \$242,014.25 |
| 1/22/2019 | Boulder Creek (1/11)                           |              | \$654.07       | \$242,668.32    | \$654.07       | \$242,668.32 |
| 1/22/2019 | Boulder Creek (1/17)                           |              | \$654.07       | \$243,322.39    | \$654.07       | \$243,322.39 |
| 1/28/2019 | City of Lawrenceville (Cityview Lots 36,37)    | 1364         | (\$69,000.00)  | \$174,322.39    | (\$69,000.00)  | \$174,322.39 |
| 1/31/2019 | Boulder Creek (1/25)                           |              | \$654.07       | \$174,976.46    | \$654.07       | \$174,976.46 |
| 1/31/2019 | Interest                                       |              | \$19.97        | \$174,996.43    | \$19.97        | \$174,996.43 |
| 2/6/2019  | Local Republic - Retreat                       | 1365         | (\$875.00)     | \$174,121.43    | (\$875.00)     | \$174,121.43 |
| 2/6/2019  | Arlene Paris                                   | 1366         | (\$85.85)      | \$174,035.58    | (\$85.85)      | \$174,035.58 |
| 2/14/2019 | Liquor Tax - Dec 18                            |              | \$5,376.82     | \$179,412.40    | \$5,376.82     | \$179,412.40 |
| 2/14/2019 | Depot - Gwinnett Music                         |              | \$900.00       | \$180,312.40    | \$900.00       | \$180,312.40 |
| 2/14/2019 | Boulder Creek (2/1)                            |              | \$654.07       | \$180,966.47    | \$654.07       | \$180,966.47 |
| 2/14/2019 | Boulder Creek (2/8)                            |              | \$654.07       | \$181,620.54    | \$654.07       | \$181,620.54 |
| 2/28/2019 | Interest                                       |              | \$13.70        | \$181,634.24    | \$13.70        | \$181,634.24 |
| 3/11/2019 | Depot - Gwinnett Music                         |              | \$900.00       | \$182,534.24    | \$900.00       | \$182,534.24 |
| 3/11/2019 | Boulder Creek (2/14)                           |              | \$654.07       | \$183,188.31    | \$654.07       | \$183,188.31 |
| 3/11/2019 | Boulder Creek (2/22)                           |              | \$654.07       | \$183,842.38    | \$654.07       | \$183,842.38 |
| 3/18/2019 | Liquor Tax - Jan 19                            |              | \$5,376.82     | \$189,219.20    | \$5,376.82     | \$189,219.20 |
| 3/18/2019 | Boulder Creek (3/1)                            |              | \$654.07       | \$189,873.27    | \$654.07       | \$189,873.27 |
| 3/18/2019 | Boulder Creek (3/8)                            |              | \$654.07       | \$190,527.34    | \$654.07       | \$190,527.34 |
| 3/18/2019 | Dentons (Hotel Negotiations and Bond Work)     | 1367         | (\$13,569.26)  | \$176,958.08    | (\$13,569.26)  | \$176,958.08 |
| 3/25/2019 | City View Wire In - Lots 1-7, 35               |              | \$148,000.00   | \$324,958.08    | \$148,000.00   | \$324,958.08 |
| 3/25/2019 | Wire Fee                                       |              | (\$15.00)      | \$324,943.08    | (\$15.00)      | \$324,943.08 |
| 3/29/2019 | Interest                                       |              | \$18.38        | \$324,961.46    | \$18.38        | \$324,961.46 |
| 4/3/2019  | City of Lawrenceville - City View Lots 1-7, 35 | 1368         | (\$148,000.00) | \$176,961.46    | (\$148,000.00) | \$176,961.46 |
| 4/15/2019 | Boulder Creek (3/15)                           |              | \$654.07       | \$177,615.53    | \$654.07       | \$177,615.53 |
| 4/15/2019 | Boulder Creek (3/22)                           |              | \$654.07       | \$178,269.60    | \$654.07       | \$178,269.60 |
| 4/15/2019 | Boulder Creek (3/29)                           |              | \$654.07       | \$178,923.67    | \$654.07       | \$178,923.67 |
| 4/15/2019 | Boulder Creek (4/5)                            |              | \$654.07       | \$179,577.74    | \$654.07       | \$179,577.74 |
| 4/15/2019 | Boulder Creek (4/12)                           |              | \$687.00       | \$180,264.74    | \$687.00       | \$180,264.74 |
| 4/15/2019 | Depot - Gwinnett Music                         |              | \$900.00       | \$181,164.74    | \$900.00       | \$181,164.74 |
| 4/15/2019 | Liquor Tax - Feb 19                            |              | \$4,245.17     | \$185,409.91    | \$4,245.17     | \$185,409.91 |
| 4/25/2019 | Transfer from 2342 (Hotel - Initial Draw)      |              | 57,304.89      | \$242,714.80    | \$57,304.89    | \$242,714.80 |
| 4/25/2019 | Transfer from 2342(Hotel - Draw 1)             |              | 37,066.11      | \$279,780.91    | \$37,066.11    | \$279,780.91 |
| 4/25/2019 | Frazier Deeter Lville Pre-Construction Escrow  | 1369         | (\$94,371.00)  | \$185,409.91    | (\$94,371.00)  | \$185,409.91 |
| 4/25/2019 | Dentons (Hotel Bond Work)                      | 1370         | (\$6,089.00)   | \$179,320.91    |                | \$185,409.91 |
| 4/30/2019 | Interest                                       |              | \$19.04        | \$179,339.95    | \$19.04        | \$185,428.95 |
| 5/13/2019 | Boulder Creek (4/19)                           |              | \$687.00       | \$180,026.95    |                |              |
| 5/13/2019 | Boulder Creek (4/26)                           |              | \$668.00       | \$180,694.95    |                |              |
| 5/13/2019 | Boulder Creek (5/3)                            |              | \$668.00       | \$181,362.95    |                |              |
| 5/13/2019 | Boulder Creek (5/10)                           |              | \$668.00       | \$182,030.95    |                |              |
| 5/13/2019 | Depot - Gwinnett Music                         |              | \$900.00       | \$182,930.95    |                |              |
| 5/13/2019 | Liquor Tax - March 19                          |              | \$6,914.83     | \$189,845.78    |                |              |

CITY OF LAWRENCEVILLE  
Chuck Warbington  
70 South Clayton Street  
Lawrenceville, GA 30046  
USA

April 8, 2019

**Invoice No. 2143409**

Client/Matter: 15033671-000007

Bond Work

Payment Due Upon Receipt

Total This Invoice \$ 6,089.00

*Paid 4/25/19  
# 1370  
Acct 664*

Please return this page with your payment

Payments by check should be sent to:

Dentons US LLP  
Dept. 3078  
Carol Stream, IL 60132-3078

OR

Payment by wire transfer should be sent to:

Citi Private Bank  
227 West Monroe, Chicago, IL 60606  
ABA Transit # 271070801  
Account #: 0801051693  
Account Name: Dentons US LLP  
Swift Code: CITIUS33  
Reference: Invoice # and/or client matter #Please send payment remittance advice information to [cashreceipts@dentons.com](mailto:cashreceipts@dentons.com)  
In order to guarantee proper allocation of payments

All payments must be in U.S. Dollars - Federal Tax I.D. Number 36-1796730

Questions relating to this invoice should be directed to:

S. Labovitz  
at 1 404 527 4000

Bond Work

April 8, 2019

Matter: 15033671-000007

Invoice No.: 2143409

|           |    |          |
|-----------|----|----------|
| Fee Total | \$ | 6,089.00 |
|-----------|----|----------|

|               |    |                 |
|---------------|----|-----------------|
| Invoice Total | \$ | <u>6,089.00</u> |
|---------------|----|-----------------|

CITY OF LAWRENCEVILLE  
Chuck Warbington  
70 South Clayton Street  
Lawrenceville, GA 30046  
USA

April 8, 2019

**Invoice No. 2143409**

Client/Matter: 15033671-000007

Bond Work

For Professional Services Rendered through March 31, 2019:

| <u>Date</u> | <u>Timekeeper</u> | <u>Hours</u> | <u>Amount</u> | <u>Narrative</u>                                                                                                                     |
|-------------|-------------------|--------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 03/01/19    | J. Krolkowski     | 1.00         | 610.00        | Draft index of Documents and work on core documents.                                                                                 |
| 03/08/19    | J. Krolkowski     | 0.30         | 183.00        | Review Payment and Performance bond issue and 758/25% on expenditures for deck.                                                      |
| 03/13/19    | J. Krolkowski     | 0.50         | 305.00        | Review draft development agreement.                                                                                                  |
| 03/18/19    | J. Krolkowski     | 2.10         | 1,281.00      | Review Ground Lease Development Agreement.                                                                                           |
| 03/19/19    | J. Krolkowski     | 3.00         | 1,830.00      | Draft and send language on usufruct for Ground Lease.                                                                                |
| 03/19/19    | S. Labovitz       | 0.20         | 172.00        | Emails back and forth with J. Krolkowski on hotel developer.                                                                         |
| 03/20/19    | J. Krolkowski     | 1.50         | 915.00        | Telephone call with L. Thompson, City Attorney, about Ground Lease issues including use of City money for costs; review Georgia law. |
| 03/26/19    | J. Krolkowski     | 1.30         | 793.00        | Review drafts of Ground Lease and Development Agreement for issues related to abatement transaction.                                 |
| Total Hours |                   | 9.90         |               |                                                                                                                                      |
| Fee Amount  |                   |              |               | \$6,089.00                                                                                                                           |

TIME AND FEE SUMMARY

| <u>Timekeeper</u> | <u>Rate</u> | <u>Hours</u> | <u>Fees</u>       |
|-------------------|-------------|--------------|-------------------|
| S. Labovitz       | \$860.00    | 0.20         | \$172.00          |
| J. Krolkowski     | \$610.00    | <u>9.70</u>  | <u>\$5,917.00</u> |
| Totals            |             | 9.90         | \$6,089.00        |

CITY OF LAWRENCEVILLE  
Chuck Warbington  
70 South Clayton Street  
Lawrenceville, GA 30046  
USA

April 8, 2019

Client/Matter #: 15033671-000007

Bond Work

---

Statement of Account

According to our records, as of April 8, 2019, the amounts shown below are outstanding on this matter.  
If your records are not in agreement with ours, please call us. Thank you.

| <u>Date</u>                | <u>Invoice No.</u> | <u>Invoice Amount</u> | <u>Payments/<br/>Adjustments</u> | <u>Invoice Total</u> |
|----------------------------|--------------------|-----------------------|----------------------------------|----------------------|
| 04/08/19                   | 2143409            | 6,089.00              | 0.00                             | <u>6,089.00</u>      |
| Total Outstanding Invoices |                    |                       |                                  | <u>6,089.00</u>      |

Questions should be directed to:  
S. Labovitz  
at 1 404 527 4000

Federal Tax I.D. Number 36-1796730

THE BACK OF THIS CHECK CONTAINS A SECURITY MARK - DO NOT ACCEPT WITHOUT HOLDING AT AN ANGLE TO VERIFY SECURITY MARK.

Please Post to Account: N/A  
MORE THAN BOOKS OF GEORGIA LLC DBA  
233 E. CROGAN STREET  
LAWRENCEVILLE, GA 30046

Metavante Corporation  
P.O. Box 7236  
Sioux Falls, SD 57117-7236  
payee.maintenance@billpaymentservices.com  
1-877-346-5272

Payable through  
BMO HARRIS BANK, NA  
ANTIGO, WI

2 660 10 2527889700

April 19, 2019

**PAY** Six Hundred Eighty Seven and 00/100 Dollars \$ \*\*\*\*\*687.00

TO THE ORDER OF: DDA OF LAWRENCEVILLE  
PO BOX 502  
LAWRENCEVILLE GA 30046-0502

#CSP01000C01379F# 69208782 VOID 90 DAYS AFTER ISSUE

Memo: WEEKLY RENT INSTALLMENT

Security Features Details on Back

THIS IS A BILL PAYMENT DRAFT WHICH IS DRAWN BY METAVANTE CORPORATION WITHOUT RECOURSE.

⑈ 2527889700 ⑈ ⑆ 075901480 ⑆ 91790012211067 ⑈

THE BACK OF THIS CHECK CONTAINS A SECURITY MARK - DO NOT ACCEPT WITHOUT HOLDING AT AN ANGLE TO VERIFY SECURITY MARK.

Please Post to Account: N/A  
MORE THAN BOOKS OF GEORGIA LLC DBA  
233 E. CROGAN STREET  
LAWRENCEVILLE, GA 30046

Metavante Corporation  
P.O. Box 7236  
Sioux Falls, SD 57117-7236  
payee.maintenance@billpaymentservices.com  
1-877-346-5272

Payable through  
BMO HARRIS BANK, NA  
ANTIGO, WI

2 660 10 2528681255

April 26, 2019

**PAY** Six Hundred Sixty Eight and 00/100 Dollars \$ \*\*\*\*\*668.00

TO THE ORDER OF: DDA OF LAWRENCEVILLE  
PO BOX 502  
LAWRENCEVILLE GA 30046-0502

#CSP01000C01379F# 69208782 VOID 90 DAYS AFTER ISSUE

Memo: WEEKLY RENT INSTALLMENT

Security Features Details on Back

THIS IS A BILL PAYMENT DRAFT WHICH IS DRAWN BY METAVANTE CORPORATION WITHOUT RECOURSE.

⑈ 2528681255 ⑈ ⑆ 075901480 ⑆ 91790012211067 ⑈

THE BACK OF THIS CHECK CONTAINS A SECURITY MARK - DO NOT ACCEPT WITHOUT HOLDING AT AN ANGLE TO VERIFY SECURITY MARK.

Please Post to Account: N/A  
MORE THAN BOOKS OF GEORGIA LLC DBA  
33 E. CROGAN STREET  
LAWRENCEVILLE, GA 30046

Metavante Corporation  
P.O. Box 7236  
Sioux Falls, SD 57117-7236  
payee.maintenance@billpaymentservices.com  
1-877-346-5272

Payable through  
BMO HARRIS BANK, NA  
ANTIGO, WI

2 660 10 2529642245

May 3, 2019

**PAY** Six Hundred Sixty Eight and 00/100 Dollars \$ \*\*\*\*\*668.00

TO THE ORDER OF: DDA OF LAWRENCEVILLE  
PO BOX 502  
LAWRENCEVILLE GA 30046-0502

#CSP01000C01379F# 69208782 VOID 90 DAYS AFTER ISSUE

Memo: WEEKLY RENT INSTALLMENT

Security Features Details on Back

THIS IS A BILL PAYMENT DRAFT WHICH IS DRAWN BY METAVANTE CORPORATION WITHOUT RECOURSE.

⑈ 2529642245 ⑈ ⑆ 075901480 ⑆ 91790012211067 ⑈

THE BACK OF THIS CHECK CONTAINS A SECURITY MARK - DO NOT ACCEPT WITHOUT HOLDING AT AN ANGLE TO VERIFY SECURITY MARK.

Please Post to Account: N/A  
MORE THAN BOOKS OF GEORGIA LLC DBA  
233 E. CROGAN STREET  
LAWRENCEVILLE, GA 30046

Metavante Corporation  
P.O. Box 7236  
Sioux Falls, SD 57117-7236  
payee.maintenance@billpaymentservices.com  
1-877-346-5272

Payable through  
BMO HARRIS BANK, NA  
ANTIGO, WI

2 660 10 2530515610

May 10, 2019

**PAY** Six Hundred Sixty Eight and 00/100 Dollars \$ \*\*\*\*\*668.00

TO THE ORDER OF: DDA OF LAWRENCEVILLE  
PO BOX 502  
LAWRENCEVILLE GA 30046-0502

#CSP01000C01379F# 69208782 VOID 90 DAYS AFTER ISSUE

Memo: WEEKLY RENT INSTALLMENT

Security Features Details on Back

THIS IS A BILL PAYMENT DRAFT WHICH IS DRAWN BY METAVANTE CORPORATION WITHOUT RECOURSE.



**CITY OF LAWRENCEVILLE**  
P.O. BOX 2200  
LAWRENCEVILLE, GEORGIA 30046

**THE BRAND BANKING COMPANY**  
LAWRENCEVILLE, GEORGIA

64-327/611

**Check #: 321109**

**POOLED CASH**

CHECK DATE  
**05/02/2019**

PAY THIS AMOUNT  
**\$6,914.83**

Void after 90 days

**PAY** —Six Thousand Nine Hundred Fourteen Dollars and 83/100 Cents—

**TO THE ORDER OF** DOWNTOWN DEVELOPMENT AUTHORITY  
P O BOX 502  
LAWRENCEVILLE, GA 30046



*Chuck Wainwright*  
City Manager  
*Judy Jordan Johnson*  
Mayor

⑈321109⑈ ⑆061103276⑆ ⑈10 43 757⑈

**CITY OF LAWRENCEVILLE**

**VENDOR: 10416 DOWNTOWN DEVELOPMENT AUTHORITY**

05/02/2019

321109

5/1/2019 MARCH 2019

MARCH 2019

6,914.83

DOCUMENT CONTAINS COLORED BACKGROUND ON WHITE PAPER. "VOID" FEATURE, SIMULATED WATERMARK (REVERSE SIDE) MICRO-PRINT BORDER.

**Account: RENT**

**PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER**

**\$900.00**

JACK BOWLIN  
5198 BROWNING WAY SW  
LILBURN, GA 77026-3004

Please Direct Any Questions To  
**877-246-7923**  
Payment Processing Center  
P.O. Box 74618  
Chicago, IL 60675-4618

70-2382/719

**0001963623**

**NORTHERN TRUST**

**May 03, 2019**

00986 6321098 000998 000998 00001/00001 k00986

**Pay NINE HUNDRED AND 00/100**

**DOLLARS**

**\$ \*\*\*\*\*900.00**

**TO THE ORDER OF** DOWNTOWN DEVELOPMENT AUTHORITY  
PO BOX 502  
LAWRENCEVILLE, GA 30046-0502



REMITTANCE VOID IF NOT CASHED WITHIN 90 DAYS.

*CHW H*  
**AUTHORIZED SIGNATURE**

33

⑈0001963623⑈ ⑆071923828⑆ 0035110046⑈



OFFICIAL RECEIPT

TR:61 3151-103 520 05/13/19 02:08 PM  
XXXXXX0664 Ck Deposit \$10,505.33

Thank you. Have a nice day.

All items are received by this Bank for purposes of collection and all credits for items are provisional. Currency is accepted subject to verification.

Page 14

RENASANT BANK  
106 CROGAN ST  
LAWRENCEVILLE GA 30043

STATEMENT OF ACCOUNT  
MARCH 31, 2019: LAST STATEMENT  
APRIL 30, 2019: THIS STATEMENT  
PAGE 1 OF 1 0003769356

DIRECT INQUIRIES TO:  
877 367-5371

DOWNTOWN DEVELOPMENT AUTH OF L'VILLE GA  
PO BOX 502  
LAWRENCEVILLE GA 30046-0502

RENASANT BANK  
106 CROGAN ST  
LAWRENCEVILLE GA 30043

5

\*\*\*\*\* NON-PERSONAL MONEY MARKET ACCT - SUMMARY \*\*\*\*\*

|                              |            |                  |              |
|------------------------------|------------|------------------|--------------|
| ACCOUNT NUMBER               | 0003769356 | PREVIOUS BALANCE | \$188,809.89 |
| AVG COLLECTED BALANCE        | 186,665.00 | ADDITIONS        | + 844.03     |
| INTEREST EARNED YEAR TO DATE | 152.04     | SUBTRACTIONS     | - 4,338.50   |
|                              |            | INTEREST EARNED  | + 36.82      |
|                              |            | ENDING BALANCE   | \$185,352.24 |

\*\*\*\*\* CHECKS \*\*\*\*\*

| NUMBER | DATE  | AMOUNT   | NUMBER | DATE  | AMOUNT |
|--------|-------|----------|--------|-------|--------|
| 1177   | 04-09 | 1,500.00 | 1179   | 04-22 | 30.28  |
| 1178   | 04-22 | 1,595.22 | 1180   | 04-22 | 188.00 |

\*\*\*\*\* OTHER DEBITS \*\*\*\*\*

| DATE  | DESCRIPTION                         | SUBTRACTIONS |
|-------|-------------------------------------|--------------|
| 04-04 | #OUTGOING WIRE                      | -1,000.00    |
|       | OUTGOING WIRE GFX 20190940097900    |              |
|       | BNF MAHAFFEY PICKENS TUCKER, LLP IO |              |
|       | LTA OBI PURCHASE                    |              |
| 04-04 | #DIRECT S/C                         | -25.00       |
|       | OUTGOING WIRE FEE                   |              |

\*\*\*\*\* CREDITS \*\*\*\*\*

| DATE  | DESCRIPTION | ADDITIONS |
|-------|-------------|-----------|
| 04-15 | DEPOSIT     | 844.03    |
| 04-30 | #INTEREST   | 36.82     |

\*\*\*\*\* INTEREST INFORMATION \*\*\*\*\*

|                                |              |
|--------------------------------|--------------|
| ANNUAL PERCENTAGE YIELD EARNED | 0.24%        |
| INTEREST-BEARING DAYS          | 30           |
| AVERAGE BALANCE FOR APY        | \$186,665.36 |
| INTEREST EARNED                | \$36.82      |

|                          | TOTAL FOR<br>THIS PERIOD | TOTAL<br>YEAR-TO-DATE |
|--------------------------|--------------------------|-----------------------|
| TOTAL OVERDRAFT FEES     | \$0.00                   | \$0.00                |
| TOTAL RETURNED ITEM FEES | \$0.00                   | \$0.00                |

[illegible]

DOWNTOWN DEVELOPMENT AUTHORITY  
 OF LAWRENCEVILLE GA  
 P.O. BOX 101  
 LAWRENCEVILLE, GA 30045

BRANDBANK  
 Bank of America, N.A.  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309

1177  
 04/23/91  
 04/23/91

DATE 4/19/91  
 \$ 1500.00

ONE THOUSAND FIVE HUNDRED  
 AND NO/100 DOLLARS

RE: Consultants  
 011-02226316

00111770 106111032765 37 69 8568

DOWNTOWN DEVELOPMENT AUTHORITY  
 OF LAWRENCEVILLE GA  
 P O BOX 202  
 LAWRENCEVILLE GA 30046

BRANDANK  
 BRANDANK & COMPANY  
 REALTY INC. 1000  
 1000 N. HENRY ST. SUITE 100  
 LAWRENCEVILLE GA 30046

DATE 4/18/16

one thousand four hundred ninety five - 00/100 DOLLARS \$ 1595.22

City of Lawrenceville

2-204620-01

0001170\* 006103276\* 37 69 356\*

DOWNTOWN DEVELOPMENT AUTHORITY  
 OF LAWRENCEVILLE GA  
 P O BOX 502  
 LAWRENCEVILLE, GA 30046

BRAND BANK  
 BANK OF AMERICA  
 DATE 4/18/19

1179  
 AP 1232 1  
 01/20/2000

PAY TO THE ORDER OF Handy \$ 29.00 DOLLARS \$ 30.25

City of Lawrenceville  
 FOR 2-002601-01 DH Mills

⑆001179⑆ ⑆061103376⑆ 37 69 356⑆

DOWNTOWN DEVELOPMENT AUTHORITY  
 OF LAWRENCEVILLE GA  
 P O BOX 502  
 LAWRENCEVILLE, GA 30046

BRANDENK  
 BRANDENK & ASSOCIATES, INC.  
 11800

DATE 4/16/94

PAY TO THE ORDER OF one-hundred fifty-eight no/100 DOLLARS \$ 158.00

City of Lawrenceville

AMOUNT 3-058400 03

MICR LINE: ⑈0001480⑈ ⑈061403296⑈ 37 69 356⑈

## Downtown Development Authority - Lawrenceville, Georgia

Renasant Bank - 3769356

Money Market - City Acquisitions

| Date       | Description                                              | Check<br>Number | Amount       | Account<br>Balance | Cleared<br>Bank | Bank<br>Balance |
|------------|----------------------------------------------------------|-----------------|--------------|--------------------|-----------------|-----------------|
| 11/6/2018  | Kayno. 1 Custome Upholstery - Rent                       |                 | \$700.00     | \$187,522.49       | \$700.00        | \$187,522.49    |
| 11/6/2018  | Kayno. 1 Custome Upholstery - Utilities                  |                 | \$111.10     | \$187,633.59       | \$111.10        | \$187,633.59    |
| 11/6/2018  | Rent from Higgenbotham + Utilities                       |                 | \$2,528.57   | \$190,162.16       | \$2,528.57      | \$190,162.16    |
| 11/20/2018 | City of Lawrenceville - Utilities @ 394 N Clayton        | 1161            | (\$1,085.19) | \$189,076.97       | (\$1,085.19)    | \$189,076.97    |
| 11/20/2018 | City of Lawrenceville - Utilities @ 394 N Clayton        | 1162            | (\$30.08)    | \$189,046.89       | (\$30.08)       | \$189,046.89    |
| 11/20/2018 | City of Lawrenceville - Utilities @ 200 E Crogan         | 1163            | (\$341.13)   | \$188,705.76       | (\$341.13)      | \$188,705.76    |
| 11/30/2018 | Interest                                                 |                 | \$37.33      | \$188,743.09       | \$37.33         | \$188,743.09    |
| 12/4/2018  | Rent from Higgenbotham + Utilities                       |                 | \$2,370.57   | \$191,113.66       | \$2,370.57      | \$191,113.66    |
| 12/7/2018  | Kayno. 1 Custome Upholstery - Rent                       |                 | \$700.00     | \$191,813.66       | \$700.00        | \$191,813.66    |
| 12/7/2018  | Kayno. 1 Custome Upholstery - Utilities                  |                 | \$127.79     | \$191,941.45       | \$127.79        | \$191,941.45    |
| 12/13/2018 | MPT - Escrow 117 and 125 Perry Street                    |                 | \$5,000.00   | \$196,941.45       | \$5,000.00      | \$196,941.45    |
| 12/20/2018 | City of Lawrenceville - Utilities @ 394 N Clayton        | 1164            | (\$1,476.41) | \$195,465.04       | (\$1,476.41)    | \$195,465.04    |
| 12/20/2018 | City of Lawrenceville - Utilities @ 394 N Clayton        | 1165            | (\$30.08)    | \$195,434.96       | (\$30.08)       | \$195,434.96    |
| 12/20/2018 | City of Lawrenceville - Utilities @ 200 E Crogan         | 1166            | (\$292.39)   | \$195,142.57       | (\$292.39)      | \$195,142.57    |
| 12/31/2018 | Interest                                                 |                 | \$39.50      | \$195,182.07       | \$39.50         | \$195,182.07    |
| 1/8/2019   | Rent from Higgenbotham + Utilities                       |                 | \$2,346.20   | \$197,528.27       | \$2,346.20      | \$197,528.27    |
| 1/8/2019   | Kayno. 1 Custome Upholstery - Rent                       |                 | \$700.00     | \$198,228.27       | \$700.00        | \$198,228.27    |
| 1/8/2019   | Kayno. 1 Custome Upholstery - Utilities                  |                 | \$141.46     | \$198,369.73       | \$141.46        | \$198,369.73    |
| 1/8/2019   | City of Lawrenceville - Utilities @ 394 N Clayton        | 1167            | (\$1,525.26) | \$196,844.47       | (\$1,525.26)    | \$196,844.47    |
| 1/8/2019   | City of Lawrenceville - Utilities @ 394 N Clayton        | 1168            | (\$30.08)    | \$196,814.39       | (\$30.08)       | \$196,814.39    |
| 1/8/2019   | City of Lawrenceville - Utilities @ 200 E Crogan         | 1169            | (\$332.22)   | \$196,482.17       | (\$332.22)      | \$196,482.17    |
| 1/8/2019   | Gwinnett County (200 E Crogan Taxes)                     | 1170            | (\$8.90)     | \$196,473.27       | (\$8.90)        | \$196,473.27    |
| 1/31/2019  | Interest                                                 |                 | \$40.05      | \$196,513.32       | \$40.05         | \$196,513.32    |
| 2/14/2019  | Kayno. 1 Custome Upholstery - Rent                       |                 | \$700.00     | \$197,213.32       | \$700.00        | \$197,213.32    |
| 2/14/2019  | Kayno. 1 Custome Upholstery - Utilities                  |                 | \$202.72     | \$197,416.04       | \$202.72        | \$197,416.04    |
| 2/22/2019  | City of Lawrenceville - Utilities @ 394 N Clayton        | 1171            | (\$1,754.52) | \$195,661.52       | (\$1,754.52)    | \$195,661.52    |
| 2/22/2019  | City of Lawrenceville - Utilities @ 394 N Clayton        | 1172            | (\$30.08)    | \$195,631.44       | (\$30.08)       | \$195,631.44    |
| 2/22/2019  | City of Lawrenceville - Utilities @ 200 E Crogan         | 1173            | (\$331.66)   | \$195,299.78       | (\$331.66)      | \$195,299.78    |
| 2/28/2019  | Interest                                                 |                 | \$36.22      | \$195,336.00       | \$36.22         | \$195,336.00    |
| 3/11/2019  | Kayno. 1 Custome Upholstery - Rent                       |                 | \$700.00     | \$196,036.00       | \$700.00        | \$196,036.00    |
| 3/11/2019  | Kayno. 1 Custome Upholstery - Utilities                  |                 | \$175.95     | \$196,211.95       | \$175.95        | \$196,211.95    |
| 3/11/2019  | City of Lawrenceville - Utilities @ 394 N Clayton        | 1174            | (\$2,030.78) | \$194,181.17       | (\$2,030.78)    | \$194,181.17    |
| 3/11/2019  | City of Lawrenceville - Utilities @ 394 N Clayton        | 1175            | (\$30.28)    | \$194,150.89       | (\$30.28)       | \$194,150.89    |
| 3/11/2019  | Wire to MPT 543 West Crogan                              |                 | (\$5,000.00) | \$189,150.89       | (\$5,000.00)    | \$189,150.89    |
| 3/11/2019  | Wire Fee                                                 |                 | (\$25.00)    | \$189,125.89       | (\$25.00)       | \$189,125.89    |
| 3/18/2019  | City of Lawrenceville - Utilities @ 200 E Crogan         | 1176            | (\$354.95)   | \$188,770.94       | (\$354.95)      | \$188,770.94    |
| 3/29/2019  | Interest                                                 |                 | \$38.95      | \$188,809.89       | \$38.95         | \$188,809.89    |
| 4/3/2019   | AEI Consultants (543 W Crogan - Phase 1)                 | 1177            | (\$1,500.00) | \$187,309.89       | (\$1,500.00)    | \$187,309.89    |
| 4/4/2019   | MPT - Escrow 37 Atha Street                              |                 | (\$1,000.00) | \$186,309.89       | (\$1,000.00)    | \$186,309.89    |
| 4/4/2019   | Wire Fee                                                 |                 | (\$25.00)    | \$186,284.89       | (\$25.00)       | \$186,284.89    |
| 4/15/2019  | Kayno. 1 Custome Upholstery - Rent                       |                 | \$700.00     | \$186,984.89       | \$700.00        | \$186,984.89    |
| 4/15/2019  | Kayno. 1 Custome Upholstery - Utilities                  |                 | \$144.03     | \$187,128.92       | \$144.03        | \$187,128.92    |
| 4/18/2019  | City of Lawrenceville - Utilities @ 394 N Clayton        | 1178            | (\$1,595.22) | \$185,533.70       | (\$1,595.22)    | \$185,533.70    |
| 4/18/2019  | City of Lawrenceville - Utilities @ 394 N Clayton        | 1179            | (\$30.28)    | \$185,503.42       | (\$30.28)       | \$185,503.42    |
| 4/18/2019  | City of Lawrenceville - Utilities @ 200 E Crogan (Final) | 1180            | (\$188.00)   | \$185,315.42       | (\$188.00)      | \$185,315.42    |
| 4/30/2019  | Interest                                                 |                 | \$36.82      | \$185,352.24       | \$36.82         | \$185,352.24    |
| 5/13/2019  | Kayno. 1 Custome Upholstery - Utilities                  |                 | \$59.02      | \$185,411.26       | \$59.02         | \$185,411.26    |
| 5/13/2019  | Kayno. 1 Custome Upholstery - Rent                       |                 | \$700.00     | \$186,111.26       | \$700.00        | \$186,111.26    |

**KAYNO. 1 CUSTOM UPHOLSTERY**

1516

678-969-9113  
6624 DAWSON BLVD.  
NORCROSS, GA 30093

DATE MAY 5 2019

64-5/610 GA  
106

PAY TO THE ORDER OF Department of City Lawrenceville and Development \$ 700.00  
seven hundred DOLLARS

**Bank of America**

ACH R/T 061000052

FOR Rent

⑈001516⑈ ⑆061000052⑆ 003285849404⑈

**KAYNO. 1 CUSTOM UPHOLSTERY**

1515

678-969-9113  
6624 DAWSON BLVD.  
NORCROSS, GA 30093

DATE MAY 5 2019

64-5/610 GA  
106

PAY TO THE ORDER OF Department of City of Lawrenceville and Development \$ 59.02  
fifty nine DOLLARS

**Bank of America**

ACH R/T 061000052

FOR Utilities

⑈001515⑈ ⑆061000052⑆ 003285849404⑈



OFFICIAL RECEIPT

TR:60 3151-103 520 05/13/19 02:07 PM  
XXXXXX9356 Ck Deposit \$759.02

Thank you. Have a nice day.

All items are received by this Bank for purposes of collection and all credits for items are provisional. Currency is accepted subject to verification.

DSS  
16010 (Rev 4/10)

## Downtown Development Authority - Lawrenceville, Georgia

**Renasant Bank - 3769356**

Money Market - City Acquisitions

### SUMMARY - 5.1.2019

|                     |                |
|---------------------|----------------|
| City Funded         | \$1,000,000.00 |
| Interest on Account | \$4,295.77     |

#### 139 Perry Street - Local Republic

|        |           |              |
|--------|-----------|--------------|
| Bought | 4/23/2014 |              |
| Sold   | 3/31/2015 |              |
| Net \$ |           | (\$5,486.20) |

#### 181 Pike Street - Universal Joint

|        |           |                |
|--------|-----------|----------------|
| Bought | 9/23/2014 |                |
| Sold   | 9/24/2014 |                |
| Net \$ |           | (\$110,880.00) |

#### 188 Pike Street - Aurora Block

|        |           |                |
|--------|-----------|----------------|
| Bought | 7/29/2014 |                |
| Sold   |           |                |
| Net \$ |           | (\$312,120.87) |

#### 162 E Crogan Street - storefront

|                |            |
|----------------|------------|
| Appraisal Only | (\$750.00) |
|----------------|------------|

#### 117/125 Perry Street - Chatterton Diner

|        |           |                           |
|--------|-----------|---------------------------|
| Bought | 6/30/2015 |                           |
| Sold   | 8/26/2016 |                           |
| Net \$ |           | \$29,945.69 Rented to FOX |

#### South Lawn

|           |                                  |
|-----------|----------------------------------|
| Attorneys | \$8,179.59 Refund on Overpayment |
|-----------|----------------------------------|

#### 394 N Clayton - Beer Republic

|        |                    |                                         |
|--------|--------------------|-----------------------------------------|
| Bought | City               |                                         |
| Sold   | Closing this Month |                                         |
| Net \$ |                    | (\$27,587.04) Environmentals, Utilities |

#### 394 N Clayton - Parking Lot

|        |            |                |
|--------|------------|----------------|
| Bought | 10/27/2016 |                |
| Sold   |            |                |
| Net \$ |            | (\$357,484.47) |

## Downtown Development Authority - Lawrenceville, Georgia

Renasant Bank - 3769356

Money Market - City Acquisitions

### SUMMARY - 5.1.2019

#### 200 E Crogan Street - Morseberger Bldg

|        |           |                |
|--------|-----------|----------------|
| Bought | 1/26/2017 |                |
| Sold   |           |                |
| Net \$ |           | (\$158,255.91) |

#### 235 N Perry - McGee Cleaners - Laundry

|        |           |              |
|--------|-----------|--------------|
| Bought |           |              |
| Sold   | 8/25/2017 |              |
| Net \$ |           | \$176,981.06 |

#### Peach State Federal Credit Union

|           |  |              |
|-----------|--|--------------|
| Attorneys |  | (\$8,522.00) |
|-----------|--|--------------|

#### Lawrenceville Co-op

|        |           |             |
|--------|-----------|-------------|
| Bought | 2/15/2018 |             |
| Sold   | 7/2/2018  |             |
| Net \$ |           | \$10,452.00 |

#### Mill Street DOT lot

|        |           |               |
|--------|-----------|---------------|
| Bought | 3/27/2018 |               |
| Sold   |           |               |
| Net \$ |           | (\$49,000.00) |

#### 543 W Crogan - Reynolds Gas Station

|        |           |                      |
|--------|-----------|----------------------|
| Bought | 3/11/2019 | Escrow - to Purchase |
| Sold   |           |                      |
| Net \$ |           | (\$6,525.00)         |

#### 37 Atha Street - Alford former Gas Station

|        |          |                      |
|--------|----------|----------------------|
| Bought | 4/4/2019 | Escrow - to Purchase |
| Sold   |          |                      |
| Net \$ |          | (\$1,025.00)         |

---

\$192,217.62

|                                      |  |              |
|--------------------------------------|--|--------------|
| Misc (Attorneys, Bank Charges, etc.) |  | (\$6,865.38) |
|--------------------------------------|--|--------------|

|         |  |                            |
|---------|--|----------------------------|
| Balance |  | <u><u>\$185,352.24</u></u> |
|---------|--|----------------------------|



P.O. Box 4140  
Tupelo, MS 38803-4140

STATEMENT OF ACCOUNT  
APRIL 17, 2019: LAST STATEMENT  
APRIL 30, 2019: THIS STATEMENT  
PAGE 1 OF 1 8011792342

00002209-FREND0050219159856-STNDS6X904-000000

DOWNTOWN DEVELOPMENT AUTH OF L'VILLE GA  
PO BOX 502  
LAWRENCEVILLE GA 30046

DIRECT INQUIRIES TO:  
877 367-5371

RENASANT BANK  
106 CROGAN ST  
LAWRENCEVILLE GA 30043

1

\*\*\*\*\* COMMERCIAL CHOICE RATE CHKG - SUMMARY \*\*\*\*\*

|                              |            |                  |              |
|------------------------------|------------|------------------|--------------|
| ACCOUNT NUMBER               | 8011792342 | PREVIOUS BALANCE | \$0.00       |
| AVG COLLECTED BALANCE        | 394,555.00 | ADDITIONS        | + 870,000.00 |
| INTEREST EARNED YEAR TO DATE | 8.32       | SUBTRACTIONS     | - 94,371.00  |
|                              |            | INTEREST EARNED  | + 8.32       |
|                              |            | ENDING BALANCE   | \$775,637.32 |

\*\*\*\*\* OTHER DEBITS \*\*\*\*\*

| DATE  | DESCRIPTION                                                                                                | SUBTRACTIONS |
|-------|------------------------------------------------------------------------------------------------------------|--------------|
| 04-25 | #CASH MGMT TRSFR DR<br>REF 1151649L FUNDS TRANSFER TO<br>DEP 1160664 FROM<br>HOTEL INITIAL DRAW AND DRAW 1 | 94,371.00    |

\*\*\*\*\* CREDITS \*\*\*\*\*

| DATE  | DESCRIPTION | ADDITIONS  |
|-------|-------------|------------|
| 04-24 | DEPOSIT     | 870,000.00 |
| 04-30 | #INTEREST   | 8.32       |

\*\*\*\*\* INTEREST INFORMATION \*\*\*\*\*

|                                |              |
|--------------------------------|--------------|
| ANNUAL PERCENTAGE YIELD EARNED | 0.05%        |
| INTEREST-BEARING DAYS          | 14           |
| AVERAGE BALANCE FOR APY        | \$394,555.29 |
| INTEREST EARNED                | \$8.32       |

|                          | TOTAL FOR<br>THIS PERIOD | TOTAL<br>YEAR-TO-DATE |
|--------------------------|--------------------------|-----------------------|
| TOTAL OVERDRAFT FEES     | \$0.00                   | \$0.00                |
| TOTAL RETURNED ITEM FEES | \$0.00                   | \$0.00                |

33720 -53788 -

PAGE 1 OF 1

80117

Account: 8011792342  
Period: 4/17/2019 TO 4/30/2019  
Page 2

|                                                         |  |                         |
|---------------------------------------------------------|--|-------------------------|
| <b>RENASANT</b>                                         |  | Cash                    |
| or its banking partner or <b>MM</b>                     |  | Currency                |
| Date: <b>4/17/19</b>                                    |  | Checks                  |
| Deposited To The Account Of <b>Downtown Development</b> |  | Line Cash               |
| <b>Auth of Chille GA</b>                                |  | Deposited by            |
| Please Print Full Name and Account Number               |  | TOTAL <b>879,000.00</b> |
| <b>8011792342 KS</b>                                    |  | 8011792342              |
| <b>80842012946</b>                                      |  | 870,000.00              |
|                                                         |  | #500                    |
| 4/24/2019                                               |  | \$870,000.00            |

33720 -53789

## Downtown Development Authority - Lawrenceville, Georgia

Renasant Bank - 80117922342

Hotel Escrow Account

| Date      | Description                            | Check<br>Number | Amount      | Account<br>Balance | Cleared<br>Bank | Bank<br>Balance |
|-----------|----------------------------------------|-----------------|-------------|--------------------|-----------------|-----------------|
| 4/24/2019 | Deposit from City                      |                 | 870,000.00  | 870,000.00         | 870,000.00      | 870,000.00      |
| 4/25/2019 | Transfer to 664 (Hotel - Initial Draw) |                 | (57,304.89) | 812,695.11         | (57,304.89)     | 812,695.11      |
| 4/25/2019 | Transfer to 664 (Hotel - Draw 1)       |                 | (37,066.11) | 775,629.00         | (37,066.11)     | 775,629.00      |
| 4/30/2019 | Interest                               |                 | 8.32        | 775,637.32         | 8.32            | 775,637.32      |

**Rio Lawrenceville, LLC**

23 Ferry Landing LN NW  
Unit 2304  
Atlanta, GA 30305

**April 23, 2019**

**Initial Draw**

**Ponder and Ponder**

|                |                                                  |
|----------------|--------------------------------------------------|
| Invoice #18112 | \$2,184.23 – paid – see attached cancelled check |
| Invoice #18181 | \$3,767.75 – paid – see attached cancelled check |
| <b>Total:</b>  | <b>\$5,951.98</b>                                |

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Invoice #18204  | \$2,085.39                                         |
| Invoice #18223  | \$9,694.68                                         |
| Invoice # 18249 | \$14,199.49                                        |
| Invoice # 18270 | \$9,934.00                                         |
| <b>Total:</b>   | <b>\$35,913.56 – paid – see attached cancelled</b> |

check

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Invoice # 19013 | \$6,217.50                                             |
| Invoice # 19031 | \$8,323.48                                             |
| <b>Total:</b>   | <b>\$14,540.98 – paid see attached cancelled check</b> |

**CMS and Associates**

|                                 |                                                |
|---------------------------------|------------------------------------------------|
| Invoice dated January 31, 2019  | \$5,000.00 – paid see attached cancelled check |
| Invoice dated February 29, 2019 | \$5,000.00 – paid see attached cancelled check |
| Invoice dated March 31, 2019    | \$5,000.00 – paid see attached cancelled check |
| Invoice dated April 30, 2019    | \$5,000.00 – see attached check in process of  |
| being cleared                   |                                                |
| <b>Total;</b>                   | <b>\$20,000.00</b>                             |

**Total payments made through Initial Draw: \$76,406.52**

**Cost sharing:**

|                   |             |
|-------------------|-------------|
| DDA               | \$57,304.89 |
| Rio Lawrenceville | \$19,101.63 |

**Please make checks payable to Frazier Deeter Lawrenceville Pre-Construction Escrow Account and send to David Daniell, Frazier & Deeter, 1230 Peachtree Street, Suite 1500 , Atlanta, GA 30309**

**Rio Lawrenceville, LLC**

23 Ferry Landing LN NW  
Unit 2304  
Atlanta, GA 30305

**April 23, 2019**

**Draw 1**

**Ponder and Ponder**

Invoice #19056 \$18,921.48

**SimsPatrick**

Invoice # 4640 \$20,500.00

**Metromont**

Invoice MC20700-ENG \$10,000.00

**Total: \$49,421.48**

**Cost sharing:**

DDA at 75% \$37,066.11

Rio Lawrenceville \$12,355.37

Please make checks payable to Frazier Deeter Lawrenceville Pre-Construction Escrow Account and send to David Daniell, Frazier & Deeter, 1230 Peachtree Street, Suite 1500 , Atlanta, GA 30309

*Initial Draw 57,304.89*

*Draw 1 37,066.11*

---

*94,371.00*

*Paid 4/25/19  
Acct 664 #1369*