



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY AGENDA

Monday, December 14, 2020
6:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) Approval of Prior Meeting Minutes

Downtown Development Business

- [2.](#) Approval of December 2020 Treasurer's Report
- [3.](#) Summary of \$1M IGA Account
- [4.](#) Discussion of Master Plan for Depot Area
- [5.](#) Depot Lease

Mainstreet Business

Other Business

Citizen Comments

Executive Session - Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Prior Meeting Minutes

Department: Downtown Development Authority

Date of Meeting: Monday, December 14, 2020

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approve Minutes

Summary: Approval of Prior Meeting Minutes

- November 9, 2020 Regular Meeting Minutes
- November 9, 2020 Executive Session Meeting Minutes



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Approval of December 2020 Treasurer's Report

Department: Downtown Development Authority

Date of Meeting: Monday, December 14, 2020

Fiscal Impact: none

Presented By: Committee Member Linda Nash, Treasurer

Action Requested: Approval

Summary: Linda Nash will present the December 2020 Treasurer's Report for approval

Attachments/Exhibits:

- December 2020 Treasurer's Report

City of Lawrenceville Downtown Development Authority

Report date 12/7/2020

Since Our Last Meeting
Checking Account (664)

Date	Description	Check #	Deposits	Withdrawals	Balance
	Balance from last meeting				\$76,890.15
11/12/2020	City of Lawrenceville - utilities 51 S Clayton			\$54.00	\$76,836.15
11/13/2020	Lee Merritt - GT Intro to Development	1401		\$705.00	\$76,131.15
11/16/2020	Boulder Creek rent		\$ 804.30		\$76,935.45
11/23/2020	Boulder Creek rent		\$ 804.30		\$77,739.75
11/30/2020	Boulder Creek rent		\$ 804.30		\$78,544.05
11/30/2020	Interest		\$ 6.35		\$78,550.40
12/1/2020	City of Lawrenceville - Mixed Drink Tax September 2020		\$ 12,005.46		\$90,555.86
12/4/2020	City of Lawrenceville - utilities 189 Born			\$312.00	\$90,243.86
12/7/2020	Boulder Creek rent		\$ 804.30		\$91,048.16
12/7/2020	Actual Account Balance				\$91,048.16

Money Market Account - City \$1M (356)

	Balance from last meeting				\$399,504.82
11/27/2020	Outgoing Wire fee			\$ 25.00	\$399,479.82
11/27/2020	Outgoing Wire - MPT - purchase 816 N Clayton			\$ 344,132.88	\$55,346.94
11/30/2020	Interest		\$ 29.09		\$55,376.03
10/8/2020	Chapman Services, Inc - 51 S Clayton Street		\$ 200,270.24	check destroyed, reissue after 1/1/2021	
12/3/2020	Gwinnett Co Property Tax - Atha Street			\$ 762.04	\$ 54,613.99
12/3/2020	Gwinnett Co Property Tax - 400 N Clayton (parking lot)			\$ 1,436.14	\$ 53,177.85
12/7/2020	Actual Account Balance			\$	53,177.85

Hotel Escrow Account (2342)

	Balance from last meeting				\$428.58
11/10/2020	City of Lawrenceville - Parking Deck		\$ 890,832.30		\$891,260.88
11/10/2020	Incoming wire fee			\$ 15.00	\$891,245.88
11/10/2020	Frazier & Deeter, LLC - Parking Deck			\$ 890,832.30	\$413.58
11/10/2020	Outgoing wire fee			\$ 25.00	\$388.58
11/30/2020	ire fee refund		\$ 7.50		\$396.08
12/7/2020	Actual Account Balance				\$396.08



Activity - Deposit Account

Report created: 12/07/2020 01:19:23 PM (ET)

Account Information

Account: 084201294 • *0664 • Checking • Checking *0664 • Accessible \$91,048.16
 Current balance: \$91,048.16
 Accessible balance: \$91,048.16
 Ledger balance: \$90,243.86

Transaction History

Date range: 11/1/2020 to 12/7/2020
 Transaction types: All transactions
 Detail option: Includes transaction detail

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
12/07/2020 01:19 PM (ET)			DEPOSIT TLR 111 BR 3151		\$804.30	\$91,048.16
12/04/2020	CITY OF LAWRENCE BI		ACH DEBIT CITY OF LAWRENCE BILLPAY 201204	\$312.00		\$90,243.86
12/01/2020			DEPOSIT		\$12,005.46	\$90,555.86
11/30/2020			INTEREST CREDIT		\$6.35	\$78,550.40
11/30/2020			DEPOSIT		\$804.30	\$78,544.05
11/23/2020			DEPOSIT		\$804.30	\$77,739.75
11/16/2020			DEPOSIT		\$804.30	\$76,935.45
11/13/2020	1401	1401	CHECK PAID	\$705.00		\$76,131.15
11/12/2020	CITY OF LAWRENCE BI		ACH DEBIT CITY OF LAWRENCE BILLPAY 201112	\$54.00		\$76,836.15
11/02/2020	1408	1408	CHECK PAID	\$8,963.70		\$76,890.15

Nov. 2020
report

RENASANT BANK
106 CROGAN ST
LAWRENCEVILLE GA 30043

STATEMENT OF ACCOUNT
OCTOBER 31, 2020: LAST STATEMENT
NOVEMBER 30, 2020: 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

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

ACCOUNT NUMBER	0001160664	PREVIOUS BALANCE	\$85,853.85
AVG COLLECTED BALANCE	77,375.00	ADDITIONS	+ 2,412.90
INTEREST EARNED YEAR TO DATE	168.26	SUBTRACTIONS	- 9,722.70
		INTEREST EARNED	+ 6.35
		ENDING BALANCE	\$78,550.40

***** CHECKS *****

NUMBER	DATE	AMOUNT	NUMBER	DATE	AMOUNT
1401	11-13	705.00			
1408 *	11-02	8,963.70			

* SKIP IN CHECK SEQUENCE

***** OTHER DEBITS *****

DATE	DESCRIPTION	SUBTRACTIONS
11-12	#WITHDRAWAL	54.00
	CITY OF LAWRENCE BILLPAY	
	201112	

***** CREDITS *****

DATE	DESCRIPTION	ADDITIONS
11-16	DEPOSIT	804.30
11-23	DEPOSIT	804.30
11-30	DEPOSIT	804.30
11-30	#INTEREST	6.35

***** INTEREST INFORMATION *****

ANNUAL PERCENTAGE YIELD EARNED	0.10%
INTEREST-BEARING DAYS	30
AVERAGE BALANCE FOR APY	\$77,375.18
INTEREST EARNED	\$6.35

	TOTAL FOR THIS PERIOD	TOTAL YEAR-TO-DATE
TOTAL OVERDRAFT FEES	\$0.00	\$0.00
TOTAL RETURNED ITEM FEES	\$0.00	\$0.00

DATE	NUMBER	PAYEE	AMOUNT
		TOTAL	\$ <u> </u>

BANK BALANCE SHOWN ON THIS STATEMENT

\$

PLUS – DEPOSITS NOT CREDITED ON THIS STATEMENT

TOTAL

\$

LESS – TOTAL OF OUTSTANDING CHECKS (FROM ABOVE)

\$

SHOULD AGREE WITH YOUR CHECK BOOK BALANCE AFTER
YOU DEDUCT FROM THAT BALANCE SERVICE CHARGES
(IF ANY) SHOWN ON THIS STATEMENT

\$

Please examine this statement at once. If incorrect, return statement and images of your checks to **OUR BANK**. If no error is reported within 10 days, the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS, telephone us or write us at our office shown on the front of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the **FIRST** statement on which the error appeared.

(1) Tell us your name and account number (if any).

(2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.

(3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than **10** business days to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

Account
1160664

Renasant Bank - Image Statement

Date 11/30/2020
PAGE 2 OF 2

2.

RENASANT BANK
3151
Date: 11/16/20
Deposit To The Account Of: Downtown Dev. Authority of Lawrenceville
Please Print or Type Name: 1160664
Cash: 804.30
Currency: 0.00
Checks: 0.00
TOTAL: 804.30
RBS 3151-110 456 11-16-20
1160664
804.30
#500

Deposit, Amount \$804.30 Date 11/16

RENASANT BANK
3151
Date: 11/23/20
Deposit To The Account Of: Downtown Dev. Authority of Lawrenceville
Please Print or Type Name: 1160664
Cash: 804.30
Currency: 0.00
Checks: 0.00
TOTAL: 804.30
RBS 3151-110 456 11-23-20
1160664
804.30
#500

Deposit, Amount \$804.30 Date 11/23

RENASANT BANK
3151
Date: 11/30/20
Deposit To The Account Of: Downtown Dev. Authority of Lawrenceville
Please Print or Type Name: 1160664
Cash: 804.30
Currency: 0.00
Checks: 0.00
TOTAL: 804.30
RBS 3151-110 456 11-30-20
1160664
804.30
#500

Deposit, Amount \$804.30 Date 11/30

DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE GEORGIA
P. O. BOX 1980
LAWRENCEVILLE, GA 30046
DATE: 11-19-20
1401
PAY TO THE ORDER OF: Lee M. Smith
Seven Hundred Five and 00/100
\$ 705.00
DOLLARS & CENTS
BRAND Since 1988
P.O. BOX 1980
LAWRENCEVILLE, GA 30046
MICR: ⑆001401⑆ ⑆001103276⑆ ⑆1 60 664⑆

Check 1401, Amount \$705.00 Date 11/13

DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE GEORGIA
P. O. BOX 1980
LAWRENCEVILLE, GA 30046
DATE: 10-22-2020
1408
PAY TO THE ORDER OF: City of Lawrenceville
Eight Thousand Nine Hundred Sixty-three and 70/100
\$ 8963.70
DOLLARS & CENTS
BRAND Since 1988
P.O. BOX 1980
LAWRENCEVILLE, GA 30046
MICR: ⑆001408⑆ ⑆001103276⑆ ⑆1 60 664⑆

Check 1408, Amount \$8,963.70 Date 11/2



City of Lawrenceville Utility Office Information

Office Hours: Monday - Friday, 8am to 5pm
Location: 70 S. Clayton St., Lawrenceville, GA

Phone: (678) 407-6675
Utility Emergency: 11
Call Before You Dig: (800) 2 11

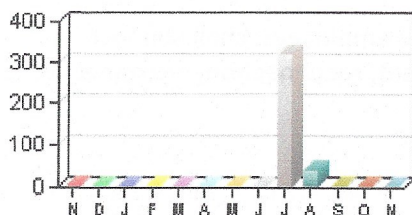
ACCOUNT INFORMATION:



Account Number 4-050500-06
Penalty Date 11/25/2020
Name DDA
Bill Date 11/04/2020
Cut-off 12/22/2020
Service Address 51 S CLAYTON ST

Description	Meter #	Meter Read Date Start	Meter Read Date End	Meter Read Usage Start	Meter Read Usage End	Total Usage	Amount
PRIOR BALANCE							\$54.00
PAYMENTS APPLIED							\$54.00CR
ELECTRIC	310071629	09/18/2020	10/19/2020	9	9	0	\$21.00
GARBAGE							\$20.00
SECURITY LIGHTS							\$8.00
SEWER							\$5.00
WATER	779408	06/17/2020	00/00/0000	0	0	0	\$0.00
ROUND UP DONATION							\$0.00
Due by 11/25/2020							\$54.00
Due after 11/25/2020							\$54.00

Electric



SPECIAL MESSAGE:

THIS BILL INCLUDES PAYMENTS RECEIVED THROUGH 11/2/20. PAY ONLINE: LAWRENCEVILLEUTILITIES.COM/MAKEPAYMENT PAY BY PHONE: 1-844-878-2841. UTILITY POLICIES MAY BE VIEWED ON THE CITY WEBSITE OR OBTAINED BY CONTACTING CUSTOMER SERVICE.

- This bill is due when rendered.
- Payment must be received by the City by due date to avoid late charge.
- Accounts with a Past Due balance (arrears) are subject to disconnection and a disconnection fee.
- Copies of all utility rates are available on the LawrencevilleUtilities.com website.



P.O. Box 2200
Lawrenceville, GA 30046-2200



Account Number: 4-050500-06
Please Pay By: 11/25/2020
Total Due: \$54.00



3318
DDA
PO BOX 502
LAWRENCEVILLE GA 30046-0502



CITY OF LAWRENCEVILLE
PO BOX 2200
LAWRENCEVILLE GA 30046-2200

☐ I do not want to participate in the Utility Round-Up Program. Funds collected from this program provide utility payment assistance program for qualified customers in need.



Activity - Deposit Account

Report created: 12/10/2020 04:49:39 PM (ET)

Account Information

Account: 084201294 • *9356 • Checking • Checking *9356 • Accessible \$53,177.85
 Current balance: \$53,177.85
 Accessible balance: \$53,177.85
 Ledger balance: \$53,177.85

Transaction History

Date range: 11/1/2020 to 12/10/2020
 Transaction types: All transactions
 Detail option: Includes transaction detail

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
12/03/2020	GWINNETT CO TAX DI		ACH DEBIT GWINNETT CO TAX DIALACHECK DED*DP*R5146B001*201201 *0000143614*R5146B001*W*N ASHLIN	\$1,436.14		\$53,177.85
12/03/2020	GWINNETT CO TAX DI		ACH DEBIT GWINNETT CO TAX DIALACHECK DED*DP*R5146A094*201201 *0000076204*R5146A094*W*N ASHLIN	\$762.04		\$54,613.99
11/30/2020			INTEREST CREDIT		\$29.09	\$55,376.03
11/27/2020	OUTGOING WIRE FEE		MISC DEBIT OUTGOING WIRE FEE	\$25.00		\$55,346.94
11/27/2020	20203320037600		OUTGOING WIRE FEE OUTGOING WIRE GFX 20203320037600 BNF MAHAFFEY PICKENS TUCKER LLP IOLTA OB I CLIENT OF	\$344,132.88		\$55,371.94
11/02/2020	OUTGOING WIRE FEE		MISC DEBIT OUTGOING WIRE FEE	\$25.00		\$399,504.82
11/02/2020	20203070031100		OUTGOING WIRE FEE OUTGOING WIRE GFX 20203070031100 BNF MAHAFFEY PICKENS TUCKER LLP OBI EARN EST MONEY FO	\$10,000.00		\$399,529.82

Nov. 2020 report

RENASANT BANK
106 CROGAN ST
LAWRENCEVILLE GA 30043

STATEMENT OF ACCOUNT
OCTOBER 31, 2020: LAST STATEMENT
NOVEMBER 30, 2020: 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

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

ACCOUNT NUMBER	0003769356	PREVIOUS BALANCE	\$409,529.82
AVG COLLECTED BALANCE	353,951.00	ADDITIONS	+
INTEREST EARNED YEAR TO DATE	635.88	SUBTRACTIONS	-
		INTEREST EARNED	+
		ENDING BALANCE	\$55,376.03

***** OTHER DEBITS *****

DATE	DESCRIPTION	SUBTRACTIONS
11-02	#OUTGOING WIRE	-10,000.00
	OUTGOING WIRE GFX 20203070031100	
	BNF MAHAFFEY PICKENS TUCKER LLP OBI	
	EARNST MONEY FO	
11-02	#DIRECT S/C	-25.00
	OUTGOING WIRE FEE	
11-27	#OUTGOING WIRE	-344,132.88
	OUTGOING WIRE GFX 20203320037600	
	BNF MAHAFFEY PICKENS TUCKER LLP IOL	
	TA OBI CLIENT OF	
11-27	#DIRECT S/C	-25.00
	OUTGOING WIRE FEE	

***** CREDITS *****

DATE	DESCRIPTION	ADDITIONS
11-30	#INTEREST	29.09

***** INTEREST INFORMATION *****

ANNUAL PERCENTAGE YIELD EARNED	0.10%
INTEREST-BEARING DAYS	30
AVERAGE BALANCE FOR APY	\$353,951.27
INTEREST EARNED	\$29.09

	TOTAL FOR THIS PERIOD	TOTAL YEAR-TO-DATE
TOTAL OVERDRAFT FEES	\$0.00	\$0.00
TOTAL RETURNED ITEM FEES	\$0.00	\$0.00

DATE	NUMBER	PAYEE	AMOUNT
		TOTAL	\$ _____

BANK BALANCE SHOWN ON THIS STATEMENT

\$ _____

PLUS – DEPOSITS NOT CREDITED ON THIS STATEMENT

TOTAL

\$ _____

LESS – TOTAL OF OUTSTANDING CHECKS (FROM ABOVE)

\$ _____

SHOULD AGREE WITH YOUR CHECK BOOK BALANCE AFTER
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(IF ANY) SHOWN ON THIS STATEMENT

\$ _____

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We will investigate your complaint and will correct any error promptly. If we take more than **10** business days to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.



Activity - Deposit Account

Report created: 12/10/2020 11:34:26 AM (ET)

Account Information

Account: 084201294 • *2342 • Checking • Checking *2342 • Accessible \$396.08
 Current balance: \$396.08
 Accessible balance: \$396.08
 Ledger balance: \$396.08

Transaction History

Date range: 10/30/2020 to 12/10/2020
 Transaction types: All transactions
 Detail option: Includes transaction detail

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
11/30/2020			DEPOSIT COURTESY 1/2 REFUND		\$7.50	\$396.08
11/10/2020	OUTGOING WIRE FEE		MISC DEBIT OUTGOING WIRE FEE	\$25.00		\$388.58
11/10/2020	20203150099000		OUTGOING WIRE FEE OUTGOING WIRE GFX 20203150099000 BNF FRAZIER DEETER LAWRENCEVILLE OBI INS TALLMENT PAY	\$890,832.30		\$413.58
11/10/2020	INCOMING WIRE FEE		MISC DEBIT INCOMING WIRE FEE	\$15.00		\$891,245.88
11/10/2020	20203150072100		INCOMING WIRE TRANSFER INCOMING WIRE GFX 20203150072100 ORG CITY OF LAWRENCEVILLE OBI PARKING DE CK DRAW		\$890,832.30	\$891,260.88
10/30/2020			INTEREST CREDIT		\$0.01	\$428.58
10/30/2020			DEPOSIT MONTHLY 1/2 REFUND		\$7.50	\$428.57

Nov. 2020
report

RENASANT BANK
106 CROGAN ST
LAWRENCEVILLE GA 30043

STATEMENT OF ACCOUNT
OCTOBER 31, 2020: LAST STATEMENT
NOVEMBER 30, 2020: THIS STATEMENT
PAGE 1 OF 1 8011792342

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

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

ACCOUNT NUMBER	8011792342	PREVIOUS BALANCE	\$428.58
AVG COLLECTED BALANCE	400.00	ADDITIONS	+ 890,839.80
INTEREST EARNED YEAR TO DATE	28.54	SUBTRACTIONS	- 890,872.30
		INTEREST EARNED	+ 0.00
		ENDING BALANCE	\$396.08

***** OTHER DEBITS *****

DATE	DESCRIPTION	SUBTRACTIONS
11-10	#DIRECT S/C	15.00
	INCOMING WIRE FEE	
11-10	#OUTGOING WIRE	890,832.30
	OUTGOING WIRE GFX 20203150099000	
	BNF FRAZIER DEETER LAWRENCEVILLE OB	
	I INSTALLMENT PAY	
11-10	#DIRECT S/C	25.00
	OUTGOING WIRE FEE	

***** CREDITS *****

DATE	DESCRIPTION	ADDITIONS
11-10	#INCOMING WIRE	890,832.30
	INCOMING WIRE GFX 20203150072100	
	ORG CITY OF LAWRENCEVILLE OBI PARKI	
	NG DECK DRAW	
11-30	#DEPOSIT	7.50
	COURTESY 1/2 REFUND	

***** INTEREST INFORMATION *****

ANNUAL PERCENTAGE YIELD EARNED	0.00%
INTEREST-BEARING DAYS	30
AVERAGE BALANCE FOR APY	\$400.83
INTEREST EARNED	\$0.00

	TOTAL FOR THIS PERIOD	TOTAL YEAR-TO-DATE
TOTAL OVERDRAFT FEES	\$0.00	\$0.00
TOTAL RETURNED ITEM FEES	\$0.00	\$0.00

DATE	NUMBER	PAYEE	AMOUNT
		TOTAL	\$ _____

BANK BALANCE SHOWN ON THIS STATEMENT

\$ _____

PLUS - DEPOSITS NOT CREDITED ON THIS STATEMENT

TOTAL

\$ _____

LESS - TOTAL OF OUTSTANDING CHECKS (FROM ABOVE)

\$ _____

SHOULD AGREE WITH YOUR CHECK BOOK BALANCE AFTER
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LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Summary of \$1M IGA Account

Department: Downtown Development Authority

Date of Meeting: Monday, December 14, 2020

Fiscal Impact: none

Presented By: Committee Member Linda Nash, Treasurer

Action Requested: Discussion

Summary: Discussion



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Discussion of Master Plan for Depot Area

Department: Downtown Development Authority

Date of Meeting: Monday, December 14, 2020

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Discussion

Summary: Discussion



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Depot Lease

Department: Downtown Development Authority

Date of Meeting: Monday, December 14, 2020

Fiscal Impact: none

Presented By: Committee Member Linda Nash, Treasurer

Action Requested: Approval

Summary: Approval of Depot Lease