



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING AGENDA

Monday, June 24, 2019
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 Regular Minutes from April 22, 2019
- [2.](#) Approval of Executive Minutes from April 22, 2019
- [3.](#) Approval of Regular Minutes from May 28, 2019
- [4.](#) Approval of Executive Minutes from May 28, 2019

Downtown Development Business

- [5.](#) Approve Financials
- [6.](#) 2019 Redevelopment Peer Tour

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: Monday, June 24, 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: Monday, June 24, 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
AGENDA CATEGORY: REGULAR SESSION

Item: Approval of Regular Minutes from May 28, 2019

Department: Downtown Development Authority

Date of Meeting: Monday, June 24, 2019

Fiscal Impact: \$0

Presented By: Lee Merritt

Action Requested: Approve Minutes

Summary: Approval of minutes from May 28, 2019

Background:

Fiscal Impact: \$0

Concurrences:

Attachments/Exhibits:
May 28, 2019 Regular Meeting Minutes



LAWRENCEVILLE

GEORGIA

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

Item: Approval of Executive Minutes from May 28, 2019

Department: Downtown Development Authority

Date of Meeting: Monday, June 24, 2019

Fiscal Impact: \$0

Presented By: Lee Merritt

Action Requested: Approve Minutes

Summary: Approval of minutes from May 28, 2019

Background:

Fiscal Impact: \$0

Concurrences:

Attachments/Exhibits:

May 28, 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: Monday, June 24, 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 06 June

Since our Last Meeting

Checking Account

Date	Description	Check #	Deposits	Withdrawals Checks
5/31/2019	Interest		\$15.77	
6/3/2019	Boulder Creek (5/17)		\$668.00	
6/3/2019	Boulder Creek (5/23)		\$668.00	
6/3/2019	Transfer from 2342 (Hotel - Draw 2)		104,295.86	
6/3/2019	Frazier Deeter Lville Pre-Construction Escrow (Hotel)	1371		\$104,295.86
6/17/2019	Boulder Creek (5/31)		\$668.00	
6/17/2019	Boulder Creek (6/7)		\$668.00	
6/17/2019	Boulder Creek (6/14)		\$668.00	
6/17/2019	Depot - Gwinnett Music		\$900.00	
6/17/2019	Liquor Tax - April 19		\$6,214.22	
			\$114,765.85	\$104,295.86
06/17/19		Balance		\$200,315.77

Money Market Account (City \$1M)

5/16/2019	City of Lawrenceville - Utilities @ 394 N Clayton	1181		\$1,360.89
5/16/2019	City of Lawrenceville - Utilities @ 394 N Clayton	1182		\$30.08
5/20/2019	Dickinson Property Science (37 Atha - Phase 1)	1183		\$1,800.00
5/30/2019	Sale of 394 N Clayton		\$1,510,000.00	
5/30/2019	Incoming Wire Fee			\$15.00
5/30/2019	Transfer of Sale 394 N Clayton to City			\$1,510,000.00
5/31/2019	Interest		\$37.67	
6/3/2019	City of Lawrenceville - Utilities @ 394 N Clayton	1184		\$1,198.07
6/3/2019	City of Lawrenceville - Utilities @ 394 N Clayton	1185		\$30.48
6/6/2019	City wire funds to purchase 37 Atha Sreet		\$175,000.00	
6/6/2019	Incoming Wire Fee			\$15.00
6/7/2019	Purchase 37 Atha Street			\$175,972.55
6/7/2019	Outgoing Wire Fee			\$25.00
6/7/2019	Kayno. 1 Custom Upholstery - Return Deposit \$700	1186		
6/7/2019	Stop Payment on Check 1186			\$36.00
6/17/2019	NGI Lawrenceville (South Lawn)		\$87,375.00	
6/17/2019	Kay's Custom Upholstery		\$96.66	
			\$1,772,509.33	\$0.00
06/17/19		Balance		\$268,137.52

Hotel Escrow Account

5/31/2019	Interest		36.23	
6/3/2019	Transfer to 664 (Hotel - Draw 2)			104,295.86
			\$36.23	\$104,295.86
06/17/19		Balance		\$671,377.69

RENASANT BANK
106 CROGAN ST
LAWRENCEVILLE GA 30043

STATEMENT OF ACCOUNT
APRIL 30, 2019: LAST STATEMENT
MAY 31, 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	\$185,428.95
AVG COLLECTED BALANCE	185,663.00	ADDITIONS	+ 10,565.83
INTEREST EARNED YEAR TO DATE	86.86	SUBTRACTIONS	- 6,149.00
		INTEREST EARNED	+ 15.77
		ENDING BALANCE	\$189,861.55

***** CHECKS *****

NUMBER	DATE	AMOUNT	NUMBER	DATE	AMOUNT
0	05-13	60.00	1370	05-01	6,089.00

***** CREDITS *****

DATE	DESCRIPTION	ADDITIONS
05-13	DEPOSIT	10,565.83
05-31	#INTEREST	15.77

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

ANNUAL PERCENTAGE YIELD EARNED	0.10%
INTEREST-BEARING DAYS	31
AVERAGE BALANCE FOR APY	\$185,663.17
INTEREST EARNED	\$15.77

	TOTAL FOR THIS PERIOD	TOTAL 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 5/31/2019
PAGE 2 OF 2

DEPOSIT TICKET

DATE: 5/1/19

BRAND BANKING Since 1905

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE GEORGIA
P.O. BOX 1288
LAWRENCEVILLE, GA 30046

1160664

10,565.83

10,565.83

Deposit, Amount \$10,565.83 Date 5/13

Account Adjustment

Dear Customer,

On 05-13-2019 we subtracted \$60.00 from your account 0001160664

The deposit was shown as \$10,565.83, but should have been \$10,505.83

The problem was due to:

Incorrect Calculation.

Check 0, Amount \$60.00 Date 5/13

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE GEORGIA

1370

DATE: 4/25/19

FOR THE ORDER OF: Denton's

10,089.00

10,089.00 DOLLARS

BRAND BANKING Since 1905

2143409

100 1370 106 103276 11 60 664

Check 1370, Amount \$6,089.00 Date 5/1

Downtown Development Authority - Lawrenceville, Georgia

Brand Bank - 1160664

Date	Description	Check Number	Amount	Account Balance	Cleared Bank	Bank Balance
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 (Hotel)	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	(\$6,089.00)	\$179,320.91
4/30/2019	Interest		\$19.04	\$179,339.95	\$19.04	\$179,339.95
5/13/2019	Boulder Creek (4/19)		\$687.00	\$180,026.95	\$687.00	\$180,026.95
5/13/2019	Boulder Creek (4/26)		\$668.00	\$180,694.95	\$668.00	\$180,694.95
5/13/2019	Boulder Creek (5/3)		\$668.00	\$181,362.95	\$668.00	\$181,362.95
5/13/2019	Boulder Creek (5/10)		\$668.00	\$182,030.95	\$668.00	\$182,030.95
5/13/2019	Depot - Gwinnett Music		\$900.00	\$182,930.95	\$900.00	\$182,930.95
5/13/2019	Liquor Tax - March 19		\$6,914.83	\$189,845.78	\$6,914.83	\$189,845.78
5/31/2019	Interest		\$15.77	\$189,861.55	\$15.77	\$189,861.55
6/3/2019	Boulder Creek (5/17)		\$668.00	\$190,529.55	\$668.00	\$190,529.55
6/3/2019	Boulder Creek (5/23)		\$668.00	\$191,197.55	\$668.00	\$191,197.55
6/3/2019	Transfer from 2342 (Hotel - Draw 2)		104,295.86	\$295,493.41	\$104,295.86	\$295,493.41
6/3/2019	Frazier Deeter Lville Pre-Construction Escrow (Hotel)	1371	(\$104,295.86)	\$191,197.55	(\$104,295.86)	\$191,197.55
6/17/2019	Boulder Creek (5/31)		\$668.00	\$191,865.55	\$668.00	\$191,865.55
6/17/2019	Boulder Creek (6/7)		\$668.00	\$192,533.55	\$668.00	\$192,533.55
6/17/2019	Boulder Creek (6/14)		\$668.00	\$193,201.55	\$668.00	\$193,201.55
6/17/2019	Depot - Gwinnett Music		\$900.00	\$194,101.55	\$900.00	\$194,101.55
6/17/2019	Liquor Tax - April 19		\$6,214.22	\$200,315.77	\$6,214.22	\$200,315.77

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 2531282329
10

May 17, 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



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



Memo: WEEKLY RENT INSTALLMENT

⑈ 2531282329 ⑈ ⑆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 2531907903
10

May 23, 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



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



Memo: WEEKLY RENT INSTALLMENT

⑈ 2531907903 ⑈ ⑆075901480⑆ 91790012211067⑈



TR:67 3151-103 520 06/03/19 12:32 PM
XXXXXX0664 Ck Deposit \$1,336.00

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.

OFFICIAL RECEIPT

DSS
16019 (Rev 4/10)

Rio Lawrenceville, LLC

23 Ferry Landing LN NW

Unit 2304

Atlanta, GA 30305

May 31, 2019**Draw 2****Ponder and Ponder**

Invoice #19066 \$14,475.55

Invoice #19093 \$23,335.59

SimsPatrickStudio

Invoice # 4661 \$20,500.00

CMS and Associates

Invoice May 31, 2019 \$5,000.00

Sailors Engineering Associates

Invoice May 10, 2019 \$750.00

Northpointe Hospitality

Hilton Franchise Fee

See attached check and back up \$75,000.00

Total: \$139,061.14

Paid 6/3/19
1371
Acct 664

Cost sharing:**DDA at 75% \$104,295.86****Rio Lawrenceville at 25% \$34,765.29**

Invoice for Architectural Services

PONDER & PONDER, ARCHITECTS

3000 Langford Road, Bdg. 200
Norcross, GA 30071-4771

Invoice Number: 19066
Invoice Date: Apr 22, 2019
Page: 1

Voice: 770-449-8860
Fax: 770-449-8861

Bill To:

Rick Patton
Rio Lawrenceville, LLC
23 Ferry Landing LN Unit 2304
Atlanta, GA 30305-1133

Project:

Hilton Tapestry, Lawrenceville, GA
PPA Job#18013

Period Ending		Payment Terms	Due Date	
4/22/19		Net 30 Days	5/22/19	
Quantity	Item	Description	Unit Price	Extension
		Schematic Design: Brings to 100% of \$85,800.00 minus previously invoiced SD amounts		14,398.87
		Reimb Exp: Mileage 3/19 Str. Mtg		15.95
		Reimb Exp: Mileage 3/19 ID Mtg		15.95
		Reimb Exp: Mileage 4/10 Mtg		21.69
		Reimb Exp: Reproductions		23.09
SCH. DESIGN TO 100%				

Principal Unit Price \$ 198
Principal Unit Price \$ 159
Supervisory Unit Price \$ 143
Tech I Unit Price \$ 129
Tech II Unit Price \$ 95
Tech III Unit Price \$ 73

TOTAL:

14,475.55

By: _____

[Handwritten Signature]

[Handwritten: 14 ORDER. 5/3/19]

Invoice for Architectural Services

PONDER & PONDER, ARCHITECTS

3000 Langford Road, Bdg. 200
Norcross, GA 30071-4771

Invoice Number: 19093

Invoice Date: May 20, 2019

Page: 1

Voice: 770-449-8860

Fax: 770-449-8861

Bill To:

Rick Patton
Rio Lawrenceville, LLC
23 Ferry Landing LN Unit 2304
Atlanta, GA 30305-1133

Project:

Hilton Tapestry, Lawrenceville, GA
PPA Job#18013

Period Ending		Payment Terms		Due Date	
5/20/19		Net 30 Days		6/19/19	
Quantity	Item	Description	Unit Price	Extension	
4.00	208	Design Develop-Building Design	198.00	792.00	
0.50	208	Design Develop-Building Design	159.00	79.50	
1.00	208	Design Develop-Building Design	159.00	159.00	
6.00	208	Design Develop-Building Design	159.00	954.00	
0.50	208	Design Develop-Building Design	143.00	71.50	
18.00	208	Design Develop-Building Design	95.00	1,710.00	
18.00	208	Design Develop-Building Design	95.00	1,710.00	
5.00	208	Design Develop-Building Design	198.00	990.00	
6.75	208	Design Develop-Building Design	159.00	1,073.25	
1.00	208	Design Develop-Building Design	143.00	143.00	
23.50	208	Design Develop-Building Design	95.00	2,232.50	
12.75	208	Design Develop-Building Design	95.00	1,211.25	
7.00	208	Design Develop-Building Design	198.00	1,386.00	
4.50	208	Design Develop-Building Design	159.00	715.50	
9.00	208	Design Develop-Building Design	159.00	1,431.00	
12.25	208	Design Develop-Building Design	95.00	1,163.75	
13.75	208	Design Develop-Building Design	95.00	1,306.25	
2.00	208	Design Develop-Building Design	159.00	318.00	
12.50	208	Design Develop-Building Design	159.00	1,987.50	
21.75	208	Design Develop-Building Design	95.00	2,066.25	
18.75	208	Design Develop-Building Design	95.00	1,781.25	
		Reimb Mileage Exp: 4/30 DD Mtg		17.86	
		Reimb Exp: Reproductions-DD sets		36.23	

WORK (HOURS) APPLIED TO DD PHASE

WILL CONVERT TO FIXED FEE NEXT MONTH

Principal Unit Price \$ 198
Principal Unit Price \$ 159
Supervisory Unit Price \$ 143
Tech I Unit Price \$ 129
Tech II Unit Price \$ 95
Tech III Unit Price \$ 73

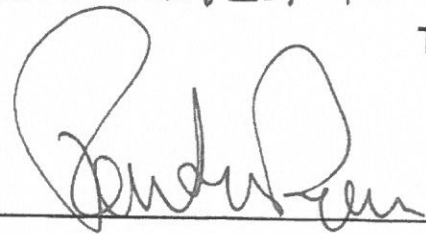
TOTAL:

23,335.59

14 ORDER

5/31/19

By:



Sims Patrick Studio

267 W Wieuca Road NE
Suite 104
Atlanta, GA 30342
404-261-6043

INVOICE

INVOICE# 4661
5/28/19

CLIENT:

Simon Foster
CMS and Associates
30 Lenox Pointe NE #B
Atlanta, GA 30324

TAPESTRY HOTEL- LAWRENCEVILLE

DESCRIPTION	CONTRACT	PRIOR %	CURRENT %	TOTAL %	AMOUNT
Pre-Design Phase	20,500.00	100.00%	0.00%	100.00%	0.00
Schematic Phase	41,000.00		50.00%	50.00%	20,500.00
Design Development Phase	51,250.00		0.00%	0.00%	0.00
Construction Documentation Phase	71,750.00		0.00%	0.00%	0.00
Construction Administration for GC related items (LIMITED TO 85 HOURS)	10,250.00		0.00%	0.00%	0.00
CA for Purchasing Agent and Furniture, Fixtures and Amenities items (LIMITED TO 85 HOURS)	10,250.00		0.00%	0.00%	0.00

Please make your check payable to Sims Patrick Studio, Inc.
A finance charge of 1.5% per month (APR 18%) will be charged on average daily balance of invoices unpaid 30 days from date of invoice.

TERMS: DUE ON RECEIPT

PAYMENTS / CREDITS \$0.00

BALANCE DUE \$20,500.00

14 ORDER
5/19/19



Construction and Management Services

May 31, 2019

Rio Lawrenceville, LLC
23 Ferry Landing
Unit 2304
Atlanta, GA 30324

Invoice

Monthly Fee – May

\$5,000.00

Please make check payable to CMS and Associates, LLC, and mail to the address below

30B Lenox Pointe, Atlanta, GA 30324 • Tel: 404-261-9004 • Fax: 404-261-9005
Cell: 678-362-0006 • Email: sfoster@cms-a.net
Construction and Management Services and Associates LLC.

SEA

SAILORS ENGINEERING ASSOCIATES, INC.

1675 SPECTRUM DRIVE • LAWRENCEVILLE, GEORGIA 30043 • TEL (770) 962-5922 • FAX 962-7964

May 11, 2019

Rio Lawrenceville, LLC
23 Ferry Landing LN NW
Unit 2304
Atlanta, Georgia 30305
FAO: Mr. Simon Foster

RE: Engineering Review
Lawrenceville Performing Arts Center
East Crogan Street at Chestnut Street
Lawrenceville, Gwinnett County, Georgia
SEA Job #181-086

INVOICE NO. 181086/0519

TERMS: UPON RECEIPT

Engineering review \$750.00

TOTAL AMOUNT DUE..... \$750.00

IN ORDER.
5/13/19

PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.
THANK YOU FOR YOUR BUSINESS.

MANAGEMENT AGREEMENT APPLICATIONS

For a Hotel in the US or Canada:

The Management Application Fee must be paid when the application is submitted.

For a Hotel in the Caribbean, Central America or South America:

The first installment of the Development Services Fee must be paid when the application is submitted.

METHOD OF PAYMENT: Please remit your application fee by electronic funds transfer (wire transfer) per below.

APPLICATION FEE FOR A HOTEL IN THE US

For Franchise or Management Agreement

Send to:

Bank Name: Northern Trust

ABA #: 071000152

SWIFT Code: CNORUS44 [include this only if payment is from outside the U.S.]

Account #: 35099604

Acct Name: Hilton Domestic Operating Company Inc.

Reference: Attention: (Developer's Name)

Application Fee for: (Applicant's Name)

Application Date: (Signature Date)

Bank Contact Information:

The Northern Trust Company

50 South LaSalle Street

Chicago, IL, USA 60603

(312) 660-5124

(312) 630-6000

You must include the reference information or the processing of your application may be delayed. Please inform your Developer when the wire has been sent.

OR

Make checks payable to:

Hilton Domestic Operating Company Inc.

Attention: (Developer's Name)

755 Crossover Lane

Memphis, TN 38117

→ RIO LAWRENCEVILLE LLC

From: [Rick Patton](#)
To: [Greg Winey](#); [Marty Brew](#)
Subject: Fwd: Hilton Application Saved for Tapestry Collection United States of America Lawrenceville Georgia
Date: Monday, May 20, 2019 8:01:24 PM

FYI

Sent from my iPhone

Begin forwarded message:

From: Hilton Development <OwnerServices@hilton.com>
Date: May 20, 2019 at 7:32:58 PM EDT
To: <rpatton@newsouthllc.com>
Subject: Hilton Application Saved for Tapestry Collection United States of America Lawrenceville Georgia



Thank you for saving your Hilton Application on 05/20/2019 07:32:37 PM

INSTRUCTIONS (1/7)

APPLICANT DETAILS (2/7)

Your First Name:
Richard

Your Last Name:
Patton

Your Email:
rpatton@newsouthllc.com

Confirm Email:
rpatton@newsouthllc.com

Error Message

Name of Applicant (entity name may not include any of our marks or any variations/initials):
Rio Lawrenceville LLC

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

2532777276

May 31, 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



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

Memo: WEEKLY RENT INSTALLMENT

⑈ 2532777276 ⑆ ⑆ 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

2533802271

June 7, 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



James W Woodall
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⑈ 2533802271 ⑆ ⑆ 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

2534597477

June 14, 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



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

Memo: WEEKLY RENT INSTALLMENT

⑈ 2534597477 ⑆ ⑆ 075901480 ⑆ 91790012211067 ⑈



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

THE BRAND BANKING COMPANY
LAWRENCEVILLE, GEORGIA

Check #: 321535

64-327/611

POOLED CASH

CHECK DATE
06/06/2019

PAY THIS AMOUNT
\$6,214.22

PAY ---Six Thousand Two Hundred Fourteen Dollars and 22/100 Cents---

Void after 90 days

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



Chuck Wadsworth
City Manager
Judy Jordan Johnson
Mayor

⑈321535⑈ ⑆061103276⑆ ⑈1043757⑈

CITY OF LAWRENCEVILLE

VENDOR: 10416 DOWNTOWN DEVELOPMENT AUTHORITY

6/4/2019 APRIL 2019

APRIL 2019

06/06/2019

321535

6,214.22

CHECK TOTAL

6,214.22

Account: RENT

PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER

\$900.00JACK BOWLIN
198 BROWNING WAY SW
MILBURN, GA 77026-3004Please Direct Any Questions To
877-246-7923
Payment Processing Center
P.O. Box 74618
Chicago, IL 60675-4618

2 -80/710

0037152936**June 04, 2019**

NORTHERN TRUST

13509 6419037 013521 013521 00001/00001 k13509

NINE HUNDRED AND 00/100**DOLLARS****\$ *****900.00**O
HE
ORDER
OFDOWNTOWN DEVELOPMENT AUTHORITY
PO BOX 502
LAWRENCEVILLE, GA 30046-0502

13509



REMITTANCE VOID IF NOT CASHED WITHIN 90 DAYS.

[Signature]

AUTHORIZED SIGNATURE

WARNING: THIS BORDER CONTAINS MICRO-TYPE WHICH WILL NOT REPRODUCE ON A COPIER.

⑈0037152936⑈ ⑆071000806⑆ 0035110054⑈



OFFICIAL RECEIPT

TR:75 3151-111 456 06/17/19 02:55 PM
XXXXXX0664 Ck Deposit \$9,118.22

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.

RENASANT BANK
106 CROGAN ST
LAWRENCEVILLE GA 30043

STATEMENT OF ACCOUNT
APRIL 30, 2019: LAST STATEMENT
MAY 31, 2019: THIS STATEMENT
PAGE 1 OF 2 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	\$185,352.24
AVG COLLECTED BALANCE	184,775.00	ADDITIONS	+ 1,510,759.02
INTEREST EARNED YEAR TO DATE	189.71	SUBTRACTIONS	- 1,513,205.97
		INTEREST EARNED	+ 37.67
		ENDING BALANCE	\$182,942.96

***** CHECKS *****

NUMBER	DATE	AMOUNT	NUMBER	DATE	AMOUNT
1181	05-21	1,360.89	1183	05-23	1,800.00
1182	05-21	30.08			

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

DATE	DESCRIPTION	SUBTRACTIONS
05-30	#DIRECT S/C	-15.00
05-30	INCOMING WIRE FEE	
05-30	MONEY MARKET TRANSF.	-1,510,000.00

***** CREDITS *****

DATE	DESCRIPTION	ADDITIONS
05-13	DEPOSIT	759.02
05-30	#INCOMING WIRE	1,510,000.00
	INCOMING WIRE GFX 20191500081600	
	ORG ANDERSEN TATE & CARR PC OBI REF	
	: SALE OF 394 N C	
05-31	#INTEREST	37.67

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

ANNUAL PERCENTAGE YIELD EARNED	0.24%
INTEREST-BEARING DAYS	31
AVERAGE BALANCE FOR APY	\$184,775.84
INTEREST EARNED	\$37.67

Account
3769356

Renasant Bank - Image Statement

Date 5/31/2019
PAGE 3 OF 3

5/13/19

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
5/13/19	DEPOSIT		759.02	759.02

DEPOSIT TICKET
2

DEPOSITS MAY NOT BE MADE FOR MATCHLESS WITHDRAWAL

BRANDBANK

3769356

759.02

759.02

15022-03274 37 69 356

Deposit, Amount \$759.02 Date 5/13

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE GA
P.O. BOX 902
LAWRENCEVILLE, GA 30046

BRANDBANK

1181

DATE 5/14/19

PAY TO THE ORDER OF one thousand three hundred eighty 00/100 DOLLARS \$ 1380.89

City of Lawrenceville

FOR 2-004600-01

DPH Mull

00011634 00611032764 37 69 356

Check 1181, Amount \$1,360.89 Date 5/21

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE GA
P.O. BOX 902
LAWRENCEVILLE, GA 30046

BRANDBANK

1182

DATE 5/14/19

PAY TO THE ORDER OF thirty 00/100 DOLLARS \$ 30.28

City of Lawrenceville

FOR 2-004600-01

DPH Mull

00011634 00611032764 37 69 356

Check 1182, Amount \$30.08 Date 5/21

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE GA
P.O. BOX 902
LAWRENCEVILLE, GA 30046

BRANDBANK

1183

DATE 5/14/19

PAY TO THE ORDER OF one thousand eight hundred 00/100 DOLLARS \$ 1800.00

Victorian Property Services

FOR 15-035

DPH Mull

00011634 00611032764 37 69 356

Check 1183, Amount \$1,800.00 Date 5/23

RENASANT BANK

DATE 5/30/19

PAY TO THE ORDER OF Lawrenceville, Ga

Downtown Development Authority

3769356

1,510,000.00

00842012941 980

Check 9999999999, Amount \$1,510,000.00 Date 5/30

Downtown Development Authority - Lawrenceville, Georgia

Renasant Bank - 3769356

Money Market - City Acquisitions

Date	Description	Check Number	Amount	Account Balance	Cleared Bank	Bank Balance
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
5/16/2019	City of Lawrenceville - Utilities @ 394 N Clayton	1181	(\$1,360.89)	\$184,750.37	(\$1,360.89)	\$184,750.37
5/16/2019	City of Lawrenceville - Utilities @ 394 N Clayton	1182	(\$30.08)	\$184,720.29	(\$30.08)	\$184,720.29
5/20/2019	Dickinson Property Science (37 Atha - Phase 1)	1183	(\$1,800.00)	\$182,920.29	(\$1,800.00)	\$182,920.29
5/30/2019	Sale of 394 N Clayton		\$1,510,000.00	\$1,692,920.29	\$1,510,000.00	\$1,692,920.29
5/30/2019	Incoming Wire Fee		(\$15.00)	\$1,692,905.29	(\$15.00)	\$1,692,905.29
5/30/2019	Transfer of Sale 394 N Clayton to City		(\$1,510,000.00)	\$182,905.29	(\$1,510,000.00)	\$182,905.29
5/31/2019	Interest		\$37.67	\$182,942.96	\$37.67	\$182,942.96
6/3/2019	City of Lawrenceville - Utilities @ 394 N Clayton	1184	(\$1,198.07)	\$181,744.89	(\$1,198.07)	\$181,744.89
6/3/2019	City of Lawrenceville - Utilities @ 394 N Clayton	1185	(\$30.48)	\$181,714.41	(\$30.48)	\$181,714.41
6/6/2019	City wire funds to purchase 37 Atha Sreet		\$175,000.00	\$356,714.41	\$175,000.00	\$356,714.41
6/6/2019	Incoming Wire Fee		(\$15.00)	\$356,699.41	(\$15.00)	\$356,699.41
6/7/2019	Purchase 37 Atha Street		(\$175,972.55)	\$180,726.86	(\$175,972.55)	\$180,726.86
6/7/2019	Outgoing Wire Fee		(\$25.00)	\$180,701.86	(\$25.00)	\$180,701.86
6/7/2019	Kayno. 1 Custom Upholstery - Return Deposit \$700	1186		\$180,701.86	\$0.00	\$180,701.86
6/7/2019	Stop Payment on Check 1186		(\$36.00)	\$180,665.86	(\$36.00)	\$180,665.86
6/17/2019	NGI Lawrenceville (South Lawn)		\$87,375.00	\$268,040.86	\$87,375.00	\$268,040.86
6/17/2019	Kay's Custom Upholstery		\$96.66	\$268,137.52	\$96.66	\$268,137.52

Remit to: **City of Lawrenceville**
P.O. Box 2200
Lawrenceville, GA 30046-2200

Utility Invoice

4/24/2019

Service to: 4/10/2019

Account #: 2-006600-01



Service address: 394 N CLAYTON ST



DDA
PO BOX 502
LAWRENCEVILLE GA 30046-0502

2,709

Due by 5/09/2019 \$1,360.89

Due after 5/09/2019 \$1,360.89

Amount Paid: 1360.89

Make Checks payable to City of Lawrenceville

*** Return this portion with your payment.***

Please do not staple or tape your payment to your invoice.

City of Lawrenceville, Georgia - Utility Invoice COMMERCIAL

*** Keep this portion for your records.***

Account # 2-006600-01

Billing Date: 4/24/2019
Penalty Date: 5/09/2019
Cut-off: 5/21/2019

Name: DDA
Service Address: 394 N CLAYTON ST
Service from: 3/12/2019 to 4/10/2019



Current	Previous	Usage	Description	Amount
			PRIOR BALANCE	1,595.22
			PAYMENTS APPLIED	1,595.22CR
32,635	32,523	8,960	ELECTRIC	1,135.10
	0.22	17	DEMAND METER	
22,563	22,387	176	GAS	176.95
671	671	0	WATER	13.84
			SEWER	5.00
			GARBAGE	0.00
			STORMWATER	30.00

Due by 5/09/2019 \$1,360.89
Due after 5/09/2019 \$1,360.89

1181
5/16/19
Acct 354

FUEL ADJ FACTOR 0000.020000

THIS BILL INCLUDES PAYMENTS RECEIVED THROUGH 04/22/19 PAY ONLINE: www.mylawrenceville.com PAY BY PHONE: 1-844-878-2841. Utility Policies may be viewed on the City website or obtained by contacting Customer Service.

City of Lawrenceville Utility Office Information

Office Hours: Monday - Friday, 8am to 5pm
Location: 70 S. Clayton St., Lawrenceville, GA
Phone: (770) 963-2414
After Hours Emergency: (770) 339-2410
Call Before You Dig: 1-800-282-7411

- * This bill is due when rendered.
- * Payment must be made in office by penalty date to avoid late charge.
- * Accounts with a Past Due balance (arrears) are subject to disconnection and a disconnection fee.
- * Service can be disconnected without further notice if payment in full is not received in our office on or before cut-off date.
- * Prior to cut-off date all complaints may be presented to Customer Relations Clerk at Lawrenceville City Hall (770) 963-2414
- * Copies of all utility rates are available upon request at Lawrenceville City Hall.

Remit to: **City of Lawrenceville**
P.O. Box 2200
Lawrenceville, GA 30046-2200

Utility Invoice

4/24/2019

Service to: 4/10/2019

Account #: 2-006601-01

Service address: 394 N CLAYTON ST

DDA
PO BOX 502
LAWRENCEVILLE GA 30046-0502

2,336

Due by 5/09/2019 \$30.28

Due after 5/09/2019 \$30.28

Amount Paid: 30.28

Make Checks payable to City of Lawrenceville

*** Return this portion with your payment.***

Please do not staple or tape your payment to your invoice.

City of Lawrenceville, Georgia - Utility Invoice COMMERCIAL

*** Keep this portion for your records.***

Account # 2-006601-01

Billing Date: 4/24/2019
Penalty Date: 5/09/2019
Cut-off: 5/21/2019

Name: DDA
Service Address: 394 N CLAYTON ST
Service from: 3/12/2019 to 4/10/2019

Current	Previous	Usage	Description	Amount
			PRIOR BALANCE	30.28
0	0	0	PAYMENTS APPLIED	30.28CR
			WATER	30.28
			Due by 5/09/2019	\$30.28
			Due after 5/09/2019	\$30.28

#1182
5/16/19
Acc'd 356

FUEL ADJ FACTOR 0000.00000

THIS BILL INCLUDES PAYMENTS RECEIVED THROUGH 04/22/19 PAY ONLINE: www.mylawrenceville.com PAY BY PHONE: 1-844-878-2841. Utility Policies may be viewed on the City website or obtained by contacting Customer Service.

City of Lawrenceville Utility Office Information

Office Hours: Monday - Friday, 8am to 5pm
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Phone: (770) 963-2414
After Hours Emergency: (770) 339-2410
Call Before You Dig: 1-800-282-7411

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- * Payment must be made in office by penalty date to avoid late charge.
- * Accounts with a Past Due balance (arrears) are subject to disconnection and a disconnection fee.
- * Service can be disconnected without further notice if payment in full is not received in our office on or before cut-off date.
- * Prior to cut-off date all complaints may be presented to Customer Relations Clerk at Lawrenceville City Hall (770) 963-2414
- * Copies of all utility rates are available upon request at Lawrenceville City Hall.

Dickinson Property Sciences, Inc.

Environmental Consulting, Due Diligence, NEPA

INVOICE

1183
5/20/19
Act 354

Invoice Number 19-035

Invoice Date April 26, 2019

Invoice Due Date Net 30 Days

TO: City of Lawrenceville
Attn: Lisa Sherman
70 South Clayton Street
Lawrenceville, Georgia 30046

P.O. Number	Project Number	Site Visit Date
NA	19-035	April 15, 2019

Project Name/Location: Former Alford's Gas Property, 35 Atha Street, Lawrenceville, GA

Project Description: Services to perform an ASTM 1527-13 Phase I Environmental Site Assessment (ESA) for the project.

Coordinate project, travel to site, conduct site visit, interviews, historical review, regulatory file review, prepare Phase I ESA, submit electronic copy.

Item	Lump Sum	ODCs	Charge
Phase I ESA	\$1,800.00	0	\$1,800.00

TOTAL INVOICE AMOUNT DUE \$1,800.00

REMIT PAYMENT TO:
Dickinson Property Sciences, Inc.
639 Huntington Trace
Winder, Georgia 30680
Telephone: 404.840.2046 • Fax: 770.867.7815

AUTHORIZATION TO PROCEED

return via email to envguy@comcast.net

The undersigned authorizes Dickinson Property Sciences, Inc. to provide the services described in the attached proposal. Costs provided in this proposal cannot be exceeded without prior approval by the signatory.

Date: April 4, 2019

Client Name, Address: Ms. Lisa Sherman
City of Lawrenceville
Lawrenceville, Georgia

Project Description: Phase I ESA
Former Alford's Gas
35 Atha Street
Lawrenceville, Georgia

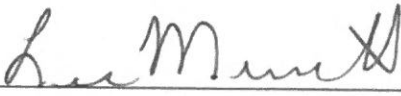
Project Location: See Above

Start Date: Upon notice-to-proceed (NTP)

Completion Date: Written report within 3 weeks from NTP

Project Cost: Lump sum \$1,800.00

Payment Terms: Net 30 days

Signature	
Title	Downtown Development Authority of Lawrenceville Georgia
Date	April 8, 2019



P.O. BOX 4140
TUPELO, MS 38803-4140

PAGE: 1
DATE OF TRANSACTIONS: MAY 30, 2019
ACCOUNT NUMBER: 0003769356

FOR PERSONAL ASSISTANCE CALL:
1-877-367-5371

00000050 FIBS774S053119051207 000001 111111 0

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

CONFIRMATION OF TRANSACTION NOTICE

THE TRANSACTION(S) LISTED BELOW POSTED TO YOUR ACCOUNT
ON 05-30-19.

INCOMING WIRE		\$ 1,510,000.00
INCOMING WIRE	GFX 20191500081600	
ORG ANDERSEN TATE & CARR PC OBI REF		
: SALE OF 394 N C		

00000050-0000050-Page 1 of 1-FIBS774S053119051207-DPCN03L



OFFICIAL RECEIPT



TR:28 3151-103 520 05/30/19 02:45 PM
XXXXXX3757 Ck Deposit \$1,510,000.00

Thank you. Have a nice day.

DSS
18010 (Rev 4-10)

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

City Account

Remit to: City of Lawrenceville
P.O. Box 2200
Lawrenceville, GA 30046-2200

Utility Invoice

5/29/2019

Service to: 5/10/2019

Account #: 2-006600-01

Service address: 394 N CLAYTON ST

DDA
PO BOX 502
LAWRENCEVILLE GA 30046-0502

854

Due by 6/13/2019 \$1,198.07
Due after 6/13/2019 \$1,198.07

Amount Paid: 1198.07

Make Checks payable to City of Lawrenceville

*** Return this portion with your payment ***

Please do not staple or take your payment to your lawyer

City of Lawrenceville, Georgia - Utility Invoice COMMERCIAL

*** Keep this portion for your records ***

Account # 2-006600-01

Billing Date: 5/29/2019
Penalty Date: 6/13/2019
Cut-off: 6/25/2019

Name: DDA
Service Address: 394 N CLAYTON ST
Service from: 4/10/2019 to 5/10/2019

Current	Previous	Usage	Description	Amount
			PRIOR BALANCE	1,360.89
			PAYMENTS APPLIED	1,360.89CR
32,741	32,635	8,480	ELECTRIC	1,100.30
	0.22	17	DEMAND METER	
22,588	22,563	25	GAS	48.93
671	671	0	WATER	13.84
			SEWER	5.00
			GARBAGE	0.00
			STORMWATER	30.00

Due by 6/13/2019 \$1,198.07
Due after 6/13/2019 \$1,198.07

FUEL ADJ FACTOR 0000.020000

THIS BILL INCLUDES PAYMENTS RECEIVED THROUGH 05/24/19 PAY ONLINE: www.mylawrenceville.com PAY BY PHONE: 1-844-878-2841. Utility Policies may be viewed on the City website or obtained by contacting Customer Service.

City of Lawrenceville Utility Office Information

Office Hours: Monday - Friday, 8am to 5pm
Location: 70 S. Clayton St., Lawrenceville, GA
Phone: (770) 963-2414
After Hours Emergency: (770) 339-2410
Call Before You Dig: 1-800-282-7411

- * This bill is due when rendered.
- * Payment must be made in office by penalty date to avoid late charge.
- * Accounts with a Past Due balance (arrears) are subject to disconnection and a disconnection fee.
- * Service can be disconnected without further notice if payment in full is not received in our office on or before cut-off date.
- * Prior to cut-off date all complaints may be presented to Customer Relations Clerk at Lawrenceville City Hall (770) 963-2414
- * Copies of all utility rates are available upon request at Lawrenceville City Hall.

Remit to: City of Lawrenceville
P.O. Box 2200
Lawrenceville, GA 30046-2200

Utility Invoice

5/29/2019

Service to: 5/10/2019

Account #: 2-006601-01

Service address: 394 N CLAYTON ST



DDA
PO BOX 502
LAWRENCEVILLE GA 30046-0502

863

Due by 6/13/2019 \$30.48

Due after 6/13/2019 \$30.48

Amount Paid: 30.48

Make Checks payable to City of Lawrenceville

*** Return this portion with your payment.***

Please do not staple or fasten your payment to your invoice.

City of Lawrenceville, Georgia - Utility Invoice COMMERCIAL

*** Keep this portion for your records.***

Account # 2-006601-01



Billing Date: 5/29/2019
Penalty Date: 6/13/2019
Cut-off: 6/25/2019

Name: DDA
Service Address: 394 N CLAYTON ST
Service from: 4/10/2019 to 5/10/2019

Current	Previous	Usage	Description	Amount
			PRIOR BALANCE	30.28
			PAYMENTS APPLIED	30.08CR
			ARREARS	0.20
			WATER	30.28
			Due by 6/13/2019	\$30.48
			Due after 6/13/2019	\$30.48

1185
6/3/19
Acct 356

FUEL ADJ FACTOR 0000.00000

THIS BILL INCLUDES PAYMENTS RECEIVED THROUGH 05/24/19 PAY ONLINE: www.mylawrenceville.com PAY BY PHONE:
1-844-878-2841. Utility Policies may be viewed on the City website or obtained by contacting Customer Service.

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P.O. BOX 4140
TUPELO, MS 38803-4140

PAGE: 1
DATE OF TRANSACTIONS: JUN 6, 2019
ACCOUNT NUMBER: 0003769356

FOR PERSONAL ASSISTANCE CALL:
1-877-367-5371

00000040 FIBS774S060719041907 000001 111111 0

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

CONFIRMATION OF TRANSACTION NOTICE

THE TRANSACTION(S) LISTED BELOW POSTED TO YOUR ACCOUNT
ON 06-06-19.

INCOMING WIRE		\$	175,000.00
INCOMING WIRE	GFX 20191570123900		
ORG CITY OF LAWRENCEVILLE OBI 37 AT			
HA ST/PARCEL# R51			

00000040-0000040-Page 1 of 1-FIBS774S060719041907-DPCN03L



☐ LOAN PROCEED/LOAN CLOSING

Renasant Bank
Wire Transfer Form

Date: 06/07/2019

Time: 1039

By: Kayla Brownlee

Wire Order #: 20191580045500

Template ID:

Amount: 175,972.55
Fee Type: DOMESTIC

Signature of Second Employee:
(If necessary)

Transfer To:

Receiving Bank: RENASANT BANK
Receiving Bank ABA #: 084201294

Loan/Senior Credit Officer's Signature:
(Loan Proceeds – Loan Officer)
(NSF – Senior Credit Officer)

Account Name: MAHAFFEY PICKENS TUCKER, LLP IOLTA
Physical Address: 1550 NORTH BROWN ROAD, STE 125
LAWRENCEVILLE, GA 30043
Account #: 0001179128
Instructions: PURCHASE PROPERTY:
37 ATHENS STREET

Bank to Bank Information:
Beneficiary Bank:

I hereby acknowledge that I have reviewed the above information and it is correct.

[Signature]

Signature of Authorized Individual

Account Name: DOWNTOWN DEVELOPMENT AUTH OF L'VILLE GA
Address*: 70 S CLAYTON ST
LAWRENCEVILLE GA 30046-0502

Bank Account #: 0003769356

Identification Type: GA DL Identification Number: 056704660
(IN PERSON REQUEST ONLY)

Method in which Wire Transfer Initiated: ☐ In Branch (Walk In) ☐ Phone ☐ Fax ☐ Email ☐ PIN

Employee who performed Verification: D. H. Malcolm Kayla Brownlee
Authorized Representative with Whom Employee spoke to verify Wire Transfer:

Kay D. H. Malcolm

hereto and incorporated herein by this reference (hereinafter called the "Demised Premises").

3. LEASE TERM.

To have and to hold the same for the term to commence on the 1st day of September, 2017, and continuing through September 31, 2017. on a month to month basis where the tenant or landlord can give a 30 day notice that tenant will vacate the Demised Premises.

10/3/17
DES
KS
Oct 3 2017

4. RENT PAYMENTS; SECURITY DEPOSIT.

4.1 Rent. Tenant agrees to pay to Landlord as rent for the Demised Premises the amount of \$700 each month in advance on the first (1st) day of each month at P.O. Box 502, Lawrenceville, GA 30046 or at any other address designated by Landlord (the "Rent"). The obligation of Tenant to pay the Rent shall begin on even date herewith.

4.2 Security Deposit. At the signing of this Lease, Tenant shall deposit with Landlord a security deposit in the amount of \$700.00 as security for the performance by Tenant of the terms under this Lease and for any damages caused by Tenant or Tenant's agents or visitors to the Demised Premises during the term of this Lease. Landlord may use part or all of the security deposit to repair any damage to the Premises caused by Tenant or Tenant's agents or visitors to the Premises. In the event that the cost to repair such damages exceeds the amount of the security deposit, Landlord shall not be limited to the security deposit amount, and Tenant shall be responsible for the payment of any remaining balance.

6/7/19
#1186
Rent 356

5. VENUE.

The parties consent and agree that Gwinnett County, Georgia shall be the exclusive venue for the filing of any lawsuit to resolve any dispute which arises between the parties hereto, specifically including but not limited to actions which arise out of the nonpayment of the Rent.

6. CONSTRUCTION OF THIS AGREEMENT.

No failure of Landlord to exercise any power given Landlord hereunder, or to insist upon strict compliance by Tenant with its obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord's right to demand exact compliance with the terms hereof.

7. UTILITIES; ELECTRICITY AND OTHERS.

7.1 Tenant shall be solely responsible for all charges for water, sewer, fuel, gas, electricity, alarm monitoring, internet service, telephone and any other utility services used, rendered, supplied or imposed upon the Demised Premises, together with garbage collection services or other sanitary services rendered to the Demised Premises, regardless of who is the supplier, and shall indemnify Landlord and save it harmless against any liability or charges on account thereof. If Tenant does not pay said utility charges when due, Landlord may pay same, and such payment shall be added as additional rent hereunder.

7.2 Tenant agrees that it will not install any equipment which will exceed or overload the capacity of any utility facilities, whether or not provided by Tenant or Landlord, and that, if any equipment installed by Tenant shall require additional utility facilities, the same shall be furnished and installed at Tenant's expense in accordance with plans and specifications to be approved in writing by Landlord, at Landlord's sole discretion, prior to the installation thereof. Tenant agrees that it shall be responsible for any

DES KS



Stop Payment Confirmation

Submitted:	06/10/2019
Account:	*9356 - Checking *9356
Check number:	1186
Date on check:	06/07/2019
Payee:	
Amount:	\$700.00
Reason:	Sent Deposit too soo

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
lawlmf(lawlmf)	780100 (1480-000)	2019 Supplemental Rent	Supplemental rent payment 2019- Sout	87,375.00
				87,375.00



OFFICIAL RECEIPT

TR:76 3151-111 456 06/17/19 02:55 PM
XXXXXX9356 Ck Deposit \$87,471.66

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)

NGI Lawrenceville, LLC

817 West Peachtree Street NW
Suite 400
Atlanta, GA 30308

Citizens Bank NA
1215 Superior Avenue
M/C OHS-675
Cleveland, OH 44114
241070417

248

**** EIGHTY SEVEN THOUSAND THREE HUNDRED SEVENTY FIVE AND 00/100 DOLLARS

TO THE
ORDER OF

06/04/2019 \$87,375.00**

The Downtown Development Authority of Lawrenceville, GA
PO Box 502
Lawrenceville, GA 30046

Void After 180 Days

⑈000248⑈ ⑆241070417⑆4522335198⑈

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

0066888 11-24
Office AU # 1210(8)
Remitter: KAYS CUSTOM UPHOLSTERY
Operator I.D.: u673541

CASHIER'S CHECK

6688802500

PAY TO THE ORDER OF ***DEVELOPMENT AUTHORITY OF LAWRENCEVILLE***

June 05, 2019

Ninety-six dollars and 66 cents

\$96.66

Payee Address:
Memo:

WELLS FARGO BANK, N.A.
161 S CLAYTON ST
LAWRENCEVILLE, GA 30046
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 96.66

CONTROLLER

⑈6688802500⑈ ⑆121000248⑆4861513273⑈



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

STATEMENT OF ACCOUNT
APRIL 30, 2019: LAST STATEMENT
MAY 31, 2019: THIS STATEMENT
PAGE 1 OF 1 8011792342

00001975-FRENDDA0060219163559-STNDS6X902-000000

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

0

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

ACCOUNT NUMBER	8011792342	PREVIOUS BALANCE	\$775,637.32	
AVG COLLECTED BALANCE	775,637.00	ADDITIONS	+	0.00
INTEREST EARNED YEAR TO DATE	44.55	SUBTRACTIONS	-	0.00
		INTEREST EARNED	+	36.23
		ENDING BALANCE		\$775,673.55

***** CREDITS *****

DATE	DESCRIPTION	ADDITIONS
05-31	#INTEREST	36.23

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

ANNUAL PERCENTAGE YIELD EARNED	0.06%
INTEREST-BEARING DAYS	31
AVERAGE BALANCE FOR APY	\$775,637.32
INTEREST EARNED	\$36.23

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

15664 -17114 -

PAGE 1 OF 1

80117

Downtown Development Authority - Lawrenceville, Georgia

Renasant Bank - 80117922342

Hotel Escrow Account

Date	Description	Check Number	Amount	Account Balance	Cleared Bank	Bank 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
5/31/2019	Interest		36.23	775,673.55	36.23	775,673.55
6/3/2019	Transfer to 664 (Hotel - Draw 2)		(104,295.86)	671,377.69	(104,295.86)	671,377.69



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY
AGENDA CATEGORY: DOWNTOWN DEVELOPMENT BUSINESS

Item: 2019 Redevelopment Peer Tour

Department: Downtown Development Authority

Date of Meeting: Monday, June 24, 2019

Fiscal Impact: \$800/Person

Presented By: Lee Merritt

Action Requested: Approval

Summary: The 2019 Partnership Gwinnett Redevelopment Peer Tour will take place in Nashville, Tennessee this year. The Downtown Development Authority will need to determine if they will have representation at this annual event, who will attend and how will this be funded. The deadline to register is July 15, 2019.

Fiscal Impact: \$800.00 per person

Attachments/Exhibits:
2019 Redevelopment Peer Tour Invite Letter



Good afternoon,

I am a member of the Partnership Gwinnett Redevelopment Task Force, which works collaboratively to facilitate quality redevelopment as an economic development tool in Gwinnett County. Each year the Task Force hosts a Peer Redevelopment Tour which includes visits to multiple projects and developments that exhibit proven redevelopment success. Additionally, we share peer-to-peer discussions with community leaders, private developers and elected officials who make the projects and initiatives possible.

In the past these trips have included locations such as: Charlotte, NC, Greenville, SC, metro Atlanta's 400 corridor, Macon, GA, Columbus, GA, Decatur, GA and more. After researching multiple destinations and taking participant feedback into consideration we have confirmed that the 2019 tour will take place in Nashville, TN. The trip will take place August 15-16, 2019 and will feature discussions on mixed-use development, re-use, historical preservation, privately owned public spaces, and more.

The program will begin at Noon CT on Thursday, August 15 and conclude at 2:00 PM CT on Friday, August 16. Each attendee is responsible for his or her own transportation to and from Nashville. All transportation, meals, lodging and parking during the trip will be covered by Partnership Gwinnett. The cost per attendee is \$800.

You may register for the trip [here](#). **All RSVPs must be received by close of business on Monday, July 15 2019.**

Please contact me directly with any questions. You may also reach out to Haley Tolbert, Director of Programs & Communications at Partnership Gwinnett at 770-232-1174, or htolbert@partnershipgwinnett.com.

Thank you for your vision, leadership and commitment to making Gwinnett a world-class community.

Sincerely,