



# LAWRENCEVILLE

## GEORGIA

### DOWNTOWN DEVELOPMENT AUTHORITY AGENDA

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Monday, March 02, 2026  
5:00 PM

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

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#### **Call to Order**

#### **Approval of Agenda**

#### **Downtown Development Business**

- [1.](#) March 2026 Downtown Development Authority Treasurer's Report
- [2.](#) Hotel Ownership Compliance
- [3.](#) Hotel Contract – StructureX - Pergola
- [4.](#) Downtown Development Authority Boundary as Updated by City Council

#### **Mainstreet Business**

#### **Other Business**

#### **Citizen Comments**

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

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

- Item:** March 2026 Downtown Development Authority Treasurer’s Report
- Department:** Downtown Development Authority
- Date of Meeting:** Monday, March 2, 2026
- Fiscal Impact:** none
- Presented By:** Board Member Joanie Perry Ward, Treasurer
- Action Requested:** March 2026 Downtown Development Authority Treasurer’s Report

**Summary:** March 2026 Downtown Development Authority Treasurer’s Report



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

- Item:** Hotel Ownership Compliance
- Department:** Downtown Development Authority
- Date of Meeting:** Monday, March 2, 2026
- Fiscal Impact:** none
- Presented By:** Mr. Keith Lee, Chief Financial Officer, City of Lawrenceville
- Action Requested:** Hotel Ownership Compliance

**Summary:** Hotel Ownership Compliance



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

- Item:** Hotel Contract – StructureX - Pergola
- Department:** Downtown Development Authority
- Date of Meeting:** Monday, March 2, 2026
- Fiscal Impact:** none
- Presented By:** Chair Lee Merritt
- Action Requested:** Hotel Contract – StructureX - Pergola

**Summary:** Hotel Contract – StructureX – Pergola

**Attachment:**

- Hotel Contract – StructureX – Pergola



# STRUXURE™

Contract | Feb 23rd, 2026



Greetings:

StruXure Outdoor Georgia is pleased to present you with the enclosed high-level budget contract.

StruXure is the leading innovator and manufacturer of luxury louvered roof pergola systems. Our project team of dedicated construction specialists is the most experienced design and project management organization in the industry. Our project managers remain with a project from beginning to end, including being available for all calls and meetings throughout the project. A level of service that is unmatched in this industry.

We are committed to superb customer service and on-time, on-budget completion of a pergola system that meets your design specifications and exceeds your expectations.

Thank you for this opportunity and we look forward to a successful collaboration.

Sincerely,

**KIRK HALL** | GEORGIA DEALER  
OFFICE: (770) 765-1900



### **Aesthetics**

StruXure pre-engineered elements are designed to accomplish your specific project specifications, both aesthetically and functionally. Custom is StruXure's standard.

### **Bring The Indoors Out**

StruXure truly wants to change the way people live, by bringing the indoors out through innovative design that challenges the status quo. Life is better under a StruXure.

### **Cost Effective | Rapid Construction**

Compared to traditional construction alternatives, nothing comes close to the flexibility, functionality, and quality of a StruXure. Installation is much more efficient and takes less time than traditional construction.

### **Sustainable**

StruXure is proud to continue the company's tradition with its approach to Environmental Innovation. From the choice of lightweight materials and lean production methods to the efficiency of its drive system and designs, StruXure is committed to operating as a more sustainable business and reducing its overall environmental impact.

### **StruXure Dealer Network Team**

National and Global partnership of experienced dealers and construction managers who bring solutions and value to each project.

## PROJECT TEAM

#### **Kirk Hall**

Georgia Dealer  
Office: 770-765-1900  
Kirk.hallr@struxureoutdoor.com

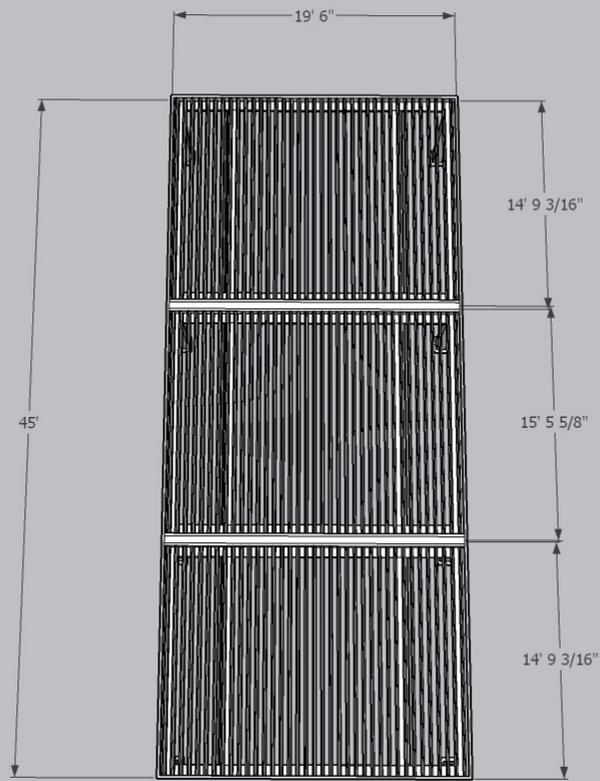
#### **JEFF BRESLIN**

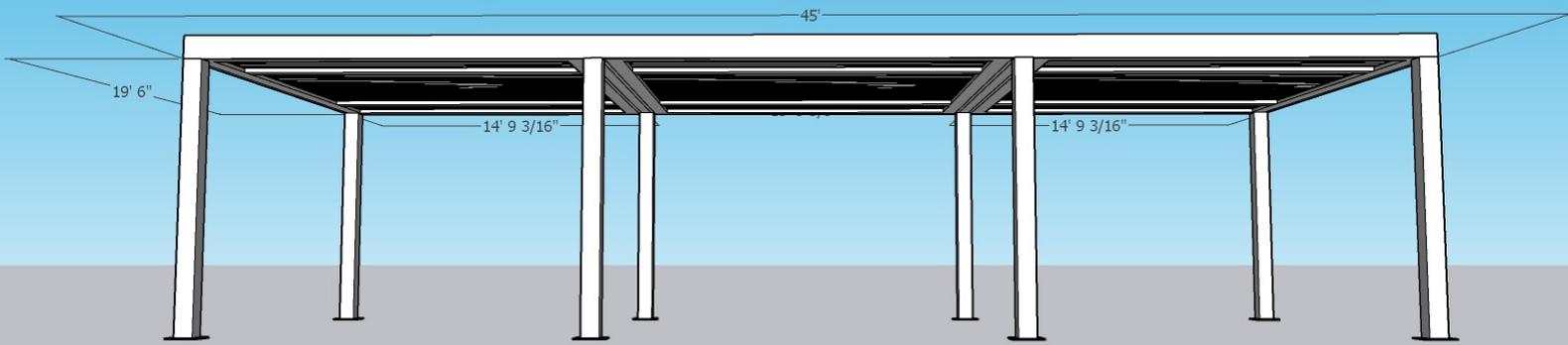
PROJECT MANAGER  
OFFICE: 770-765-1900  
JEFF.BRESLIN@STRUXUREOUTDOOR.COM

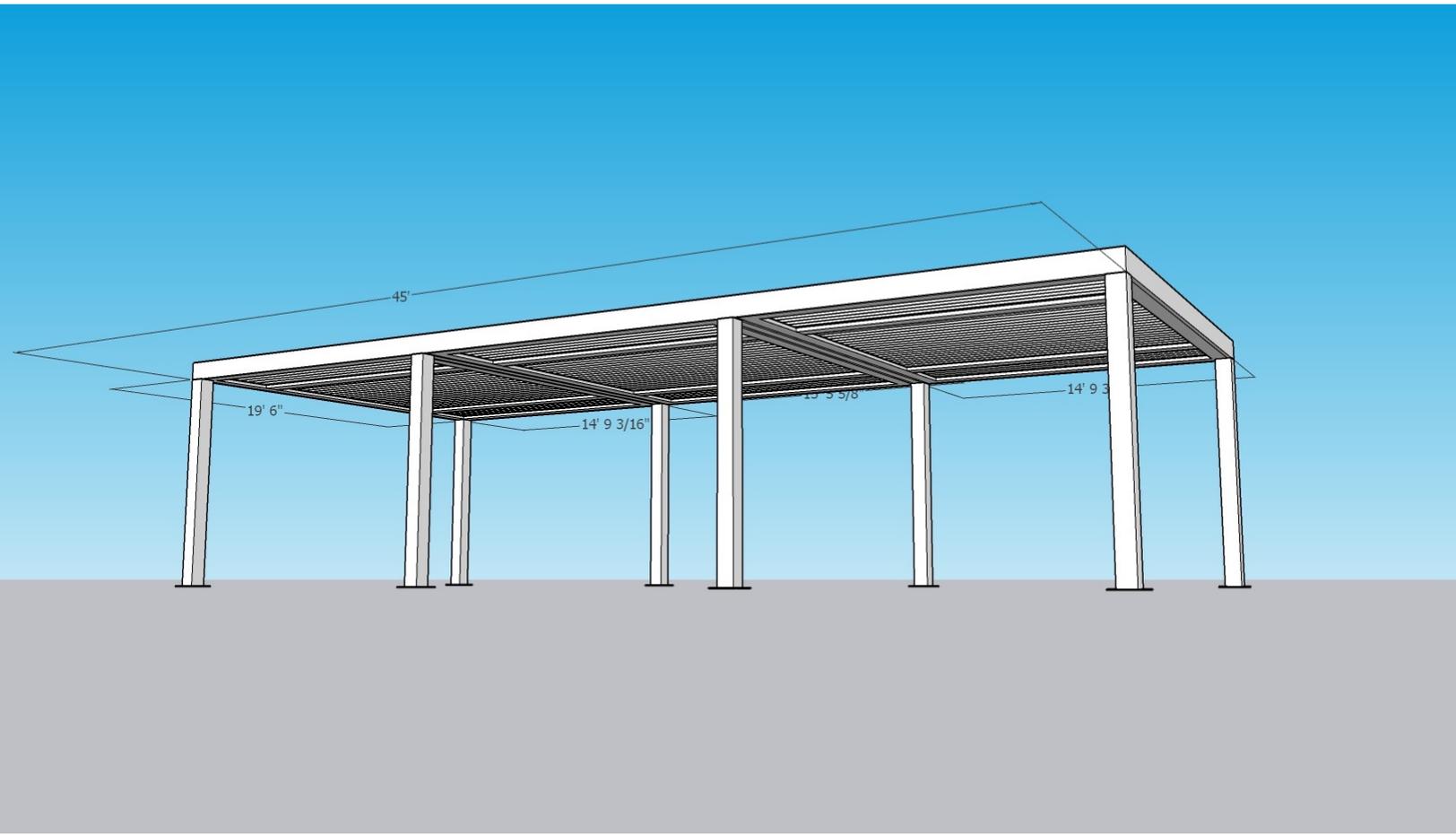
#### **Chris Wilson**

Construction Manager  
Mobile: 678-313-7124











**Client: Pinkerton + Law – The Lawrence**

**Location:**

120 East Crogan Street  
Lawrenceville, GA 30045

**StruXure Frame: 19'6"x45' Pergola X Pivot XL**

- Pergola X Pivot 6 Roof Assembly: (3) 15x19'6" Zones
- (8) 8x8x10in StruXure Aluminum Posts mounted to third party provided foundation separate from StruXure (TBD)
- StruXure post bases anchored to third party footings/foundation.
- **Color: \_\_\_\_\_Frame + \_\_\_\_\_Louvers**

**StruXure Operation:**

- (3) Motorized Zones with Somfy OS
- Wall Switch + Handheld Remote (for Pivoting Louvers Only)

**StruXure Accessories**

- (6) 15ft Fan/Light Beams for mounting StruXure provided LED lights
- 60 LNFT Beam Chase for mounting StruXure provided LED lights
- Grand Total of lights = 18 lights
- Final connection to power and switches for lights completed by a third-party electrician separate from StruXure.
- All internal electrical wiring must be completed prior to closing the StruXure.
- **(9) Heaters, rough wired and installed = included \$27,530.00**
- **(6) Commercial Wet-Rated 60" Fans = included \$22,150.00**

**Delivery, Installation and Project Management Services**

- Site Surveys. Project Manager to coordinate precise dimensions and layout and provide necessary hold-to dimensions.
- Delivery to job site within normal business hours along with installation.
- Clear and free access to job site.
- Engineering Stamps included.
- Project Manager available for coordination via construction meetings.

**Exclusions**

- The estimate provided herein does not include any electrical. Any electrical needs can be quoted by a 3<sup>rd</sup> party electrician or provided by owner.
- Foundation to mount post base/footings.

CUSTOMER NAME: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

STRUXURE SIGNATURE: \_\_\_\_\_



**Design Revisions & Changes**

This proposal assumes *three* design revisions. Additional and ongoing changes to the scope of work are subject to additional design fees.

Changes by the client or its representative to the scope, specification or schedule after product has been ordered may result in an increase in price and/or may affect the time of completion.

**Shop Drawings**

Signed and approved shop drawings by client and/or client representative are required for order placement.

**Labor**

Labor is non-union. StruXure system must be installed by factory trained StruXure installers, or the StruXure Warranty will be void. Normal Business Hours (NBH) are typically 7am – 5pm with After Hours (AH) 6pm – 6am. Cost for overtime, holiday time, or modification of any product are not included.

**Delivery & Storing Materials**

All product delivered will be direct to site for a continuous installation. Any special phasing request will change freight and installation costs. Delivery does not include additional time for holiday time, or modification of product.

StruXure Outdoor Georgia will inventory customer materials for 45 days upon completion of fabrication and customer notification of delivery of said materials to our warehouse. After 45 days and with prior notification, storage fees may be charged to customer unless otherwise arranged or specified in this contract.

You the buyer may cancel this transaction by emailing, calling or faxing a copy withing 3 days of this transaction date : \_\_/\_\_/\_\_\_\_. This contract becomes binding if not canceled, the buyer understands and agrees that if this contract is canceled after the third business day, they shall be responsible for any costs incurred and "loss of profit" equal to 25% of this agreement. **NOTE:** This contract may be withdrawn by us if not accepted within 14 days.

**ACCEPTANCE OF CONTRACT**

The quoted price, specifications and conditions are satisfactory and are herby accepted. You are authorized to do the work as specified. Payment will be outlined on the previous page.

**GRAND TOTAL = \$227,100.00**

**\*TOTAL PRICE IS CONTINGENT ON THE TERMS AND CONDITIONS OF THIS CONTRACT. ANY CHANGES TO TERMS AND CONDITIONS OF THIS CONTRACT CAN/WILL CAUSE A CHANGE IN PRICE. PRICE EXPIRES 4/15/26**

**Customer Signature: \_\_\_\_\_ DATE:**

**Local Codes, Regulation & Permits**

StruXure will comply with all local laws, codes and regulations applicable to products and services provided under this proposal. StruXure will provide complete product installation documentation, and all necessary detailed drawings including "typical" structural engineered calculations required for permits. This does not include "project specific" structural engineered calculations and drawings should they be required by governmental authorities having jurisdiction over the StruXure portion of the project. In these instances, additional charges may apply.

**Clean Up**

Disposal or recycling of all packaging included. Site to be left in broom clean condition. Includes one-time cleaning of louvered roof.

**StruXure Project Management Support**

Onsite project management by factory certified project manager.

**Payment Terms**

20% deposit to initiate engineered stamped drawings  
30% due upon approval to move into fabrication.  
40% is due upon fabrication and delivery of materials and 10% Balance of the cost will be invoiced upon completed installation. Construction will begin upon receipt of the 40% payment.

Additional 10% to the final balance if any retainage.

Any final punch list items must be submitted, approved and completed no more than five days after install completion. System will be fully warranted after final payment.

**Termination**

Due to the custom nature of the StruXure solution, once an order acknowledgement has been received from StruXure, no cancellation of material order will be accepted.

**Warranty**

Products carry the warranty specified for that category.

15 YEARS - STRUCTURAL COMPONENTS

5 YEARS – ELECTRICAL COMPONENTS & DRIVE MOTOR

StruXure Outdoor, Inc. extends a transferable limited warranty to the structural components and moveable accessories of its products.

StruXure warrants their products for the lifetime of each product against manufacturer's defects in materials.

**INITIAL: \_\_\_\_\_ DATE:**

# STRUXURE™



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### AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

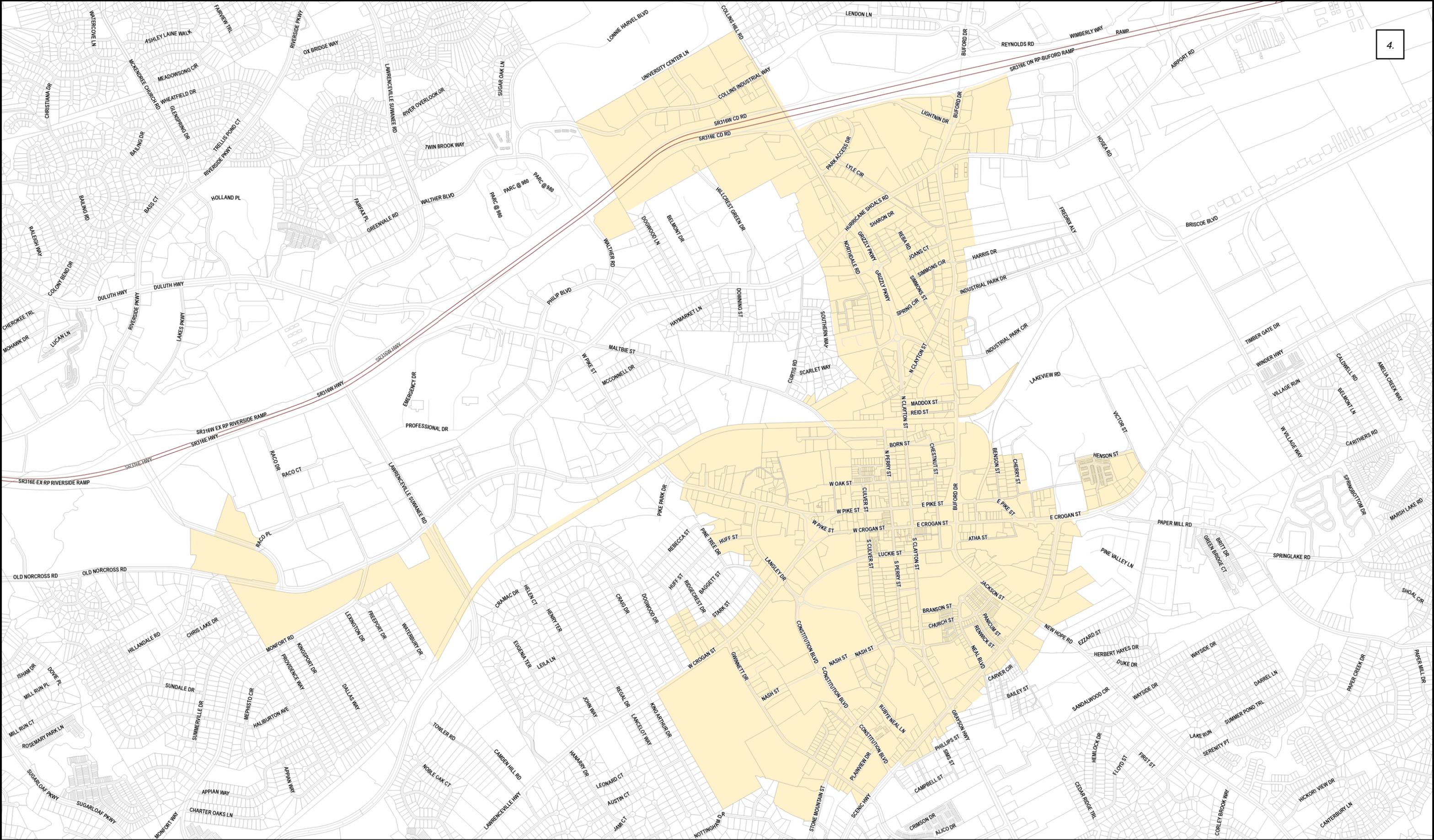
AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

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- Department:** Downtown Development Authority
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**Summary:** Downtown Development Authority Boundary as Updated by City Council

**Attachment:**

- Downtown Development Authority Boundary as Updated by City Council



# DDA BOUNDARY

DDA Boundary

