

Lilburn Downtown Development Authority  
Meeting Agenda

**February 16, 2022 at 6:30 p.m.**  
**City Hall - Work Session Room**  
**340 Main Street**  
**Lilburn, GA 30047**

The Lilburn Downtown Development Authority will meet in person in the Session room at Lilburn City Hall.

## **Work Session Agenda**

**6:30 p.m.**

### **I. Call to Order**

### **II. Old Business**

1. Financial Report - January 30, 2022
2. Update - DDA Property
3. Update - Lilburn Community Improvement District & Lilburn Community Partnership
4. Update - Development Activities

### **III. New Business**

1. 2022 Appointments

Appointments:

- Chairperson
- Vice Chairperson
- Secretary

2. Approval to abate the monthly rent for Agavero Bus for the months of January and February 2022 due to stormwater improvement project in City parking lot

### **IV. Executive Session (if needed)**

### **V. Adjournment**

## **Meeting Agenda**

**Immediately following work session.**

### **I. Call to Order**

### **II. Approval of Agenda**

### **III. Approval of Minutes**

1. Meeting Minutes January 26, 2022

Documents:

[DDA MINUTES JAN 26.PDF](#)

### **IV. Old Business**

1. Financial Report - January 30, 2022
2. Update - DDA Property
3. Update - Lilburn Community Improvement District & Lilburn Community Partnership
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### **V. New Business**

1. 2022 Appointments

Appointments:

- o Chairperson
- o Vice Chairperson
- o Secretary

2. Approval to abate the monthly rent for Agavero Bus for the months of January and February 2022 due to stormwater improvement project in City parking lot

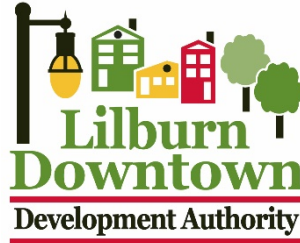
### **VI. Public Comment**

### **VII. Adjournment**

*As set forth in the Americans with Disabilities Act of 1990, the City of Lilburn does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. City Clerk, 340 Main Street, Lilburn, GA 30047 has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.*

*The City of Lilburn will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in*

*any open meeting, program or activity of the City of Lilburn should be directed to City Clerk, 340 Main Street, Lilburn, GA 30047, telephone number 770-921-2210.*



**Lilburn Downtown Development Authority  
Meeting Minutes**

**DRAFT**

**Special Called Meeting  
January 26, 2022**

**Lilburn City Hall, 340 Main St., Lilburn, GA 30047  
Work Session at 6:30 p.m.  
Public Meeting immediately following.**

1/26/22 – Minutes

**Work Session Agenda**

**I. Call to Order**

Chairman Elmer Nash called the meeting to order at 6:31 pm.

**II. New Business**

- a. Approval of Addendum No. 1 to the Lease Purchase Agreement between the Lilburn Downtown Development Authority and Fire Brigade Development Company, LLC, for 57 Railroad Avenue, extending the deadline for proof of \$7M senior loan from January 31, 2022, to April 30, 2022.

Chairman Elmer Nash explained that he had a meeting with Shea Powell and Jenny Simpkins at City Hall on Tuesday, January 25 at the request of Ms. Powell. Our Lease Purchase Agreement designates January 31, 2022 as the deadline for Fire Brigade Development Company, LLC, to provide proof of \$7M senior loan financing for the proposed brewery and food hall project. If the deadline is not met, the Lease Purchase Agreement is nullified. Ms. Powell asked for an additional 90 days to secure loan funding as the process for obtaining a senior loan has to be restarted due to the time lag between original conversations with banks about this project and the date of final Lease Purchase Agreement execution.

Chairman Nash explained that a Special Called DDA meeting would have to be called with a quorum of members present to vote on the extension. Chairman Nash and Jenny asked Ms. Powell to send proof of payment of outstanding legal fee balance prior to the Special Called DDA meeting. Proof of payment was received at 4 pm on January 26<sup>th</sup>.

Some discussion was had that filming should not be permitted at 57 Railroad Avenue until

proof of financing is satisfied.

### **III. Adjournment**

Chairman Nash asked for a motion to adjourn the work session at 6:52 pm. The motion was made by Board member Mark DeArmon, seconded by Board member Tom Mills.

**Motion passed with a 7-0 vote.**

## **Meeting Agenda**

### **I. Call to Order**

Chairman Nash called the meeting to order at 6:52 pm.

- Hugh Wilkerson, Board Member
- Mark DeArmon, Board Member
- Tom Mills, Board Member
- Scott Mecredy, Board Member
- Joe Nocera, Board Member
- Eddie Price, Board Member
- Jenny Simpkins, Assistant City Manager

### **II. Approval of Agenda**

A motion to approve the January 26, 2022, DDA agenda was made by Board member Scott Mecredy, seconded by Board member Tom Mills.

**Motion passed with a 7-0 vote.**

### **III. New Business**

- a. Approval of Addendum No. 1 to the Lease Purchase Agreement between the Lilburn Downtown Development Authority and Fire Brigade Development Company, LLC, for 57 Railroad Avenue, extending the deadline for proof of \$7M senior loan from January 31, 2022, to April 30, 2022.

Chairman Nash asked for a motion, and a motion to approve Addendum No. 1 to the Lease Purchase Agreement as presented, including the caveat that filming at 57 Railroad Avenue is not permitted until proof of senior loan financing is accepted by the DDA, was made by Board member Mark DeArmon, seconded by Board member Joe Nocera.

**Motion passed 7-0.**

### **IV. Public Comment**

None.

### **V. Adjournment**

A motion to adjourn was made by Board member Tom Mills, seconded by Board member Mark DeArmon at 6:54 pm.

**Motion passed with a 7-0 vote.**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Jenny Simpkins, Recording Secretary  
Assistant City Manager

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Chairman