



**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 16 day of Feb, 2022.

  
Jenny Simpkins, Recording Secretary  
Assistant City Manager

  
Chairman