



**Lilburn Downtown Development Authority
Meeting Minutes
February 15, 2023
6:30 PM
Work Session Room - Lilburn City Hall**

**Work Session Agenda
6:30 P.M.**

- I. Call to Order
Chairman Nash called the work session to order at 6:30 PM. DDA Board members present for the work session included:

Chairman Elmer Nash
Board Member Tom Mills
Board Member Eddie Price
Board Member Hugh Wilkerson
Board Member Mark DeArmon
Board Member Scott Mecredy
Board Member Joe Nocera
- II. Old Business
 - a. Financial Report – January 31, 2023
Jenny Simpkins, DDA Secretary, provided the following financial update:
December 2022 opened with a balance of \$625,424.26. Revenues included \$1,435 for the lease/purchase payment for December and January for 1910 Public House and \$3,500 for the lease of Agavero Parkside for the months of December and January. Expenses included \$3,123.96 for Precision Planning’s construction project management of the Main St Streetscape Project Phase I, \$49.83 for GA Power, and \$4,566 for Doty & Sons Concrete Products for the chess tables installed at Lilburn City Park. December ended with a balance of \$627,554.47.
January 2023 opened with a balance of \$627,554.47. Expenses included \$50.83 to GA Power for electricity services. The month ended with a balance of \$627,503.64.
 - b. Update – DDA Property
 - i. Update on 57 Railroad Avenue – Jennifer Tiberia’s redevelopment team of architects and investors presented their concept for redevelopment 57 Railroad Avenue into a brewery and adult gaming facility. Improvements will be made to the insulation and exterior of the building in order to keep the interior industrial-looking. Outside features include a beer garden, pickleball court,

bleachers, and an outdoor bar. The team is working on a cost estimate for the improvements, and they will present at the March DDA meeting.

- c. Update – Lilburn Community Improvement District and Lilburn Community Partnership
 - i. No new updates
- d. Update – Development Activities
 - i. Chairman Nash stated that the development activities update will be provided at the upcoming retreat in Greenville, SC

III. New Business

- a. Appointment of 2023 DDA Chairman and Secretary
Jenny Simpkins, DDA Secretary, stated that each year, the DDA must select a Chair, Vice Chair, and Secretary. Some discussion was had about the current Chair, Vice Chair, and Secretary, and all DDA members were satisfied with the 2022 appointments.
- b. Approval to purchase appraisal services from J. Lawson & Associates, LLC, in the amount of \$10,000.
Jenny Simpkins, DDA Secretary, stated that one of the next tasks related to the development agreement with RangeWater, the City, and the DDA was for the DDA to conduct appraisals on four tracts within the luxury apartments/parking deck/brewery with adult gaming parcels. The appraisals are required to justify property transfers between the DDA and RangeWater as state law prohibits the DDA from giving anything to a private developer. The parcels must be equal in value to swap with no additional funds or public benefit needed. Jenny stated that J. Lawson has worked with the city in the past, and it would cost \$2,000 per appraisal.

IV. Executive Session (if needed)

V. Adjournment

Chairman Nash asked for a motion to end the work session. Board member DeArmon made the motion to end the work session, and Board member Mills seconded.

Motion passed 6-0.

Meeting Agenda

Immediately following work session.

- I. Call to Order
Chairman Nash called the meeting to order at 7:30 PM.
- II. Approval of Agenda
Chairman Nash asked for a motion to approve the agenda. DDA Board member Wilkerson made a motion to approve the agenda, and DDA Board member Mecredy seconded.

Motion passed 6-0.

III. Approval of Minutes

- a. Draft Meeting Minutes December 21, 2022

Chairman Nash asked for a motion. DDA Board member DeArmon made a motion to approve the minutes of the December 21, 2022 DDA Meeting, and DDA Board member Mecredy seconded.

Motion passed 6-0.

IV. Old Business

- a. Financial Report – January 31, 2023
- b. Update – DDA Property
- c. Update – Lilburn Community Improvement District and Lilburn Community Partnership
- d. Update – Development Activities

V. New Business

- a. Appointment of 2023 DDA Chairman and Secretary
Chairman Nash asked for a motion. DDA Board member Price made a motion to appoint Elmer Nash as the 2023 DDA Chairman, Hugh Wilkerson as the 2023 DDA Vice Chair, and Jenny Simpkins as the 2023 DDA Secretary. DDA Board member Mecredy seconded the motion.

Motion passed 6-0.

- b. Approval to purchase appraisal services from J. Lawson & Associates, LLC, in the amount of \$10,000.
Chairman Nash asked for a motion. DDA Board member Mills made a motion to approve the purchase of appraisal services from J. Lawson & Associates, LLC, in an amount not to exceed \$10,000. DDA Board member Nocera seconded the motion.

Motion passed 6-0.

VI. Adjournment

Chairman Nash asked for a motion to adjourn the February 15, 2023, DDA Meeting. DDA Board member Mills made a motion to adjourn at 7:40 PM, seconded by DDA Board member Nocera.

Motion passed 6-0.

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Jenny Simpkins
3/16/23