

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Thursday, December 11, 2025

7:00 PM

2nd Floor Conference Room

Norcross Downtown Development Authority

Chair Jim Eyre

Vice Chair Brenden Frazier

Board Member John Bemis

Board Member Tim Moresco

Board Member Josh Bare

Board Member Lauren Summers

Board Member Liz Jackson

A. Call to Order - Jim Eyre, Chair

B. Meeting Administration

a. Roll Call

Attendee Name	Title	Status	Arrived
Jim Eyre	Chair	Present	
Brenden Fraizer	Vice Chair	Present	
Liz Jackson	Board Member	Present	
Tim Moresco	Board Member	Present	
John Bemis	Board Member	Present	
Josh Bare	Board Member	Present	
Lauren Summers	Board Member	Present	

b. Approval of Previous Meeting Minutes

A motion to approve the November 11, 2025, Norcross Downtown Development Authority meeting minutes.

RESULT: APPROVED [UNANIMOUS]

MOVER: Liz Jackson, Board Member

SECONDER: Lauren Summers, Board Member

AYES: Jackson, Moresco, Bemis, Bare, Eyre, Summers, Fraizer

c. Public Input – None

Economic Development Update – D. Versel presented several items from his written report, including updates about current development projects in the City and several recent personnel changes in the City.

d. Downtown Manager's Report – Stephanie Newton was not present but submitted a written report.

e. Council Update – No update at this time.

f. Operations Report – W. Shipley presented several items from his operations report, including a recent issue caused by the power being shut off to the NX Vinyl space temporarily, which ended up affecting other spaces. B. Frazier presented his analysis of the issue after looking into the matter.

A motion to authorize B. Frazier and W. Shipley to spend up to \$3,000 to resolve the electrical issues relating to the NX Vinyl power loss event, which includes the hot water heater and air handler.

RESULT: APPROVED [UNANIMOUS]

MOVER: John Bemis, Board Member

SECONDER: Lauren Summers, Board Member

AYES: Jackson, Moresco, Bemis, Bare, Eyre, Summers, Frazier

C. Board General Updates

a. Unfinished Business

(1) Wingo Street Acquisitions – J. Eyre stated he is still working on finding a suitable contractor and has been in contact with several new leads.

(2) Parking Property Sale to City – J. Eyre presented on the current proposed IGA and Parking Easement Agreement with the City. The DDA discussed those documents.

A motion to approve the Wingo Street IGA and Parking Easement Agreements, subject to final review and

approval by counsel, and to authorize J. Eyre to execute those documents for the DDA.

RESULT: APPROVED [UNANIMOUS]

MOVER: Jim Eyre, Board Member

SECONDER: John Bemis, Board Member

AYES: Jackson, Moresco, Bemis, Bare, Eyre, Summers, Frazier

(3) Phase 2 Survey – J. Eyre presented the combination plat that has been prepared to be reviewed and approved by the City.

(4) 29 Jones Survey – J. Eyre presented the survey that has been prepared to separate the parking area from the building.

(5) 9 S. Peachtree – J. Eyre presented on the current proposed financing documents with the City, which include the Resolution, IGA, Note, and Security Deed. The DDA discussed those documents.

A motion to approve the financing documents, including, without limitation, the Resolution, IGA, Note, and Security Deed, subject to final review and approval by counsel, and to authorize the Chair and the Secretary/Treasurer to execute all such documents necessary to close the financing for the purchase of the 9 S Peachtree Street property.

RESULT: APPROVED [UNANIMOUS]

MOVER: Brenden Frazier, Vice Chair

SECONDER: John Bemis, Board Member

AYES: Jackson, Moresco, Bemis, Bare, Eyre, Summers, Frazier

New Business – None.

Treasurer's Report – None.

D. Recess for Executive Session

J. Bemis made a motion to go into executive session to discuss real estate. Second: B. Frazier. Unanimous. 7:17 pm

E. Executive Session: Real Estate, Personnel, or Legal Matters

John Bemis made a motion to go out of executive session. Second: Lauren Summers. Unanimous. 8:10 pm

F. Return to Open Session for Actions from Executive Session, if necessary.

Motion to adjourn by J. Bemis. Second: L. Summers. Unanimous. 8:10 pm.

<p style="text-align: center;">NEXT MEETING: THURSDAY, January 8, 2026</p>
