

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Thursday, January 8, 2026

6:00 PM

2nd Floor Conference Room

Downtown Development Authority of Norcross

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

PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES

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 December 11, 2025, Downtown Development Authority meeting minutes

RESULT: APPROVED [UNANIMOUS]

MOVER: John Bemis, Board Member

SECONDER: Brenden Frazier, Board Member

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

c. Public Input

Hannah Rinehart spoke to the DDA about her interest in acquiring the 80 Wingo Street property to use as an office for her business, Simplify Life, which provides therapy services. She resides in Norcross and her business currently leases space in Norcross, but the lease is ending in approximately a year, and she wants to keep her business in Norcross and to invest in Norcross.

Enrique Tolliver presented concerns regarding the need to replace the front door at 125 Lawrenceville Street and to add a door hold-open feature to aid in deliveries.

Mary Dowdy stated that there is newly-elected leadership of the HNBA.

d. Economic Development Update - D. Versel was not present but submitted a written report.

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

f. Council Update — J. Bare reported that Council approved several agreements relating to the DDA, including those for 80 and 94 Wingo Street, 9 S Peachtree Street, and 29 Jones Street. He also reported on the Council's consideration of certain comp plan changes, which were tabled for the next meeting.

g. Operations Report – W. Shipley reported on a recent proposal received for service relating to kudzu and other invasive plant control/removal. He also provided information on the door at 125 Lawrenceville Street.

A motion authorizing the expenditure of up to \$4,000 to replace the door at 125 Lawrenceville Street, including adding a hold-open mechanism.

RESULT: APPROVED [UNANIMOUS] 7-0

MOVER: John Bemis, Board Member

SECONDER: Brenden Frazier, Board Member

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

a. Unfinished Business

- (1) Wingo Street Acquisitions – J. Eyre stated he is still working on finding a suitable contractor.
- (2) Parking Property Sale to City – J. Eyre stated no new update at this time.
- (3) Phase 2 Survey – J. Eyre stated the Phase 2 survey is complete, and the exemption plat is approved
- (4) 29 Jones Survey – J. Eyre stated the exemption plat has been completed and recorded.
- (5) 9 S. Peachtree – J. Eyre stated Council approved financing for the acquisition.

b. New Business

- (1) 15 S. Peachtree Façade Grant – J. Eyre presented the application received by the DDA for the DDA's discussion and consideration.

A motion to approve a facade grant of \$2,500 for documented, qualifying expenditures for the improvements to the façade of 15 S. Peachtree.

RESULT: APPROVED [UNANIMOUS] 7-0

MOVER: Jim Eyre, Chair

SECONDER: John Bemis, Board Member

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

c. Treasurer's Report – T. Moresco reported on several upcoming bond/loan payments.

D. Recess for Executive Session

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

J. Bemis moved to enter into executive session to discuss real estate. Second: B. Frazier. Unanimous. 6:45pm

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

J. Bare made a motion to approve an appraisal at a cost up to \$4,800 for the properties at 21 and 108 Holcomb Bridge Rd. Second: L. Summers. Unanimous.

J. Bare made a motion to approve the proposed broker agreement for the Phase 2 property, subject to final review and approval by J. Bemis and counsel, and authorizing J. Eyre to sign the agreement. Second: T. Moresco. 6-0, J. Eyre abstaining.

Motion to adjourn by J. Bare. Second: J. Bemis. Unanimous. 8:19pm

NEXT MEETING: THURSDAY, February 12, 2026