

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Thursday
February 12, 2026

6:00 PM

City Hall – Board Conference Room

Norcross Downtown Development Authority

Chairman Jim Eyre
Vice Chairman Brenden Frazier
Treasurer Tim Moresco
Board Member John Bemis
Board Member Liz Jackson
Board Member Josh Bare
Board Member Lauren Summers

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 Frazier	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 – J. Bare made a motion to approve the January 8, 2026 meeting minutes as written and the February 5, 2026, meeting minutes with the following corrections: (1) J. Bemis should be marked as absent and (2) “Lauren Jackson” should be changed to “Liz Jackson”. Second: J. Bemis. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0

MOVER: Josh Bare, Board Member

SECONDER: John Bemis, Board Member

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

- J. Eyre made a motion to move New Business Item #1 up to before Public Input. Second: J. Bemis. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0

MOVER: Jim Eyre, Chairman

SECONDER: John Bemis, Board Member

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

- (1) Porchfest Update – Jonathan Corley presented to the DDA about the latest status on Porchfest. Porchfest is approximately 10 weeks away. The lineup will be announced on 2/20/26. He also presented a request for sponsorship from the DDA to support Porchfest. The DDA requested information on promotional/marketing opportunities for sponsorship that will benefit the DDA and its mission.

- J. Bare made a motion to approve up to a \$2,500 reimbursement for documented expenditures on promotional and marketing materials that have the DDA name or logo for Porchfest. Second: J. Bemis. 6-0 (B. Frazier abstaining).

RESULT: APPROVED 6-0
MOVER: Josh Bare, Board Member
SECONDER: John Bemis, Board Member
AYES: Jackson, Moresco, Bare, Eyre, Summers, Bemis
ABSTENTION: Frazier

Public Input – None

- c. Economic Development Update – D. Versel was not present but submitted a written report.
- d. Downtown Manager's Report – S. Newton was not present but submitted a written report.
- e. Council Update – J. Bare reported on bringing back a program called "Norcross 101", which is a 6-week class in the evening intended to inform on all the aspects of the City of Norcross for those who may be interested in future leadership in the City. The Comp Plan is to be voted on at the March City Council meeting.
- f. Operations Report – W. Shipley reported on a recent bid from Handyman Steve to repair the deck on the rear of 29 Jones Street. He also reported that the new door for 125 Lawrenceville has been ordered, and the decoupling of the water heater for the NX Vinyl space has been accomplished.

J. Bemis made a motion to approve up to \$8,000 for the deck repairs needed at 29 Jones Street. Second: B. Frazier. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0
MOVER: John Bemis, Board Member
SECONDER: Brenden Frazier, Vice Chairman
AYES: Jackson, Moresco, Bare, Eyre, Summers, Frazier, Bemis

C. Board General Updates

- a. Unfinished Business
 - (1) Wingo Street Acquisitions – No update at this time.
 - (2) 9 S. Peachtree – J. Eyre stated the closing to acquire the property is coming up in March.

B. Frazier made a motion to authorize J. Eyre and T. Moresco to execute all documents necessary for closing to acquire the property at 9 S. Peachtree Street, subject to final review and approval by counsel. Second: J. Bemis. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0
MOVER: Brenden Frazier, Vice Chairman
SECONDER: John Bemis, Board Member
AYES: Jackson, Moresco, Bare, Eyre, Summers, Frazier, Bemis

- b. New Business
 - (1) Porchfest Update – addressed earlier in the meeting.
 - (2) Phase 2 Quit Claim Deed and Parking Easement – J. Eyre presented the draft Corrective Quit Claim Deed and Parking Easement negotiated with the city.

B. Frazier made a motion to approve the Parking Easement as written and to authorize J. Eyre to sign the Parking Easement. Second: J. Bemis. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0
MOVER: Brenden Frazier, Vice Chairman
SECONDER: John Bemis, Vice Chairman
AYES: Jackson, Moresco, Bare, Eyre, Summers, Frazier, Bemis

c. Treasurer's Report – T. Moresco reported on two recent bond payments that were made as well as the current balances of several DDA accounts.

J. Bemis made a motion to go into executive session to discuss real estate matters. Second: T. Moresco. Unanimous. 6:59 pm

RESULT: APPROVED [UNANIMOUS] 7-0
MOVER: John Bemis, Board Member
SECONDER: Tim Moresco, Board Member
AYES: Jackson, Moresco, Bare, Eyre, Summers, Frazier, Bemis

D. Recess for Executive Session

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

J. Eyre made a motion to go out of executive session. Second: J. Bemis. Unanimous. 8:22pm

RESULT: APPROVED [UNANIMOUS] 7-0
MOVER: Jim Eyre, Chairman
SECONDER: John Bemis, Board Member
AYES: Jackson, Moresco, Bare, Eyre, Summers, Frazier, Bemis

F. Return to Open Session for Actions from Executive Session

J. Bemis made a motion to authorize J. Eyre to make a counteroffer acceptable to the DDA to the party interested in purchasing 9 S. Peachtree and to authorize J. Eyre to terminate the broker agreement with Cartel Properties between February 13, 2026, and February 28, 2026. Second: B. Frazier. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0
MOVER: John Bemis, Board Member
SECONDER: Brenden Frazier, Vice Chairman
AYES: Jackson, Moresco, Bare, Eyre, Summers, Frazier, Bemis

J. Bemis made a motion to reject the rent reduction request from the tenant of Suite 400 at 125 Lawrenceville Street. Second: L. Jackson. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0
MOVER: John Bemis, Board Member
SECONDER: Liz Jackson, Board Member
AYES: Jackson, Moresco, Bare, Eyre, Summers, Frazier, Bemis

J. Bemis made a motion to approve a two-year lease extension for Print Solver with a 5% rent increase each year. Second: L. Summers. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0
MOVER: John Bemis, Board Member
SECONDER: Lauren Summers, Board Member
AYES: Jackson, Moresco, Bare, Eyre, Summers, Frazier, Bemis

Motion to adjourn by J. Bare. Second: J. Bemis. Unanimous. 8:28 pm.

RESULT: APPROVED [UNANIMOUS] 7-0

MOVER: Josh Bare, Board Member

SECONDER: John Bemis, Board Member

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

NEXT MEETING: THURSDAY, March 12, 2026