

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Thursday
March 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. Bemis made a motion to approve the February 12, 2026 meeting minutes as written. Second: B Frazier. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0

MOVER: John Bemis, Board Member

SECONDER: Brenden Frazier, Vice Chair

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

Public Input – Enrique Toliver, tenant at 125 Lawrenceville Street, appeared and asked the DDA several questions about the draft lease amendment currently proposed to extend his lease.

c. Economic Development Update – D. Versel was present and discussed several matters he has recently been working on, including updating the Buford Hwy Master Plan and the status of certain TAD approvals with Gwinnett County.

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

e. Council Update – J. Bare reported on the recently passed Comp Plan and the approval of the Phase 2 Property Parking Easement.

f. Operations Report – W. Shipley reported that the 29 Jones Street deck repairs were recently completed and the new door for 125 Lawrenceville Street has arrived and will be installed soon.

C. Board General Updates

a. Unfinished Business

(1) Wingo Street Acquisitions – J. Eyre stated he is still searching for suitable contractors.

- (2) 9 S. Peachtree – J. Eyre stated the closing has occurred and the DDA now owns the property. The DDA will look for potential brokers to assist in selling the portion of the property containing the building.
- (3) Phase 2 Quit Claim Deed and Parking Easement – J. Eyre reported that he is working with the City to execute these documents.

b. New Business - None

c. Treasurer's Report – T. Moresco reported on upcoming anticipated credits and debits to the DDA accounts and current account balances.

J. Bare made a motion to go into executive session to discuss real estate matters. Second: J. Bemis. Unanimous. 6:45pm

RESULT: APPROVED [UNANIMOUS] 7-0

MOVER: Josh Bare, Board Member

SECONDER: John Bemis, 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. Bemis made a motion to go out of executive session. Second: T. Moresco. Unanimous. 8:11pm

RESULT: APPROVED [UNANIMOUS] 7-0

MOVER: John Bemis, Board Member

SECONDER: Tim Moresco, Board Member

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

F. Return to Open Session for Actions from Executive Session

J. Bare made a motion to terminate the Open Listing Agreement with Cartel Properties III, Inc. immediately. Second: J. Eyre. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0

MOVER: Josh Bare, Board Member

SECONDER: Jim Eyre, Chairman

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

J. Bare made a motion to revise the Letter of Intent received for 94 Wingo Street per the discussion of the Board and to authorize J. Eyre to sign with those revisions. Second: J. Bemis. 6-1

RESULT: APPROVED 6-1

MOVER: Josh Bare, Board Member

SECONDER: John Bemis, Board Member

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

NAYS: Frazier

J. Bemis made a motion to approve the boom lift parking license agreement for 9 S. Peachtree Street with revisions discussed by the Board and to authorize J. Eyre to sign subject to approval by counsel. Second: J. Bare. Unanimous.

RESULT: APPROVED [UNANIMOUS] 7-0

MOVER: John Bemis, Board Member

SECONDER: Josh Bare, Board Member
AYES: Jackson, Moresco, Bare, Eyre, Summers, Frazier, Bemis

J. Bare made a motion to approve the lease as discussed by the Board for 108 Holcomb Bridge Rd. and authorize J. Eyre to present the proposed lease to the owner and to sign if accepted, subject to approval by counsel. Second: J. Bemis. Unanimous.

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

J. Eyre made a motion to authorize spending up to \$5,000 to purchase a feasibility study from Thrive. Second: B. Frazier. 5-2.

RESULT: APPROVED 5-2
MOVER: Jim Eyre, Chairman
SECONDER: Brenden Frazier, Vice Chairman
AYES: Jackson, Moresco, Eyre, Summers, Frazier,
NAYS: Bemis, Bare

Motion to adjourn by J. Bare. Second: J. Bemis. Unanimous. 8:15pm.

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, April 9, 2026