

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Thursday, May 14, 2026

6:00 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

PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES

B. Meeting Administration

a. Roll Call

b. Approval of Previous Meeting Minutes

[Downtown Development Authority Meeting Minutes - 04-09-2026](#)

[Downtown Development Authority Special Called Meeting Minutes - 04-09-2026](#)

[Downtown Development Authority Special Call Meeting Minutes - 05-05-2026](#)

c. Public Input

d. Economic Development Update - David Versel

[DDA Economic Development Update 5.11.26](#)

e. Downtown Manager's Report - Stephanie Newton

f. Council Update - Josh Bare

g. Operations Report - Will Shipley

C. Board General Updates

a. Unfinished Business

(1) Wingo Street Acquisitions;

(2) 9 South Peachtree;

(3) 125 Lawrenceville Utility Allocation

b. New Business

(1) Tenant Rent Policy

(2) 128 Lawrenceville Re-Lease

c. Treasurer's Report — Tim Moresco

D. Recess for Executive Session**E. Executive Session: Real Estate, Personnel, or Legal Matters****F. Return to Open Session for Actions from Executive Session, if necessary.**

Downtown Updates

- **51 S Peachtree:** Gregg & Karen Youngblood have engaged retail broker Kim Dart to market their former dental office after more than 40 years in business. They are ideally seeking another dental practice to lease the 1,110 SF space but will consider other locally serving businesses.
- **Workforce Brokers/59-67 S Peachtree:** Renovations are continuing on both of these properties, which are now under common ownership. Our understanding is that the owner plans to occupy 59 S Peachtree with their business and to lease out office space at 67 S Peachtree.
- **127 S Peachtree:** Construction on the speakeasy adjacent to B&W Burgers is continuing, with an opening expected in the early summer.
- **76 Jones Street:** This historic home at the entrance to Lillian Webb Park is for sale. As of today, it is still available.

Respectfully Submitted,

David Versel
Economic Development Director

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Thursday
April 9, 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	Absent	
Josh Bare	Board Member	Present	
Lauren Summers	Board Member	Absent	

- b. Approval of Previous Meeting Minutes: J. Bare made a motion to approve the March 12, 2026, meeting minutes as written. Second: L. Jackson. Unanimous.

*RESULT: APPROVED [UNANIMOUS] 5-0
 MOVER: Josh Bare, Board Member
 SECONDER: Liz Jackson, Board Member
 AYES: Moresco, Eyre, Frazier, Bare, Jackson*

- c. Public Input — Mary Dowdy asked if the DDA could live stream or record the meetings. Frank Lee of the 85 Community Development Corporation thanked the DDA for its support of his organization and reported on the success of its programs.
- d. Economic Development Update – David Versel was present and discussed several matters he has recently been working on, including the Buford Hwy Master Plan.
- e. Downtown Manager’s Report – Stephanie Newton was not present but submitted a written report.
- f. Council Update – Josh Bare reported on several matters council is working on including the approval of the parking construction budget, the launching of the Norcross 101 program, and the resignation of a council member.
- g. Operations Report – Will Shipley was present and discussed operations matters including the status of rents in the DDA buildings and any repairs needed.

C. Board General Updates

a. Unfinished Business

- (1) Wingo Street Acquisitions; See Section F.
- (2) 9 South Peachtree; DDA reviewed the parking plan. B. Frazier made a motion to approve the budget of \$12,500.00 to implement the improvements as shown in the agenda package subject to revisions by the Public Works Department. Second: T. Moresco. Unanimous.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Brenden Frazier, Vice Chairman
SECONDER: Tim Moresco, Board Member
AYES: Moresco, Eyre, Frazier, Bare, Jackson

- b. New Business – DDA discussed utility allocation for 125 Lawrenceville Street.
- c. Treasurer’s Report – Tim Moresco reported that he made a payment on Wingo Street for repairs.

J. Bare made a motion to add an executive session. Second: J. Eyre. Unanimous.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Board Member
SECONDER: Jim Eyre, Chairman
AYES: Moresco, Eyre, Frazier, Bare, Jackson

J. Bare made a motion to go into executive session. Second: B. Frazier. Unanimous. 6:51 p.m.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Board Member
SECONDER: Brenden Frazier, Vice Chairman
AYES: Moresco, Eyre, Frazier, Bare, Jackson

D. Recess for Executive Session

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

J. Bare made a motion to suspend executive session. Second: B. Frazier. Unanimous. 7:14 p.m.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Board Member
SECONDER: Brenden Frazier, Vice Chairman
AYES: Moresco, Eyre, Frazier, Bare, Jackson

J. Bare made a motion to resume executive session. Second: B. Frazier. Unanimous. 8:14 p.m.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Board Member
SECONDER: Brenden Frazier, Vice Chairman
AYES: Moresco, Eyre, Frazier, Bare, Jackson

J. Bare made a motion to go out of executive session. Second: J. Eyre. Unanimous. 8:31 p.m.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Board Member
SECONDER: Jim Eyre, Chairman
AYES: Moresco, Eyre, Frazier, Bare, Jackson

F. Return to Open Session for Actions from Executive Session.

J. Bare made a motion to authorize council to send a demand letter to tenants at 125 Lawrenceville Street Suite 400 for past due rents. Second: B. Frazier. Unanimous.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Board Member
SECONDER: Brenden Frazier, Vice Chairman
AYES: Moresco, Eyre, Frazier, Bare, Jackson

J. Bare made a motion to update the 94 Wingo Street Letter of Intent and authorize the chairman to sign it. Second: T. Moresco. Unanimous.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Board Member
SECONDER: Tim Moresco, Board Member
AYES: Moresco, Eyre, Frazier, Bare, Jackson

Motion to adjourn by L. Jackson. Second: J. Eyre. 8:32 p.m.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Liz Jackson, Board Member
SECONDER: Jim Eyre, Chairman
AYES: Moresco, Eyre, Frazier, Bare, Jackson

NEXT MEETING: THURSDAY, May 14, 2026

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Special Called Meeting Minutes

Thursday,
April 9, 2026

5:00 PM

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	Absent	
Josh Bare	Board Member	Present	
Lauren Summers	Board Member	Absent	

b. Public Input: none.

C. Recess for Executive Session

B. Frazier made a motion to go into executive session to discuss real estate. Second: T. Moresco. Unanimous. 5:00 p.m.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Brenden Frazier, Vice Chairman
SECONDER: Tim Moresco, Board Member
AYES: Moresco, Eyre, Frazier, Bare, Jackson

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

T. Moresco made a motion to go out of executive session. Second: J. Bare. Unanimous. 5:56 p.m.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Tim Moresco, Board Member
SECONDER: Josh Bare, Board Member
AYES: Moresco, Eyre, Frazier, Bare, Jackson

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

Motion to adjourn by J. Bare. Second: B. Frazier. Unanimous. 5:56 p.m.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Board Member
SECONDER: Brenden Frazier, Board Member
AYES: Moresco, Eyre, Frazier, Bare, Jackson

NEXT MEETING: 6:00pm THURSDAY, April 9, 2026

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Special Called Meeting Minutes

Thursday,
May 5, 2026

6:30 PM

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	Absent	
Tim Moresco	Board Member	Present	
John Bemis	Board Member	Present	
Josh Bare	Board Member	Present	
Lauren Summers	Board Member	Present	

*J. Bemis, B. Frazier and L. Summers were present by videoconference

- b. Public Input: Brady Rinehart was present and spoke to the DDA about the current negotiations for the purchase of 94 Wingo Street and also his investigation regarding accessibility requirements if 94 Wingo is redeveloped.

C. Board General Updates

a. Unfinished Business

- (1) **Wingo Street Acquisition** – J. Eyre presented a proposal from Columbia Engineering for survey work at the Wingo Street properties to develop an exemption plat.

B. Frazier made a motion to approve the Columbia Engineering proposal. Second: T. Moresco. Unanimous

*RESULT: APPROVED [UNANIMOUS] 6-0
 MOVER: Brenden Frazier, Vice Chairman
 SECONDER: Tim Moresco, Board Member
 AYES: Moresco, Bare, Eyre, Summers, Frazier, Bemis*

- (2) **9 S Peachtree** – J. Eyre presented the listing agreement for the DDA properties at 9 S. Peachtree and 29 Jones with the Quin Group, Inc. J. Eyre stated the DDA still needs to decide on the list prices for the properties. The DDA discussed the possible list prices.

J. Bare made a motion to approve the listing agreement with the Quin Group, Inc. and to approve a list price of \$1,150,000 for each property. Second: B. Frazier.

*RESULT: APPROVED [UNANIMOUS] 6-0
 MOVER: Josh Bare, Board Member
 SECONDER: Brenden Frazier, Vice Chairman
 AYES: Moresco, Bare, Eyre, Summers, Frazier, Bemis*

J. Eyre made a motion to add an item to the agenda to discuss creation of a DDA policy for tenant default issues. Second: B. Frazier. Unanimous.

RESULT: APPROVED [UNANIMOUS] 6-0
MOVER: Jim Eyre, Chairman
SECONDER: Brenden Frazier, Vice Chairman
AYES: Moresco, Bare, Eyre, Summers, Frazier, Bemis

(3) **DDA Tenant Default Policy** – The DDA discussed possible policies to implement in the future to address issues with tenant defaults under their leases.

J. Bare made a motion to go into executive session to discuss real estate and to consult with legal counsel. Second: J. Bemis. Unanimous. 7:39pm.

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

D. Recess for Executive Session

J. Bare made a motion to leave executive session. Second: J. Eyre. Unanimous. 7:56pm.

RESULT: APPROVED [UNANIMOUS] 6-0
MOVER: Josh Bare, Board Member
SECONDER: Jim Eyre, Chairman
AYES: Moresco, Bare, Eyre, Summers, Frazier, Bemis

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

T. Moresco left the meeting at 7:56pm.

J. Bare made a motion to approve the 94 Wingo Street Purchase and Sale Agreement and to authorize Jim Eyre to sign the Agreement on behalf of the DDA, subject to final approval by counsel. Second: J. Bemis. Unanimous.

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

J. Bemis made a motion to authorize counsel for the DDA to demand possession and to begin the eviction process for the tenant in Suite 400 at 125 Lawrenceville Street, including collection of rent, penalties and other amounts owed under the Lease. Second: L. Summers. Unanimous.

RESULT: APPROVED [UNANIMOUS] 6-0
MOVER: John Bemis, Board Member
SECONDER: Lauren Summers, Board Member
AYES: Moresco, Bare, Eyre, Summers, Frazier, Bemis

Motion to adjourn by J. Bare. Second: J. Eyre. Unanimous. 7:58pm.

RESULT: APPROVED [UNANIMOUS] 6-0
MOVER: Josh Bare, Board Member
SECONDER: Jim Eyre, Chairman
AYES: Moresco, Bare, Eyre, Summers, Frazier, Bemis

NEXT MEETING: 6:00pm THURSDAY, May 14, 2026

DDA Economic Development Update – May 11, 2026

Buford Highway Master Plan

Kimley-Horn has completed interviews with Mayor & Council and will be holding a roundtable with representatives of City boards and authorities (including the DDA) in the next couple of weeks. We have also scheduled a Community Open House regarding the plan on Tuesday, June 16 from 5:30-7:30 PM at the Norcross Library. The plan will be completed in the summer.

Downtown Parking Policies

Staff presented recommendations for downtown parking policy changes at the April Council Policy Work Session. Per direction from Mayor & Council, Staff is moving to change the two spaces on Wingo Street next to Savage Pizza to 15-minute parking spaces. Also per direction from Mayor & Council, Staff has installed new, clearer signage to direct visitors to public parking in Downtown Norcross. An internal meeting was held on April 24, and Public Works is moving to enact these improvements.

Expanded Downtown Parking

The City Council has approved funding and a new plan for the expanded downtown parking proposal that will add 75 parking spaces between City Hall and the DDA's Wingo Street properties. If funding is approved, the project is scheduled to begin in September 2026 with completion by May 2027. The project will have impacts on the existing parking lots in the area and close coordination will be needed with downtown property owners and businesses.

Tax Allocation District (TAD)

The Gwinnett County Board of Commissioners voted on May 5, 2026 to approve the Intergovernmental Agreement (IGA) for the City Center East TAD. The City will be engaging a consultant to update the original 2015 plan for the TAD and plans to advance projects later this year.

Georgia Initiative for Community Housing (GICH)

We have received official approval from the Georgia Department of Community Affairs to be reinstated as a Certified Alumni Community for the GICH program. Any applications for affordable housing projects in Norcross in the upcoming cycle will receive bonus points under this program.

Hispanic Business Outreach

An inaugural Hispanic Business Outreach Event was held on April 23 at the Norcross Cultural Arts & Community Center. More than 100 local business owners and professionals attended the event, and were welcomed by Mayor Pro Tem Bruce Gaynor, City Manager Eric Johnson, and several city staff members. The event was covered by Rough Draft, which posted this article about it: <https://roughdraftatlanta.com/2026/04/23/hispanic-business-outreach-norcross/>

Economic Development Videos

The economic development department has engaged with a video production company to create new promotional videos specific to the city's business development and recruitment efforts. These videos will include both a longer form video and several short reels designed for social media. We conducted video shoots on three days in April and will be releasing the videos in May.