

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
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