

# City of Norcross

*65 Lawrenceville Street  
Norcross, GA 30071*



## Meeting Minutes

Thursday  
May 14, 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

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
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 April 9 special called meeting minutes, the April 9 regular meeting minutes, and the May 9 special called meeting minutes with the correction of “city council member” to “City Manager” in the April 9 regular meeting minutes. Second: J. Eyre. Unanimous.

*RESULT: APPROVED [UNANIMOUS] 7-0*

*MOVER: Josh Bare, Board Member*

*SECONDER: Jim Eyre, Chairman*

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

- c. Public Input — None.
- d. Economic Development Update – David Versel submitted a written report
- e. Downtown Manager’s Report – Stephanie Newton submitted a written report.
- f. Council Update – J. Bare reported on the City selecting a firm to assist in finding a new City Manager, road repaving projects, and the recently approved parking budget.
- g. Operations Report – Will Shipley submitted a written report.

**C. Board General Updates**

a. Unfinished Business

- (1) Wingo Street Acquisitions: J. Eyre announced that the DDA is under contract to sell part of 94 Wingo and updated the DDA on recent communications with contractors relating to 80 Wingo.
- (2) 9 South Peachtree: J. Eyre stated that the listing agreement with the Quin Group has been signed. Adam Dewit, the broker with the Quin Group was present and updated the DDA on the listing and marketing of the 9 S. Peachtree and 29 Jones properties.

B. Frazier made a motion to authorize J. Bemis and J. Eyre to review all offers presented by Adam Dewit and to, in their judgment, determine which, if any, offers less than 90% of the listing price will be presented to the DDA. All offers equal to or greater than 90% of the listing price will be presented to the DDA. Second: J. Bare. Unanimous.

*RESULT: APPROVED [UNANIMOUS] 7-0*

*MOVER: Brenden Frazier, Vice Chairman*

*SECONDER: Josh Bare, Board Member*

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

- (3) 125 Lawrenceville Utility Allocation: The DDA discussed the recent discovery of an existing water submeter in one of the suites at 125 Lawrenceville.

b. New Business

- (1) Tenant Rent Policy – The DDA discussed adopting a formal policy to address future tenant rent default issues.

J. Bare made a motion to adopt the Tenant Rent Default Policy drafted by counsel with an amendment to delete “Will Shipley” and replace with “DDA property manager or DDA designated representative” Second: J. Bemis. Unanimous.

*RESULT: APPROVED [UNANIMOUS] 7-0*

*MOVER: Josh Bare, Board Member*

*SECONDER: John Bemis, Board Member*

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

- (2) 128 Lawrenceville Re-Lease – The DDA discussed potentially re-leasing 128 Lawrenceville Street now that the prior lease has expired and the tenant moved out.

c. Treasurer’s Report – T. Moresco provided an update on the current DDA financials.

J. Bare made a motion to go into executive session to discuss real estate and litigation matters. Second: J. Eyre. Unanimous. 7:01 p.m.

*RESULT: APPROVED [UNANIMOUS] 7-0*

*MOVER: Josh Bare, Board Member*

*SECONDER: Jim Eyre, Chairman*

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

**D. Recess for Executive Session**

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

J. Bare made a motion to go out of executive session. Second: B. Frazier. Unanimous. 8:25p.m.

*RESULT: APPROVED [UNANIMOUS] 6-0*

*MOVER: Josh Bare, Board Member*

*SECONDER: Brenden Frazier, Vice Chairman*

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

*NOT VOTING: Summers*

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

J. Bare made a motion to approve the Phase 2 Property Purchase and Sale Agreement and to authorize J. Eyre to sign, subject to final review and approval by counsel. Second: B. Frazier. Unanimous.

*RESULT: APPROVED [UNANIMOUS] 7-0*

*MOVER: Josh Bare, Board Member*

*SECONDER: Brenden Frazier, Vice Chairman*

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

Motion to adjourn by J. Eyre. Second: J. Bare. 8:26 p.m.

*RESULT: APPROVED [UNANIMOUS] 7-0*

*MOVER: Jim Eyre, Chairman*

*SECONDER: Josh Bare, Board Member*

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

<b>NEXT MEETING: THURSDAY, June 11, 2026</b>
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