

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Thursday, June 11, 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**B. Meeting Administration**

- a. Roll Call
- b. Approval of Previous Meeting Minutes
 - [Downtown Development Authority — Regular Meeting — May 14, 6:00 PM](#)
 - [Downtown Development Authority — Special Called Meeting — June 3, 2026, 4:00 PM](#)
- c. Public Input
- d. Economic Development Update - David Versel
Attachments:
 - 1. [DDA Economic Development Update 6.8.26](#)
- e. Downtown Manager's Report - Stephanie Newton
Attachments:
 - 1. [DDA Jun 11 26 CulArts Tourism Downtown Mgr Report](#)
- f. Council Update - Josh Bare
- g. Operations Report - Will Shipley

C. Board General Updates

- a. Unfinished Business
 - (1) Wingo Street Acquisitions;
 - (2) Property Sale Update;
 - (3) 125 Lawrenceville Utility Allocation;
 - (4) 128 Lawrenceville Re-Lease;
 - (5) 145 Britt Lease Termination.
- b. New Business
- 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.**

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

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 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

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

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Special Called Meeting Minutes

Wednesday
June 3, 2026

4:00 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	Present	
Josh Bare	Board Member	Present	
Lauren Summers	Board Member	Present	

All members were present by videoconference

b. Public Input: None

J. Bemis made a motion to go into executive session to discuss real estate matters. Second: J. Bare. 4:04pm

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

C. Recess for Executive Session

J. Bemis made a motion to leave executive session. Second: J. Bare. Unanimous. 4:29pm.

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

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

J. Eyre made a motion to approve the 29 Jones Street Purchase and Sale Agreement and to authorize the Chairman to sign the Agreement on behalf of the DDA, subject to final approval by counsel. Second: B. Frazier. Unanimous.

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

Motion to adjourn by J. Bare. Second: J. Bemis. Unanimous. 4:30pm.

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

NEXT MEETING: 6:00pm THURSDAY, June 11, 2026

DDA Economic Development Update – June 8, 2026

Buford Highway Master Plan

Community Open House scheduled for Tuesday, June 16 from 5:30-7:30 PM at the Norcross Library. The plan will be completed in the summer.

Downtown Parking Policies

Recommended amendments to the UDO to address downtown parking will be presented at the June Policy Work Session.

Expanded Downtown Parking

Project to connect parking lots and add 75 parking spaces is scheduled to break ground in September 2026 and be completed 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)

We have engaged the consulting firm Highland Insight to update the 2015 plan for the City Center East TAD. Their report will be completed by August.

Economic Development Videos

Our new video series has launched. Videos may be viewed here:

https://www.youtube.com/playlist?list=PL0_7oMG9K7ai6hLqTPQ3jGPgve1ZhRwfH

Downtown Updates

- **127 S Peachtree:** staff met with the development team on June 1. They will be submitting plans for review in the next few weeks.
- **76 Jones Street:** This listing was withdrawn on May 20. The owner's plans are not clear at this time.

Respectfully Submitted,

David Versel
Economic Development Director



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

6/11/26

Cultural Arts, Tourism & Downtown Manager Report

Stephanie Newton

HIGHLIGHTED EVENTS

Father's Day Pop Up Event – June 20

- **Date/Time:** Saturday, June 20, 2026, from 12:00 p.m. to 5:00 p.m.
- Purpose: Family-friendly Father's Day event designed to attract visitors to downtown Norcross and support downtown businesses.
- Activities: Inflatable T-Ball, Basketball, and Foam Axe Throwing games located in the Betty Mauldin Parking Lot.
- Special appearance by Chopper, mascot of the Gwinnett Stripers, from 1:00 p.m. to 2:00 p.m. for photos and meet-and-greet opportunities.
- Father's Day-themed photo opportunities at 9 S. Peachtree and Betty Mauldin Park.
- Economic Impact: Encourages visitors to shop, dine, and explore downtown Norcross businesses while attending the event.

Juneteenth Celebration – June 19, 2026

- **Date/Time:** Friday, June 19, 2026, at 11:00 a.m.
- Location: Norcross Cultural Arts & Community Center
- Purpose: Community celebration honoring Juneteenth through music, storytelling, and cultural programming.
- Featured Performers:
 - Hopewell Church Youth Choir
 - Okorie Johnson ("OK Cello"), acclaimed musician, composer and storyteller

JUNE EVENTS

- **Juneteenth Celebration** — June 19 • 11 AM–12 PM • CACC
Featuring Hopewell Baptist Church Youth Choir & OkCello
- **Summer Concert** — June 19 • 7:30–9:30 PM • Thrasher Park
Featuring September in the Park
- **Father's Day Pop-Up** — June 20 • 12–5 PM • Downtown Norcross
- **Movie Monday** — June 22 • 1:30 PM & 6:30 PM • CACC
Regretting You
- **Jazz in the Alley** — June 27 • 7:30–9:30 PM
Featuring Antoine Gibson



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

P IS FOR PARKING PROGRESS!

You may have noticed additional parking signage going up throughout downtown featuring the universal blue “P” symbol directing visitors to public parking areas. We’ve also added 15-minute parking spaces on Wingo St. next to Savage Pizza to help improve short-term parking access and convenience in the downtown area.