City of Norcross

65 Lawrenceville Street
Norcross, GA 30071

Meeting Minutes

Thursday
June 11, 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: B. Frazier made a motion to approve the June 3 special called meeting minutes and the June 11 regular meeting minutes. Second: J. Bemis. Unanimous.
RESULT: APPROVED [UNANIMOUS] 7-0
MOVER: Brenden Frazier, Vice Chairman
SECONDER: John Bemis, Board Member
AYES: Moresco, Eyre, Frazier, Bare, Jackson, Summers, Bemis

c. Public Input — None.

d. Economic Development Update – David Versel presented on recent updates including the Buford Hwy Master Plan, Downtown Parking Policies, Expanded Downtown Parking, and the Tax Allocation District.

e. Downtown Manager's Report – Stephanie Newton submitted a written report.

f. Council Update – J. Bare stated no new updates at this time.

g. Operations Report – Will Shipley submitted a written report.

C. Board General Updates

a. Unfinished Business

(1) Wingo Street Acquisitions: J. Eyre presented his latest pricing information from the contractor for 80 Wingo Street.

J. Bemis made a motion to authorize J. Eyre to spend up to $150,000 for renovations at 80 Wingo Street. The DDA then discussed how updates should be provided about spending of funds and construction progress. J. Bemis then amended his motion to add that J. Eyre shall update the Board every two weeks in person or in writing regarding detailing the expenditures made or contemplated and the construction progress. Second: J. Bare. Unanimous.

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

(2) Property Sale Update - J. Eyre said he recently heard from the prospective purchasers of 94 Wingo and everything seems to be moving along.

(3) 125 Lawrenceville Utility Allocation: No new update at this time.

(4) 128 Lawrenceville Re-Lease – J. Eyre discussed the potential to re-lease this property.

(5) 145 Britt Lease Termination –

J. Bare made a motion to accept termination of the Lease for 145 Britt Street effective June 30, 2026. Second: J. Bemis. 6-0 (L. Summers recusing herself)

RESULT: APPROVED 6-0
MOVER: Josh Bare, Board Member
SECONDER: John Bermis, Board Member
AYES: Moresco, Eyre, Frazier, Bare, Jackson, Bemis
RECUSAL: Lauren Summers

b. New Business – None.

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

J. Bemis made a motion to go into executive session to discuss real estate, personnel, and litigation matters. Second: J. Bare. Unanimous. 6:35 p.m.

RESULT: APPROVED [UNANIMOUS] 7-0
MOVER: John Bemis, Board Member
SECONDER: Josh Bare, Board Member
AYES: Moresco, Eyre, Frazier, Bare, Jackson, Summers, 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 to discuss real estate, personnel, and litigation matters. Second: L. Summers. Unanimous. 8:05 p.m.

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

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

J. Bare made a motion to authorize J. Eyre and J. Bemis to negotiate with the prospective purchaser for 29 Jones Street as discussed in executive session. Second: T. Moresco. Unanimous.

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

L. Summers made a motion to authorize J. Eyre and J. Bemis to present proposed offer to Thrive. Second: T. Moresco. 4-2.

RESULT: APPROVED 4-2
MOVER: Lauren Summers, Board Member
SECONDER: Tim Moresco, Board Member
AYES: Moresco, Eyre, Frazier, Summers
NAYES: Jackson, Bare
ABSTENTION: Bemis

Motion to adjourn by J. Bare. Second: J. Bemis. 8:08 p.m.

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

NEXT MEETING: THURSDAY, July 9, 2026