

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

Thursday
July 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

b. Approval of Previous Meeting Minutes

[Downtown Development Authority – Regular Meeting – June 11, 2026, 6:00 pm](#)

[Downtown Development Authority – Special Called Meeting – July 2, 2026, 6:00 pm](#)

c. Public Input

d. Economic Development Update – David Versel

[Economic Development Update_7.9.26](#)

e. Downtown Manager's Report – Stephanie Newton

[Cultural Arts Tourism Downtown Manager Report 7.9.26](#)

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;

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.**

NEXT MEETING: THURSDAY, AUGUST 13, 2026
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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 Bemis, 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

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Special Called Meeting Minutes

**Wednesday
July 2, 2026**

6:00 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	Absent	
Liz Jackson	Board Member	Present	
Tim Moresco	Board Member	Present	
John Bemis	Board Member	Absent	
Josh Bare	Board Member	Present	
Lauren Summers	Board Member	Present	

b. Public Input: None

J. Eyre made a motion to add an agenda item for consideration of the First Amendment to the PSA for the Phase 2 property. Second: T. Moresco. Unanimous.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Jim Eyre, Chairman

SECONDER: Tim Moresco, Board Member

AYES: Moresco, Bare, Eyre, Summers, Jackson

C. Unfinished Business

1.) 29 Jones Street - J. Eyre updated the DDA on the latest status of the 29 Jones Street sale process.

J. Eyre made a motion to approve the sale of 29 Jones Street and to authorize the Chairman and Treasurer to sign all necessary closing documents subject to the approval of counsel. Second: J. Bare. Unanimous.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Jim Eyre, Chairman

SECONDER: Josh Bare, Board Member

AYES: Moresco, Bare, Eyre, Summers, Jackson

2.) First Amendment to Phase 2 PSA – J. Eyre explained the proposed first amendment to the PSA to the DDA and the DDA discussed.

J. Bare made a motion to approve the First Amendment to the PSA as drafted and to authorize the Chairman to sign. Second: L. Summers. Unanimous.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Josh Bare, Board Member

SECONDER: Lauren Summers, Board Member

AYES: Moresco, Bare, Eyre, Summers, Jackson

J. Eyre made a motion to go into executive session to discuss real estate matters. Second: L. Summers. Unanimous. 6:21pm

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

D. Recess for Executive Session

J. Bare made a motion to leave executive session. Second: T. Moresco. Unanimous. 6:56pm.

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

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

J. Bare made a motion to authorize the Chairman to negotiate with the prospective purchaser of 94 Wingo Street per discussions in executive session and to execute an amendment to the PSA consistent with those negotiations. Second: L. Jackson. Unanimous.

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

Motion to adjourn by J. Eyre. Second: J. Bare. Unanimous. 6:57pm.

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

Special Called Meeting

NEXT MEETING: 6:00pm THURSDAY, July 9, 2026
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DDA Economic Development Update – July 7, 2026

Buford Highway Master Plan

Community Open House was held Tuesday, June 16 and more than 50 members of the public attended. Kimley-Horn is now working on compiling findings from its outreach activities and will be delivering a report by the end of August.

Downtown Parking Policies

The Planning & Zoning Board voted to recommend approval for UDO amendments related to downtown parking at their July 1, 2026, meeting. The amendments will be on the agenda for the July 27, 2026, 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.

Gateway85 CID Improvements

Gateway85 Community Improvement District (CID) is pursuing an initiative to install streetlights in areas that are currently underserved. They will be installing new lights along several segments of Buford Highway and on Mitchell Road near Cemetery Field in the next few months. Gateway85 is also supportive of making major investments for pedestrian and landscaping improvements along Buford Highway after the master plan is completed.

Downtown Updates

- **127 S Peachtree (South End):** staff anticipates receiving an updated site plan from the applicant by July 15.
- **51 S Peachtree:** there has been interest in the former Youngblood dental office from several food-oriented users, but it may not be financially feasible to install a grease trap to serve the space.
- **81 S Peachtree:** TKG Contractors has vacated their office space at the rear of the site off Skin Alley. The landlord is seeking a new tenant and is open to having an active food service use here – this may be a candidate for the Skin Alley Grant Program.
- **11 Thrasher Street:** Woods Animal Hospital has vacated the space. Staff has attempted to contact the building owner to discuss plans but has not yet connected.
- **5875 Buford Highway:** The property owner intends to submit plans for a Mediterranean grocery store and deli in the next 30-45 days.

Respectfully Submitted,

David Versel
Economic Development Director



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

7/9/26

Cultural Arts, Tourism & Downtown Manager Report

Stephanie Newton

RED, WHITE & BOOM RECAP

Red, White & Boom, the City's largest annual event, was a tremendous success. An afternoon thunderstorm gave way to cooler evening temperatures, creating ideal conditions for a strong turnout. Guests enjoyed a high-energy performance by A-Town A-List Band followed by an impressive fireworks display.

In recognition of America's 250th birthday, this year's event featured several special additions, including a patriotic opening performance by the Uptown Girls and a Button Gwinnett historical experience. Portrayed by Lionheart Theatre actor and former teacher, Button Gwinnett engaged visitors by sharing the story of one of Georgia's signers of the Declaration of Independence and the namesake of Gwinnett County. With a pocket full of buttons, he delighted children by handing them each a keepsake to help them remember Button Gwinnett and the connection between our community's history and the nation's founding.



LOOKING AHEAD: World Cup Watch Party July 15, 2:00 – 7:00 pm

Norcross will host a World Cup Watch Party in Lillian Webb Park on July 15 for the only FIFA World Cup semifinal match being played in Atlanta. Presented in partnership with Explore Gwinnett, the event will begin at 2:00 p.m. with live music, followed by the match on the big screen at 3:00 p.m. Residents and visitors are invited to bring lawn chairs, blankets, and their team spirit to enjoy an afternoon of soccer, community, and excitement as the world's top teams compete for a place in the championship match.

MORE JULY EVENTS

July 13 – Movie Monday | 1:30 & 6:30 p.m. | Cultural Arts & Community Center | *Karate Kid: Legends*
July 17 – Summer Concert Series | 7:30–9:30 p.m. | Thrasher Park | Guardians of the Jukebox
July 25 – Jazz in the Alley | 7:30–9:30 p.m. | Thrasher Park | The Human DJ & Elizabeth Odom
July 27 – Movie Monday | 1:30 & 6:30 p.m. | Cultural Arts & Community Center | *Jungle Cruise*
July 31 – Summer Concert Series | 7:30–9:30 p.m. | Thrasher Park | The Ray Howard Band