

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

Thursday
August 13, 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—Special Called Meeting Minutes—July 2, 2026](#)

[Downtown Development Authority—Regular Meeting Minutes—July 9, 2026](#)

c. Public Input

d. [Economic Development Update – David Versel](#)

e. [Downtown Manager’s Report – Stephanie Newton](#)

f. Council Update – Josh Bare

g. Operations Report

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, SEPTEMBER 10, 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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City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Minutes

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

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	Absent	
Josh Bare	Board Member	Present	
Lauren Summers	Board Member	Present	

- b. Approval of Previous Meeting Minutes: J. Bare made a motion to approve the June 11 regular meeting minutes and the July 2 special called meeting minutes. Second: L. Jackson. Unanimous.

RESULT: APPROVED [UNANIMOUS] 6-0

MOVER: Josh Bare, Board Member

SECONDER: Liz Jackson, Board Member

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

- c. Public Input — Mary Dowdy asked the DDA about the status of the Wingo Street properties. Enrique Tolliver asked who to contact to address issues at 125 Lawrenceville Street now that Will Shipley is gone.
- d. Economic Development Update – David Versel presented on recent updates including new potential development projects, space available for lease, and new businesses in Norcross.
- e. Downtown Manager's Report – Stephanie Newton submitted a written report.
- f. Council Update – J. Bare stated council approved the sale of 29 Jones Street and recently had discussions about updating the business occupational tax.
- g. Operations Report – T. Moresco reported on a recent property maintenance project.

C. Board General Updates

a. Unfinished Business

- (1) Wingo Street Acquisitions: J. Eyre reported that window and roof replacement projects will begin soon.
- (2) Property Sale Update - J. Eyre reported that the DDA is still working through the closing of 29 Jones Street, and it is expected to occur on July 10th.

- b. New Business – None.

- c. Treasurer's Report – T. Moresco provided an update on the most recent payments made on DDA obligations.

J. Bare made a motion to go into executive session to discuss real estate matters. Second: L. Summers. Unanimous. 6:27 p.m.

RESULT: APPROVED [UNANIMOUS] 6-0

MOVER: Josh Bare, Board Member

SECONDER: Lauren Summers, Board Member

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

D. Recess for Executive Session

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

J. Eyre made a motion to go out of executive session. Second: T. Moresco. Unanimous. 7:48 p.m.

RESULT: APPROVED [UNANIMOUS] 6-0

MOVER: Jim Eyre, Chairman

SECONDER: Tim Moresco, Board Member

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

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

J. Eyre made a motion to approve the Post-Closing Escrow and Access Agreement for 29 Jones Street and to authorize the Chairman to sign, subject to approval by counsel. Second: Lauren Summers. Unanimous.

RESULT: APPROVED [UNANIMOUS] 6-0

MOVER: Jim Eyre, Chairman

SECONDER: Lauren Summers, Board Member

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

Motion to adjourn by J. Bare. Second: L. Summers. 7:49 p.m.

RESULT: APPROVED [UNANIMOUS] 6-0

MOVER: Josh Bare, Board Member

SECONDER: Lauren Summers, Board Member

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

NEXT MEETING: THURSDAY, August 13, 2026
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DDA Economic Development Update – August 10, 2026

Buford Highway Master Plan

Kimley-Horn has presented an interim draft report to staff and it is currently under review. The final report will be delivered by the end of August and it will be presented to the Planning & Zoning Board in September and at the September Council Policy Work Session.

Downtown Parking Policies

The proposed downtown parking amendments were not advanced by Mayor & Council at the July 27, 2026, Policy Work Session. They will not be considered at this time.

Expanded Downtown Parking

The city is reviewing bids for the construction of the project to connect parking lots and add 75 parking spaces to the downtown area. A timetable will be announced soon.

Tax Allocation District (TAD)

The consulting firm Highland Insight has delivered a draft update of the 2015 TAD plan for the City Center East TAD. Staff is reviewing the report and expects a final report by the end of August. This report will shape city investment policy for TAD funds going forward.

Downtown Updates

- **127 S Peachtree (South End):** a site plan was submitted to the city in early August. The plan is currently under review by Gwinnett County.
- **51 S Peachtree:** the owner is still seeking a tenant – there has been interest from multiple professional office users.
- **81 S Peachtree:** TKG Contractors has vacated their office space at the rear of the site off Skin Alley. The landlord is working with a potential tenant to add a food service use here. The city has discussed the location of a grease trap in Skin Alley with the applicant. If the project proceeds, the applicant will be very interested in the Skin Alley Grant Program.
- **11 Thrasher Street:** The property is being leased to another veterinarian who formerly worked for Woods Animal Hospital. The building will require renovations, but the new business should open in the Fall.
- **5875 Buford Highway:** The property owner has submitted plans for a Mediterranean grocery store and deli. Plans are currently under review by the city.

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

8/13/26

Cultural Arts, Tourism & Downtown Manager Report

Stephanie Newton

World Cup Party Recap

Norcross hosted a watch party for the World Cup semifinal match on July 15 that sent Argentina to the World Cup Finals. A lively crowd braved the summer heat and gathered in Lillian Webb Park to watch the action on big screens. Fans of both England and Argentina mingled together and enjoyed a match that started slowly but built to an exciting finish, with Argentina ultimately prevailing in the final minutes.



Norcross Expedition Tour of Homes August 15

The Georgia Trust for Historic Preservation has selected Norcross for its Expedition Tour of Homes on Saturday, August 15, from 10:00 a.m. to 5:00 p.m. The tour will feature homes throughout the historic district and bring visitors to downtown Norcross. While this is a third-party event and will not be promoted through City communication channels or social media, we are thrilled that the Georgia Trust chose Norcross and look forward to welcoming visitors to our community!

AUGUST EVENTS

- **August 10 – Movie Monday**
1:30 p.m. and 6:30 p.m. at the CACC
Superman
- **August 11 – Day of Play**
5:00–6:30 p.m. at Lillian Webb Park
- **August 14 – Summer Concert**
7:30–9:30 p.m. at Thrasher Park
C.O.T. Band
- **August 15 – Norcross Expedition Tour of Homes**
10:00 a.m.–5:00 p.m. throughout the historic district
Sponsored by the Georgia Trust for Historic Preservation
This is not a City-sponsored or co-sponsored event, but it is expected to bring a large crowd downtown.



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

- **August 15 – Ivorian Expo Festival**
2:00–10:00 p.m. at Lillian Webb Park
Third Party Event - expected attendance: 500+ people
- **August 22 – Jazz in the Alley**
7:30–9:30 p.m. at Thrasher Park
Red Sample
- **August 24 – Movie Monday**
1:30 p.m. and 6:30 p.m. at the CACC
Song Sung Blue
- **August 28 – Summer Concert**
7:30–9:30 p.m. at Thrasher Park
Macon Music Revue