City of Norcross

65 Lawrenceville Street
Norcross, GA 30071

Meeting Minutes

Thursday, February 13, 2025

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

PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES

Attendee Name	Title	Status	Arrived
Jim Eyre	Chair	Present	
Brenden Frazier	Vice Chair	Absent	
John Bemis	Board Member	Present	
Tim Moresco	Board Member	Absent	
Josh Bare	Board Member	Present	
Lauren Summers	Board Member	Present	
Liz Jackson	Board Member	Present	

Norcross Downtown Development Authority was called to order at 6:00 PM by Chair Jim Eyre

B. Meeting Administration

a. Roll Call

b. Approval of Previous Meeting Minutes

Norcross Downtown Development Authority - Jan 9, 2025, 6:00 PM

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Bemis, Board Member
SECONDER:	Lauren Summers, Board Member
AYES:	Eyre, Bemis, Bare, Summers, Jackson
ABSENT:	Brenden Frazier, Tim Moresco

c. Public Input

Mary Dowdy asked the DDA about the status of the Wingo Street project and requested additional information. J. Eyre stated he will provide additional information when available. He also asked if she could try to obtain support for the project among the HNBA. Chuck Paul stated he is interested in the parking project being considered by the Mayor and Council, but he had difficulty opening the links for more information online. He also shared some of his suggestions to improve parking

J. Eyre made a motion to move New Business item 1 up to after public input. Second: J. Bemis. Unanimous.

(1) Social Fox Business Grant

(1) Social Fox Business Grant – Mike Green spoke on behalf of the Social Fox. He stated Social Fox is working on obtaining approvals for producing distilled spirits, including state and local permitting. He stated being able to produce and serve distilled spirits would increase its customer base. J. Eyre asked if it would be for on-site consumption only. Mr. Green indicated yes. He said Social Fox is requesting a grant to assist with the $3,000 City permit fees. Counsel for the DDA stated that the request likely does not meet the requirements of the approved DDA grant programs. Mr. Green stated he will review those program requirements and may reapply in the future.

d. Council Update - Josh Bare

J. Bare stated the council recently had a retreat event. He stated there was much discussion about how to improve parking. He stated there is already an enacted ordinance that prohibits downtown merchants from parking in front of their stores, but it is not always enforced.

e. Economic Development Update - None

f. Operations Report - Will Shipley

W. Shipley reported on recent communications with the Iron Horse and NX Vinyl about potential improvements to the leased properties. W. Shipley also presented his latest financials for the DDA properties. He also discussed ongoing roof issues at 125 Lawrenceville Street. He anticipates that this month a roofing contractor will be coming out to address the issues.

g. Downtown Manager's Report - Stephanie Newton

S. Newton submitted a written report to the DDA, and J. Eyre presented it to the DDA.

a. Board General Updates

Unfinished Business

(1) Skin Alley Extension

J. Eyre stated he is working with the designer and reengaging with the property owners about obtaining the easements.

(2) Wingo Street Acquisition

J. Eyre reported that the boundary, tree, and topo surveys are done. He presented them to the DDA. He also discussed the potential layout for parking in the rear and next steps.

J. Bemis made a motion to approve up to $10,000 for Barcliff Engineering to begin the design and preparation process for permitting and constructing the parking lot for the Wingo Street properties. Second: L. Summers. Unanimous.

(3) Planning Session

J. Eyre asked if the DDA is still interested in doing a planning session. He suggested maybe 4pm – 8pm one evening. The DDA was favorable to the idea and agreed to work on scheduling.

B. New Business

(2) Accounting Options

J. Eyre discussed what he has learned so far regarding options to have the DDA move to using its own separate accountants.

C. Treasurer's Report - Tim Moresco

None

D. Recess for Executive Session

J. Bemis motioned to go into executive session. Second: J. Bare. Unanimous. 7:05pm.

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

J. Bemis motioned to go out of executive session. Second: J. Bare. Unanimous. 7:19pm

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

J. Bemis motioned to adjourn the meeting. Second: J. Bare. Unanimous. 7:19pm

NEXT MEETING: THURSDAY, March 13, 2025