

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Minutes

Thursday, July 10, 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

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

B. Meeting Administration**a. Roll Call****b. Approval of Previous Meeting Minutes**

Norcross Downtown Development Authority - Jun 12, 2025, 6:00 PM

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

c. Public Input

Mary Dowdy shared details about an upcoming meeting for those interested in Norcross events. She expressed hope that it will be well attended and feature respectful, civil discussion.

d. Council Update - Josh Bare

J. Bare reported on several recent issues that were brought before the City Council.

e. Economic Development Update

D. Versel provided an update on projects he's currently working on, including a quick reference guide for starting a business in Norcross, the ongoing comprehensive plan update, and the downtown parking study.

f. Operations Report - Will Shipley

W. Shipley reported that dues are coming due for the DDA to maintain its membership in SWGC. The DDA discussed its membership in SWGC.

B. Frazier made a motion to pay the dues and continue membership in SWGC. Second: J. Bare. L. Jackson suggested that the DDA should commit to having a representative attend SWGC meetings. J. Eyre stated he wants all DDA members to receive email notifications for the SWGC meetings. The motion passed unanimously.

W. Shipley also mentioned recent property maintenance items that have arisen.

g. Downtown Manager's Report - Stephanie Newton

Downtown Manager's Report - S. Newton shared her recent activities, including working with D. Versel on projects and a recent marketing video for Norcross with Access Atlanta.

C. Board General Updates**a. Unfinished Business****(1) Skin Alley Extension**

J. Eyre reported that he is working on talking to the property owners.

(2) Wingo Street Acquisition

J. Eyre reported on recent electrical work performed at 80 Wingo.

(3) 2025 Budget

The DDA looked at updated budget figures and discussed potential modifications for FY 2025.

(4) 128 Lawrenceville St

The tenant has requested to sublease the space. The DDA discussed.

B. Frazier made a motion to approve the sublease under the condition that the 1-year extension right is extinguished, and the Lease and sublease expire in April 2026 per the terms of the Lease. Second: J. Bare. Unanimous.

b. New Business**(1) 125 Lawrenceville St, Suite 100**

125 Lawrenceville Street, Suite 100 - the Baig Firm has requested 1-month's rent abatement relating to the recent water intrusion. The DDA discussed this request.

L. Jackson made a motion to approve 1-month's rent abatement for the month of August 2025. Second: B. Frazier. Unanimous.

c. Treasurer's Report - Tim Moresco

T. Moresco stated that all accounts have been moved to Truist except one bond account that is required to remain at United per the bond agreement. He is working on coordinating between the Truist accounts and Georgia Fund One.

D. Recess for Executive Session

J. Bare made a motion to go into executive session to discuss real estate matters. Second: J. Eyre. Unanimous. 7:52pm.

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

J. Bare made a motion to go out of executive session. Second: T. Moresco.
Unanimous. 8:09pm

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

J. Bare presented recent ideas he has for the future of Norcross. The DDA discussed those ideas.

J. Bare made a motion to adjourn the meeting. Second: T. Moresco. Unanimous.
8:36pm.