

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Thursday, December 11, 2025

6:00 PM

2nd Floor Conference Room

Downtown Development Authority of Norcross

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**B. Meeting Administration**

- a. Roll Call
- b. Approval of Previous Meeting Minutes
Norcross Downtown Development Authority – November 13, 2025
- c. Public Input
- d. Economic Development Update - David Versel
Attachment: 25-12-11 Item B.d. DDA Economic Development Update V1
- e. Downtown Manager's Report - Stephanie Newton
- f. Council Update - Josh Bare
- g. Operations Report - Will Shipley

C. Board General Updates

- a. Unfinished Business
 - (1) Wingo Street Acquisitions;
 - (2) Parking Property Sale to City;
 - (3) Phase 2 Survey;
 - (4) 29 Jones Survey;
 - (5) 9 South Peachtree
- b. New Business
 - (1)
- 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.**

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Thursday, November 13, 2025

7:00 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

B. Meeting Administration

a. Roll Call

Attendee Name	Title	Status	Arrived
Jim Eyre	Chair	Present	
Brenden Fraizer	Vice Chair	Absent	
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

A motion to approve the October 9, 2025, Norcross Downtown Development Authority and executive meeting minutes.

RESULT: APPROVED [UNANIMOUS]

MOVER: John Bemis, Board Member

SECONDER: Tim Moresco, Board Member

AYES: Eyre, Moresco, Bare, Summers, Jackson

c. Public Input - none

J. Eyre stated that New Business Item #3 would be moved up to after Public Input because the applicant was present and ready to present.

New Business Item (3) Façade Grant – 35 South Peachtree – The applicant’s representative was present and explained to the DDA the reason for the application, the work to be performed, and the value of the work to improve the façade and appeal of the building and downtown.

A motion to approve a façade grant for 35 South Peachtree for a 50% match of demonstrated funds spent on the described improvements up to a maximum \$2,500.

RESULT: APPROVED

MOVER: Liz Jackson, Board Member

SECONDER: Tim Moresco, Board Member

AYES: Eyre, Moresco, Bare, Summers, Jackson

ABSTAIN: John Bemis

d. Economic Development Update - David Versel presented several items from his written report.

e. Council Update - no update at this time.

f. Downtown Manager's Report - Stephanie Newton was not present but submitted a written report.

g. Operations Report - Will Shipley presented several items from his operations report.

C. Board General Updates

a. Unfinished Business

- (1) Wingo Street Acquisitions; J. Eyre stated he is still working on finding a suitable contractor.
- (2) Parking Property Sale to City - no update at this time.
- (3) Phase 2 Survey - J. Eyre stated that a draft survey has been prepared and is nearing finalization.
- (4) 29 Jones Survey - J. Eyre presented the current draft survey and stated he is working through a few remaining details before finalization.
- (5) 9 South Peachtree - J. Eyre stated the property is under contract.

b. New Business

- (1) Façade Grant – NX Vinyl – The applicant was not present, but J. Eyre presented the application received. The DDA discussed and determined that the application was incomplete, and so the DDA could not consider it at this time. The DDA will ask the applicant to provide necessary additional application information and materials and resubmit.
- (2) Façade Grant – 73 South Peachtree – The applicant was not present, but J. Eyre presented the application received. The DDA discussed the information provided, the work being done and the value of the work to improve the façade and appeal of the building and downtown.

A motion to approve a façade grant of up to \$1,038 for demonstrated funds spent on the described improvements.

RESULT: APPROVED [UNANIMOUS]

MOVER: John Bemis, Board Member

SECONDER: Josh Bare, Board Member

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

- (3) Façade Grant – 35 South Peachtree – already addressed after Public Input, above.

c. Treasurer's Report – None.

E. Recess for Executive Session

J. Bemis made a motion to go into executive session to discuss real estate. Second: J. Bare. Unanimous. 8:10 pm.

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

J. Bare made a motion to go out of executive session. Second: J. Bemis. Unanimous. 8:18pm

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

A motion to ratify the Purchase and Sale Agreement as written for the purchase of 9 South Peachtree Street.

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

A motion to approve the survey proposal from Georgia Land Surveying for 9 South Peachtree Street.

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

J. Bare motioned to adjourn, seconded by J. Bemis. Unanimous. 8:21 pm.

NEXT MEETING: THURSDAY, December 11, 2025

DDA Economic Development Update – December 8, 2025

Comprehensive Plan Update

The Planning & Zoning Board held a public hearing on the plan update on 12/03/25. Kimley-Horn presented the update and about 10 people commented on the plan. The P&Z Board voted to recommend approval of the plan by a 4-0 vote. This will be an agenda item at the 12/15/25 Council PWS.

Georgia Initiative for Community Housing (GICH)

We have completed all necessary tasks for the City of Norcross to be reinstated as a Certified Alumni Community for the GICH program. This will become official after we submit an application form that will be available in early 2026. Any applications for LIHTC projects in Norcross in the upcoming cycle will receive bonus points under this program.

State of Technology Summit

The City of Norcross has signed on to be a sponsor of Partnership Gwinnett's State of Technology Summit, which will be held on 12/10 in Peachtree Corners. We will have a table at the event and will be interacting with technology investors and companies at this event.

Broker Engagement

We have scheduled a broker lunch on 1/21/26 to present market opportunities and engage in a proactive dialogue with active commercial brokers in Norcross. We are planning larger real estate and business engagement events for later in 2026.

Historic Depot Renovations

We continue to pursue options for grant and loan programs to support the necessary improvements to the historic Depot. We will be pursuing a DCA grant in the upcoming grant cycle in early 2026.

New Downtown Business

Disciples Barber Shop has opened for business at 15 S Peachtree in the former location of the Main Street Barber Shop. We will be planning a ribbon cutting ceremony in the near future.

Development Project updates:

- **North Park Cottages:** The developer is actively working on its plans to submit for LDP.
- **Magnolia Grove:** The developers withdrew a rezoning application for the portion of this site that is zoned HX. They intend to resubmit following the adoption of the Comprehensive Plan Update.
- **127 South Peachtree (South End):** No updates
- **Workforce Brokers/67 South Peachtree:** The applicant submitted a new set of plans to Gwinnett County in early December. Community Development staff will be reviewing these plans as well.
- **Café Dominican/59 South Peachtree:** The building owner obtained approval from the HPC on 12/3 for exterior improvements to the structure. No further plans have been announced.
- **5875 Buford Highway:** No updates
- **Truck & Tap:** No updates
- **The Station Office Park Redevelopment:** The applicant submitted its plans for rezoning for the first phase of a proposed mixed-use development that would replace the existing office park with a mixed-use development that includes destination retail and

dining, a multifamily rental component, and for-sale townhome units. This case will be on the February agenda for the P&Z Board.

- **6010 Atlantic Blvd:** No updates

Respectfully Submitted,

David Versel
Economic Development Director