Lilburn Downtown Development Authority
Meeting Agenda
April 17, 2024
6:30 PM
Work Session Room - Lilburn City Hall

Work Session Agenda
6:30 P.M.

I. Call to Order

II. Old Business
   1. Financial Report – March 31, 2024
   2. Update – DDA Property
   3. Update – Lilburn Community Improvement District and Lilburn Community Partnership
   4. Update – Development Activities

III. New Business
   1. Approval of Contract No. 42-2024, a Bond Resolution authorizing the issuance of the Lilburn Downtown Development Authority’s economic development revenue bond (RangeWater Multifamily Project), Series 2024, in a maximum principal amount of $75,000,000. Approval of this contract includes approval of an amendment to the Development Agreement (contract no. 36-2024).
   2. Approval of Contract No. 43-2024, a Series 2024A Bond Resolution providing for the issuance of a tax-exempt contract revenue bond by the Lilburn Downtown Development Authority in a maximum principal amount not to exceed $7,440,000. Approval of this contract includes approval of the Intergovernmental Agreement between the City of Lilburn and the DDA for issuance and payment of the Series 2024A bond, a nontaxable revenue bond for the construction of public parking spaces in a public/private parking deck (contract no. 37-2024).
   3. Approval of Contract No. 44-2024, a Series 2024B Bond Resolution providing for the issuance of a taxable contract revenue bond by the Lilburn Downtown Development Authority in a maximum principal amount not to exceed $11,670,000. Approval of this contract includes approval of the Intergovernmental Agreement between the City of Lilburn and the DDA for issuance and payment of the Series 2024B bond, a taxable revenue bond for the construction of private parking spaces in a public/private parking deck (contract no. 38-2024).

IV. Executive Session (if needed)
Meeting Agenda
Immediately following work session.

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes
1. Draft DDA Meeting Minutes – March 27, 2024

IV. Old Business
1. Financial Report – March 31, 2024
2. Update – DDA Property
3. Update – Lilburn Community Improvement District and Lilburn Community Partnership
4. Update – Development Activities

V. New Business
1. Approval of Contract No. 42-2024, a Bond Resolution authorizing the issuance of the Lilburn Downtown Development Authority’s economic development revenue bond (RangeWater Multifamily Project), Series 2024, in a maximum principal amount of $75,000,000. Approval of this contract includes approval of an amendment to the Development Agreement (contract no. 36-2024).
2. Approval of Contract No. 43-2024, a Series 2024A Bond Resolution providing for the issuance of a tax-exempt contract revenue bond by the Lilburn Downtown Development Authority in a maximum principal amount not to exceed $7,440,000. Approval of this contract includes approval of the Intergovernmental Agreement between the City of Lilburn and the DDA for issuance and payment of the Series 2024A bond, a nontaxable revenue bond for the construction of public parking spaces in a public/private parking deck (contract no. 37-2024).
3. Approval of Contract No. 44-2024, a Series 2024B Bond Resolution providing for the issuance of a taxable contract revenue bond by the Lilburn Downtown Development Authority in a maximum principal amount not to exceed $11,670,000. Approval of this contract includes approval of the Intergovernmental Agreement between the City of Lilburn and the DDA for issuance and payment of the Series 2024B bond, a taxable revenue bond for the construction of private parking spaces in a public/private parking deck (contract no. 38-2024).

VI. Public Comment

VII. Adjournment

As set forth in the Americans with Disabilities Act of 1990, the City of Lilburn does not discriminate on the basis of disability in the admission or access to, or treatment or employment, in its programs or activities. City Clerk, 340 Main Street, Lilburn, GA 30047 has been designated to coordinate compliance with the
non-discrimination requirements contained in section 35.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator.

The City of Lilburn will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Lilburn should be directed to the City Clerk, 340 Main Street, Lilburn, GA 30047, telephone number 770-921-2210.
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<th>Date</th>
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**Ending Balance @ 3/31/2024** $107,954.69
I. Call to Order
Chairman Elmer Nash called the work session to order at 6:30 PM.

II. Old Business
      Jenny Simpkins provided the following update:
      The month of February opened with a balance of $131,827.50. Expenses included a
      payment to Dominy Construction for $6,700 for the design/costing work they’re doing
      for the assemblage at First and Main, a payment to GA Power in the amount of $51.49,
      and a payment to Sycamore Consulting in the amount of $728 for the maintenance of
      the Railroad Avenue website.
   b. Update – DDA Property
      Jenny Simpkins provided the following update:
      Jenny met with Jennifer Tiberia regarding 57 Railroad Avenue. Jennifer continues to be
      interested in building out the space; however, she requires City Council approval of the
      parking deck before commencing additional design.
      Aimee Price, Vision Homecrafters, will present the design and cost estimate for build-
      out of the assemblage at First and Main to the DDA in April. She is still waiting for final
      numbers.
   c. Update – Lilburn Community Improvement District and Lilburn Community Partnership
      Elmer Nash, DDA Chair, stated that LCID has been busy with the Hood Rd/Bryson Park
      Realignment Project. Tad Leithead, Executive Director of the LCID, is invaluable to the
      City of Lilburn. Jenny stated that work on the design guidelines for Old Town and the
      US29 Overlay Districts is being funded by LCID. Another opportunity for the DDA to
      participate in these discussions is forthcoming.
      Elmer Nash stated that the LCP continues to do a great job maintaining the Wynne
      Russell House.
   d. Update – Development Activities
      No new updates were provided; however, the city’s new Councilmember, Christina van
      Maanen, attended the DDA meeting, and the DDA recognized and thanked her for her
      service and involvement.
III. New Business
1. Approval of Contract No. 29-2024, a contract between the Lilburn DDA and Lilburn Main, LLC/Lilburn Railroad LLC, providing the option for the Lilburn DDA to purchase 100 Main Street, Parcel No. 6135 385, from Lilburn Main, LLC/Lilburn Railroad, LLC, per the stated framework terms.

IV. Executive Session (if needed)

V. Adjournment
Chairman Nash adjourned the work session at 7:30 PM.

Meeting Agenda
Immediately following work session.

I. Call to Order
Chairman Nash asked for a motion to call the regular meeting of the DDA Board to order at 7:31 PM. Members present:
Mark DeArmon
Joe Nocera
Hugh Wilkerson
Elmer Nash
Scott Mecredy
Tom Mills

Members absent:
Eddie Price

Scott Mecredy made a motion to begin the meeting, seconded by Mark DeArmon. Motion passed 5-0.

II. Approval of Agenda
Chairman Nash asked for a motion. Scott Mecredy made a motion to approve the agenda for February 21, 2024, seconded by Mark DeArmon. Motion passed 5-0.

III. Approval of Minutes
a. Draft DDA Meeting Minutes – February 21, 2024
   Chairman Nash asked for a motion. Tom Mills made a motion to approve the draft minutes from February 21, 2024, seconded by Hugh Wilkerson. Motion passed 5-0.

IV. Old Business
b. Update – DDA Property
c. Update – Lilburn Community Improvement District and Lilburn Community Partnership
d. Update – Development Activities

V. New Business
1. Approval of Contract No. 29-2024, an agreement between the Lilburn DDA and Lilburn Main, LLC/Lilburn Railroad, LLC, providing the option for the Lilburn DDA to purchase 100 Main Street, Parcel No. 6135 385, from Lilburn Main, LLC/Lilburn Railroad, LLC, per the stated framework terms.

Chairman Nash asked for a motion. DDA member Scott Mecredy made a motion to approve Contract No. 29-2024 subject to the addition of options to purchase phases II and III of the property, seconded by Joe Nocera. Motion passed 5-0.

VI. Public Comment

VII. Adjournment

Chairman Nash asked for a motion to adjourn the DDA meeting. Mark DeArmon made a motion to adjourn at 7:32 PM, seconded by Hugh Wilkerson. Motion passed 5-0.

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Elmer Nash, 2024 DDA Chairman

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Jenny Simpkins/Mike Helton, 2024 DDA Secretary