Lilburn Downtown Development Authority
Meeting Minutes
March 27, 2024
6:30 PM
Work Session Room - Lilburn City Hall

Work Session Agenda
6:30 P.M.

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 Mcredy 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.

Elmer Nash, 2024 DDA Chairman

Jenny Simpkins/Mike Heaton, 2024 DDA Secretary