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

Work Session Agenda
6:30 P.M.

I. Call to Order
Chairman Nash called the meeting to order at 6:30 pm. DDA Board members present included Tom Mills, Scott Mecredy, Joe Nocera, and Hugh Wilkerson. Allison Dyer was also present from Holland & Knight.

II. Old Business
1. Financial Report – March 31, 2024
   Secretary Simpkins provided the following financial report:
   March 2024 ended with a balance of $107,954.69. Revenues included reimbursements from the City of Lilburn General Fund for training canceled by Price and Powella and $2,500 from CRC Restaurant Group for rent of Agavero Parkside. Expenses included $11,043.50 to LCID for landscaping in the downtown redevelopment area; $4,000 to Dominy Construction Group for design services related to the assemblage at First and Main; $48.82 to GA Power for electricity to Old Town signs; $1,024 to Sycamore Consulting for maintenance of the Railroad Avenue website; and $3,380 to Prime Engineering for engineering services related to the assemblage at First and Main.
   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).

Allison Dyer, DDA Attorney on this bond deal, explained the three bond resolutions and related documents. All three are necessary to proceed with the public/private partnership between the DDA, the City, and RangeWater for the development of luxury apartments and a public/private parking deck on Railroad Avenue.

IV. Executive Session (if needed)

V. Adjournment

DDA Board member Hugh Wilkerson made a motion to adjourn the work session at 7:17 pm, seconded by Tom Mills.

Motion passed 5-0.

Meeting Agenda
Immediately following work session.

I. Call to Order

Chairman Elmer Nash called the DDA meeting to order at 7:17 pm.

II. Approval of Agenda

DDA Board member Tom Mills made a motion to approve the agenda, seconded by DDA Board member Scott Mecredy.

Motion passed 5-0.

III. Approval of Minutes

1. Draft DDA Meeting Minutes – March 27, 2024

DDA Board member Tom Mills made a motion to approve the March 27, 2024 DDA Meeting Minutes, seconded by DDA Board member Scott Mecredy.

Motion passed 5-0.

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).

   DDA Board member Joe Nocera made a motion to approve Contract No. 42-2024, seconded by DDA Board member Tom Mills.

   Motion passed 5-0.

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).

   DDA Board member Tom Mills made a motion to approve Contract No. 44-2024, seconded by DDA Board member Scott Mecredy.

   Motion passed 5-0.

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).

   DDA Board member Scott Mecredy made a motion to approve Contract No. 44-2024, seconded by DDA Board member Tom Mills.

   Motion passed 5-0.

VI. Public Comment

VII. Adjournment

DDA Board member Scott Mecredy asked for a motion to adjourn the meeting at 7:27 pm, seconded by DDA Board member Joe Nocera.

Motion passed 5-0.
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.

________________________   ___________________
Elmer Nash, DDA Chair    Date

________________________   ___________________
Jenny Simpkins, Secretary   Date