Work Session Agenda
6:30 P.M.

I. Call to Order
Chairman Nash called the work session to order at 6:30 PM. DDA board members present:
Joe Nocera
Tom Mills
Hugh Wilkerson
Mark DeArmon

Absent:
Eddie Price
Scott Mecredy

II. Old Business

The month of June opened with a balance of $111,108.04, and it closed with a balance of $97,953.94. Revenue included rent from CRC Restaurant Group for the Agavero Bus. Expenses included items related to design of the mixed-use development of the assemblage, GA Power, and Casey Tree Service for tree removal at 243 Main St.

b. Update – DDA Property
Tonight’s agenda includes approval of submission of the master concept plan for Main and First to the Mayor and Council for approval at their August Council meeting. Investors are interested in redevelopment opportunities for 57 Railroad Ave.

c. Update – Lilburn Community Improvement District and Lilburn Community Partnership
LCID has been focused on the Hood Rd/Bryson Park Realignment Project in partnership with the City of Lilburn. LCP continues to maintain the Wynne-Russell House and host community events at the location.

d. Update – Development Activities
No new updates.

III. New Business

1. Authorization to submit application for master concept plan approval for the mixed-use development on the 2.61-acre assemblage at First and Main to the Mayor and Council for approval.
The assemblage is zoned MU. The Mayor and Council must approve the concept master plan for all developments in MU zoning district. The DDA has a concept they’ve worked hard to deliver, and tonight’s agenda includes a vote to submit the application to the Mayor and Council for consideration at their August 2024 meeting.

2. Approval of Contract No. 70-2024, a contract for legal services of Holland & Knight in an amount not to exceed $15,000.00.
Holland & Knight will draft the development agreement for the residential development of the assemblage between the DDA and Vision Homecrafters.

IV. Executive Session
Motion to move into Executive Session was made by Tom Mills, seconded by Mark DeArmon, for the purpose of discussing real estate. Motion passed 5-0.
Motion to adjourn Executive Session was made by Tom Mills, seconded by Mark DeArmon, at 7:45 PM. Motion passed 5-0.

V. Adjournment
Work session adjourned at 7:45 PM.

Meeting Agenda
Immediately following work session.

I. Call to Order
Chairman Nash called the meeting to order at 7:45 PM.

II. Approval of Agenda
Chairman Nash asked for a motion. Mark DeArmon made a motion to approve the agenda for July 17th with the addition of a third agenda item: Authorization for staff to procure two appraisals for properties in Old Town. Tom Mills seconded.
Motion passed 5-0.

III. Approval of Minutes

a. May 8, 2024 Special-Called DDA Meeting
Chairman Nash asked for a motion. Tom Mills made a motion to approve the minutes from the May 8, 2024, Special-Called DDA Meeting, seconded by Mark DeArmon. Motion passed 5-0.

b. July 1, 2024 Special-Called Work Session with City Council

IV. Chairman Nash asked for a motion. Tom Mills made a motion to approve the minutes from the July 1, 2024, Special-Called Work Session with City Council, seconded by Mark DeArmon. Motion passed 5-0.

V. Old Business

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

VI. New Business

1. Authorization to submit application for master concept plan approval for the mixed-use development on the 2.61-acre assemblage at First and Main to the Mayor and Council for approval.
   Chairman Nash asked for a motion. Mark DeArmon made a motion to authorize the submittal of the DDA’s application for the master concept plan to the Mayor and Council, seconded by Joe Nocera.
   Motion passed 5-0.

2. Approval of Contract No. 70-2024, a contract for legal services of Holland & Knight in an amount not to exceed $15,000.00.
   Chairman Nash asked for a motion. Tom Mills made a motion to approve the contract for legal services in an amount not to exceed $15,000.00, seconded by Mark DeArmon.
   Motion passed 5-0.

3. Authorization for two appraisals on two properties in Old Town.
   Chairman Nash asked for a motion. Mark DeArmon made a motion to authorize the funding necessary for two appraisals on two properties in Old Town, seconded by Tom Mills.
   Motion passed 5-0.

VII. Public Comment

Tim stated his interest in a Letter of Intent between the DDA and his partners in the commercial development of the assemblage at First and Main.

VIII. Adjournment

Chairman Nash asked for a motion to adjourn. At 8:11 PM, Mark DeArmon made a motion to adjourn, seconded by Tom Mills.
Motion passed 5-0.
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