



Lilburn Downtown Development Authority
Special-Called Meeting Approved Minutes
March 25, 2026
6:30 PM
Work Session Room - Lilburn City Hall

Work Session Agenda
6:30 P.M.

Call to Order

Chairman DeArmon called the meeting to order at 6:31 PM. DDA Members present: Elmer Nash, Amy Valdez-Barker, Hugh Wilkerson, Tom Mills, Scott Mecredy and Mark DeArmon. DDA member Joe Nocera was absent.

Old Business

1. Financial Report – February 28, 2026

The month of February 2026 began with a balance of \$64,937.78. A deposit was made by the CRC Restaurant Group of \$3,500.00. Georgia Power was paid \$45.07. The City of Lilburn Fund 350 was reimbursed for the Dovetail design for the assemblage in the amount of \$4,995.00. A deposit of \$8,661.31 was made related to an escrow item for the 100 Main property purchase. Leaving an ending balance on February 28, 2026, of \$72,058.62.

2. Update – DDA Property

The pending sale of 243 Main Street to CGS is currently delayed due to administrative legal matters but should be completed by May.

Discussion continued regarding 57 Railroad Avenue, with demolition estimates ranging from \$115,000 to \$140,000. The board considered options including demolition, preservation of historic elements, and potential adaptive reuse.

The Master Concept was reviewed and should also be kept in mind regarding the decision for 57 Railroad.

Edie Weintraub from Terra Alma and Tim Vaccaro from Place Maker Design introduced themselves and have several ideas as to what might be possible for the space. They expressed interest in gathering broader community input and would welcome opportunities to share information publicly to invite additional ideas and feedback.

3. Update – Lilburn Community Improvement District and Lilburn Community Partnership
No update
4. Update – Development Activities
The assemblage is moving along nicely. Scope changes are expected from Lewis Contracting. The scope change will get the assemblage buildings closer to the street.

Updates from Mayor Crist

The Mayor stressed the importance of aligning DDA's decisions regarding the Master Concept with City Council and taking a deliberate planning approach. The goal is to preserve and create the Old Town feeling with future developments. These decisions should not be made hastily.

New Business

1. Approval of DDA Resolution No. 2026-01, a Resolution amending the Bylaws of the Downtown Development Authority to allow for electronic signatures and for other purposes.

Due to 10 days in advance clause regarding amendments to the DDA bylaws, this agenda item will need to be tabled until a later meeting, possibly a special called meeting in early April.

2. Approval of Contract No. 2026-07, a contract with Terra Alma to provide professional services to the Lilburn Downtown Development Authority in an amount not to exceed \$_____.

The DDA members discussed the scope of a contract with Terra Alma not to exceed \$20,000.00 to support assemblage efforts. Edie has already communicated with several interested investors. Possibilities include turning the two commercial buildings at 1st and Main Street into a space for four tenants with two restaurant capabilities. The goal is to go vertical in July 2026.

3. Approval of Contract No. 2026-08, a change order to Contract No. 90-2023, a contract with New South Construction for the construction of a public/private parking deck, in the amount of \$0.00.

New South Construction change order addresses the parking deck Flock camera maintenance responsibilities. After the first year, the DDA would be responsible for paying 42% of the maintenance fee and Rangewater would pay the remaining 58%. DDA member Scott Mecredy raised concerns regarding camera surveillance but does understand that they are already in place.

4. Approval of DDA Resolution No. 2026-02, a Resolution adopting the Downtown Master Concept.

DDA member Amy Valdez Barker questioned why the City Council tabled the Master Concept at their last meeting. Mayor Crist explained that a lot of misinformation was created around the concept and it was necessary to have everyone fully understand the concept before making an

informed decision. City Manager Jenny Simpkins explained that the Master Concept plays a very big role in attracting investors to Lilburn and the importance of voting on the Master Concept sooner rather than later.

DDA members decided to table their vote on the Downtown Master Concept until the April meeting pending City Council action to use as guidance.

The meeting agenda was adjusted to allow public comment prior to executive session, which was ultimately postponed temporarily.

Public Comment was made by Scott Danos, requesting improved communication and project tracking, including a proposed status report for development interest. The public has heard several ideas, but it is not in the loop as to what happens with those ideas.

Executive Session

Motion to move to Executive Session for discussion of Real Estate made by DDA Board member Amy Valdez Barker, seconded by DDA Board member Tom Mills at 7:59 PM.
Motion passed 6-0.

Motion to come out of Executive Session made by Amy Valdez-Barker at 8:24 PM, seconded by Elmer Nash. Motion passed 6-0.

Adjournment

Motion to adjourn the work session was made by DDA Board member Scott Mecredy, seconded by DDA Board member Elmer Nash.
Motion passed 6-0.

Chairman DeArmon adjourned the DDA work session at 8:25 PM.

Meeting Agenda

Immediately following work session.

Call to Order

Chairman DeArmon called the meeting to order at 8:25 PM. DDA Members present: Elmer Nash, Amy Valdez-Barker, Hugh Wilkerson, Tom Mills, Scott Mecredy. DDA member Joe Nocera was absent.

Approval of Agenda

Motion to approve the agenda was made by DDA Board member Tom Mills, seconded by DDA Board member Elmer Nash.
Motion passed 6-0.

Approval of Minutes

1. DDA Meeting Minutes from February 11, 2026

Chairman DeArmon asked for a motion. DDA Board member Amy Valdez-Barker made the motion to approve the amended February 11, 2026, DDA Meeting Draft minutes, seconded by Tom Mills.

Motion passed 6-0.

Old Business

1. Financial Report – February 28, 2026
2. Update – DDA Property
3. Update – Lilburn Community Improvement District and Lilburn Community Partnership
4. Update – Development Activities

New Business

1. Approval of DDA Resolution No. 2026-01, a Resolution amending the Bylaws of the Downtown Development Authority to allow for electronic signatures and for other purposes.

Chairman DeArmon asked for a motion. DDA Board member Elmer Nash made a motion to table the approval of Resolution No. 2026-01 until the next meeting, seconded by Scott Mecredy.

Motion passed 6-0.

2. Approval of Contract No. 2026-07, a contract with Terra Alma to provide professional services to the Lilburn Downtown Development Authority in an amount not to exceed \$20,000.00.

Chairman DeArmon asked for a motion. DDA Board member Tom Mills made a motion to approve Contract No. 2026-07, seconded by Scott Mecredy.

Motion passed 6-0.

3. Approval of Contract No. 2026-08, a change order to Contract No. 90-2023, a contract with New South Construction for the construction of a public/private parking deck, in the amount of \$0.00.

Chairman DeArmon asked for a motion. DDA Board member Tom Mills made a motion to approve Contract No. 2026-08, seconded by DDA Board member Elmer Nash. DDA Board member Scott Mecredy explained he would vote against approval of Contract No. 2026-08.

Motion passed 5-1.

4. Approval of DDA Resolution No. 2026-02, a Resolution adopting the Downtown Master Concept.

Chairman DeArmon asked for a motion. DDA Board member Amy Valdez Barker made a motion to table approval of Resolution No. 2026-02 until the next regularly scheduled meeting, seconded by DDA Board member Elmer Nash.
Motion passed 6-0.

Public Comment

Adjournment

Motion to adjourn the meeting was made by DDA Board member Elmer Nash, seconded by DDA Board member Amy Valdez Barker.
Motion passed 6-0.
Chairman DeArmon adjourned the DDA meeting at 8:31 PM.

Approved this 6th day of April, 2026.



Mark DeArmon, Chair



Anja Peay, Secretary

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