



**Lilburn Downtown Development Authority  
Special-Called Meeting Draft Minutes  
April 6, 2026  
6:30 PM  
Work Session Room - Lilburn City Hall**

**Work Session Agenda  
6:30 P.M.**

**Call to Order**

Chairman Mark DeArmon called the work session to order at 6:31 PM. DDA members present: Mark DeArmon, Elmer Nash, Tom Mills, Hugh Wilkerson and Joe Nocera. DDA members Amy Valdez Barker and Scott Mecredy were absent.

**Old Business**

1. Financial Report – March 31, 2026  
The month of March 2026 began with a balance of \$72,058.62. A deposit was made by the CRC Restaurant Group of \$3,500.00. Georgia Power was paid \$90.80 on March 20, 2026, and another payment to Georgia Power was made on March 31, 2026, in the amount of \$45.03. Dovetail Design was paid \$3,120.00 for sitework engineering at the assemblage. Leaving an ending balance on March 31, 2026, of \$72,302.79.
2. Update – DDA Property  
The closing of the property located at 243 Main Street was not completed, as the buyer failed to provide the required funds at the time of closing. Additionally, the buyer raised questions regarding tiling restrictions, which City Manager Jenny Simpkins will address.
3. Update – Lilburn Community Improvement District and Lilburn Community Partnership  
The LCP is actively preparing for the upcoming 250th anniversary celebration. As part of these efforts, a potential walking trail around the Wynn Russell House was mentioned, along with improvements to guide visitors more clearly to the front door rather than the side entrance.
4. Update – Development Activities  
Development updates highlighted collaboration on Main Street improvements and the importance of establishing a regional stormwater solution to support future growth, particularly in Old Town and nearby residential projects. Toole Design will be back for a Charrette for Main

Street the week of May 4, 2026. DDA members agreed that residents with property interest in that area should be invited to the Charrette allowing them to have input on the future vision. Phase 2 regarding the park expansion will be addressed by the Toole Design Team on their next visit first week of June, 2026. Each visit from the Toole Design team will last about a week and allow stakeholders to have meetings with the team.

Board members also discussed the potential for adaptive reuse of the property at 57 Railroad, emphasizing the need for stakeholder engagement and strategies to foster a viable market environment. Safety and aesthetic improvements, particularly in public parking areas, were also addressed.

Tom, a representative from Rangewater, attended the meeting and agreed to conduct bi-weekly walkthroughs of the luxury apartments. He provided an update on anticipated pricing, noting that while rates are not yet finalized, they are expected to range from approximately \$1,400 to \$3,000. Marketing is expected to begin in June or July, with the project currently ahead of schedule. It is anticipated that the first tenants will be able to move in by September. Jenny emphasized that Rangewater's success is directly tied to the success of Lilburn and affirmed the city's support in helping to ensure the apartments are successfully leased.

### **Updates from Mayor Crist**

No updates.

### **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 explained that the amendment is necessary to allow for electronic signatures on payments from bank accounts which would be ratified at the next DDA meeting.

2. Approval of Contract No. 2026-10, Change Order No. 1 to Contract No. 74-2025, a contract with Lewis Contracting LLC, at a cost of \$0.00.

A no-cost change order was discussed to address site development for the assemblage. The goal is to lower the elevation level to bring the site closer to the road and eliminate the need for a retaining wall.

3. Approval of Contract No. 2026-09, Change Order No. 4 to Contract No. 90-2023, a contract between the DDA and New South Construction Company, LLC, increasing the guaranteed maximum price of the parking deck by \$199,857. The DDA's portion of the added cost is \$72,106.

Additional lighting was recommended for the parking deck to enhance resident safety at night. There was a preference for cohesive, aesthetically designed lighting rather than halogen fixtures, in order to improve safety while maintaining an elevated visual appeal. A drop ceiling was mentioned as well. It would bring up the value and aesthetic as you enter the parking deck. The DDA's portion of this enhancement is estimated at \$72,106.00, which can be funded through interest earned from previously issued bonds.

Questions were raised regarding the potential for additional future cost increases. The Rangewater representative noted that the construction of the deck is nearing completion, and any further change in the guaranteed maximum price of the deck is unlikely.

## **Executive Session**

### **Adjournment**

Motion to adjourn the work session was made by DDA Board member Tom Mills, seconded by DDA Board member Elmer Nash.

Motion passed 5-0.

Chairman DeArmon adjourned the DDA work session at 7:18 PM.

## **Meeting Agenda**

### **Immediately following work session.**

### **Call to Order**

Chairman Mark DeArmon called the meeting to order at 7:19 PM. DDA members present: Mark DeArmon, Elmer Nash, Tom Mills, Hugh Wilkerson and Joe Nocera. DDA members Amy Valdez Barker and Scott Mecredy were absent.

### **Approval of Agenda**

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

Motion passed 5-0.

### **Approval of Minutes**

1. DDA Meeting Minutes from March 25, 2026
2. DDA Executive Session from March 25, 2026

Chairman DeArmon asked for a motion. DDA Board member Elmer Nash made the motion to approve the March 25, 2026, DDA Meeting Draft minutes, seconded by Tom Mills. Motion passed 4-0. Board member Joe Nocera abstained due to his absence.

Chairman DeArmon asked for a motion. DDA Board member Tom Mills made the motion to approve the March 25, 2026, DDA Executive Meeting minutes, seconded by Hugh Wilkerson. Motion passed 4-0. Board member Joe Nocera abstained due to his absence.

## **Old Business**

1. Financial Report – March 31, 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 approve Resolution No. 2026-01, seconded by Joe Nocera.  
Motion passed 5-0.

2. Approval of Contract No. 2026-10, Change Order No. 1 to Contract No. 74-2025, a contract with Lewis Contracting LLC, at a cost of \$0.00.

Chairman DeArmon asked for a motion. DDA Board member Elmer Nash made a motion to approve Contract No. 2026-10, Change Order No. 1 to Contract No. 74-2025, seconded by Tom Mills.  
Motion passed 5-0.

3. Approval of Contract No. 2026-09, Change Order No. 4 to Contract No. 90-2023, a contract between the DDA and New South Construction Company, LLC, increasing the guaranteed maximum price of the parking deck by \$199,857. The DDA's portion of the added cost is \$72,106.

Chairman DeArmon asked for a motion. DDA Board member Elmer Nash made a motion to approve Contract No. 2026-09, Change Order No. 4 to Contract No. 90-2023, seconded by Tom Mills.  
Motion passed 5-0.

## **Public Comment**

Chairman DeArmon asked for public comments.

Resident Scott Danos noted difficulty hearing portions of the Board members' discussion and inquired about possible solutions. It was suggested that increasing the speaking volume or making audio adjustments could help improve clarity during meetings.

## Adjournment

Motion to adjourn the meeting was made by DDA Board member Elmer Nash, seconded by DDA Board member Joe Nocera.

Motion passed 5-0.

Chairman DeArmon adjourned the DDA meeting at 7:25 PM.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Mark DeArmon, Chair

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Anja Peay, Secretary

*As set forth in the Americans with Disabilities Act of 1990, the City of Lilburn does not discriminate based on disability in the admission or access to, or treatment or employment, in its programs or activities. The City Clerk 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.*

*The City of Lilburn will assist citizens with special needs given proper notice. 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.*