



Official

**Special Called Meeting Minutes
Urban Redevelopment Agency of Gwinnett County**

Tuesday, September 2, 2025 – 2:30 p.m.

Present: Nicole L. Hendrickson, Ben Ku, Jasper Watkins III, Matthew Holtkamp

Absent: Kirkland Carden

I. Call to Order

II. Approval of Agenda

{Action: Approved Motion: Ku Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

III. Approval of Minutes

- Special Called Meeting: October 15, 2024

{Action: Approved Motion: Ku Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

IV. New Business

1. Approval/Authorization of a Resolution to approve the execution of an Intergovernmental Contract between Gwinnett County and the Urban Redevelopment Agency of Gwinnett County, Georgia and a Purchase and Sale Agreement for the purchase of approximately 11.558 acres of land and improvements owned by NW Duluth LLC, tax parcel identification number R6207 024, located at 2100 Pleasant Hill Road, Duluth, Georgia; and for other related purposes.

{Action: Approved Motion: Ku Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Approval/Authorization of a First Amendment to Management Agreement between the Urban Redevelopment Agency of Gwinnett County and Brand Real Estate Services, Inc.

{Action: Approved Motion: Ku Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

Special Called Meeting Official Minutes
Urban Redevelopment Agency of Gwinnett County
Tuesday, September 2, 2025
Page 2

IV. New Business

3. Approval/Authorization for the Chairwoman of the Urban Redevelopment Agency of Gwinnett County to execute Amendment No. 3 to Lease Agreement (Building 20) between Urban Redevelopment Agency of Gwinnett County and OFS Fitel, LLC, Amendment No. 3 to Transition Services Agreement between OFS Fitel Services International, LLC and Urban Redevelopment Agency of Gwinnett County, Amendment No. 2 to Facilities Management Agreement between OFS Fitel Services International, LLC and Urban Redevelopment Agency of Gwinnett County, and Amendment No. 1 to Theatrical Production Management Agreement between OFS Fitel Services International, LLC, OFS Fitel, LLC, and Urban Redevelopment Agency of Gwinnett County.

{Action: Approved Motion: Ku Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

V. Adjournment

{Action: Adjourn at 3:02 PM Motion: Ku Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}