

Sugar Hill Downtown Development Authority  
Regular Called Meeting Minutes September 26th, 2017 - 6:30 PM  
City of Sugar Hill - Community Room

Members Present: Allen Jorgensen, Marc Orcutt, Nancy Wren, Nic Greene, Taylor Anderson, Jack Wolfe, Brandon Hembree

Staff Present: Kaiipo Awana, Paul Radford, Troy Besseche, Tim Schick

I. Call to Order - 6:30

II. Approval of Agenda - Motion - Allen Jorgensen - Second Mark Orcutt

III. Approval of Minutes - Motion Nic Greene - Second Brandon Hembree

IV. Prior minutes approved

V. Public Comments

A. Cemetery gate is blown or torn down – church will be notified

VI. Action Items

A. Iconic Project

- i. Financial counsel presented outline of project
- ii. Term sheet proposal close to finalization
- iii. Particulars to be discussed at Executive Session
- iv. JWM's 60 day notice close to completion
- v. Any action to be taken will be discussed after Executive Session

B. E-Center

- i. Roofing work near completion
- ii. Mixed use section is framed
- iii. Schedule remains unchanged, although there was a slight delay due to the storm
- iv. Contractor will work extra days to make up time
- v. Cost will end up around \$41 - \$43 million w/ built-in contingency
- vi. Sign package organized with vendor
- vii. Final seat total will come to 380+
- viii. Projected completion date on or around May 2018
- ix. Gas heating & air

C. Broadstone

- i. Attorneys continue to work on documentation – will present @ Executive Session that will then require public action

D. Holbrook Project

- i. Ongoing discussions with the Solomon Group
- ii. Counsel was shown Harrison Group's early renderings
- iii. Final judgment reserved for further determination of color and materials
- iv. Projected closing by end of year or 1<sup>st</sup> quarter 2018

E. Dogwood Forest

- i. Site work will need to go into Executive Session
- ii. Design engineering at 80 – 90%
- iii. Will go into construction within a couple weeks of closing
- iv. They have a bond buyer & GMP
- v. Design hasn't changed
- vi. They will put in \$5 mil in equity

F. RaceTrac

- i. Finishing canopy in the next couple of weeks
- ii. Contractor will deliver building to RaceTrac around the middle of October
- iii. RaceTrac will take 6 – 8 weeks to install systems, stock, train, etc.
- iv. Completion date projected for the end of December

G. Suite Spot

- i. Currently 8 tenants - 1 departing, 1 on deck
- ii. 26 co-work members – that number is holding steady
- iii. 5 premium desks open
- iv. Building issues:
  - a. Front door doesn't latch – try to fix with magnet
  - b. Door itself needs to be replaced
  - c. Carpet upstairs needs to be replaced
- v. Need budgeting in 2018 for marketing & continued investment

H. Mural

- i. Fundraising within \$500 of goal
- ii. Artist will start within the week

I. Staff Comments

- i. City staff commended for excellent work during storm.  
Debris was cleaned up within a week.
- ii. City council budgeting for landscaping & lighting along the Hwy 20 corridor
- iii. The Bowl:
  - a. Improvements:
    - 1. Grading work to be done before the ARS concert
    - 2. Seating to be added
  - b. Every concert was sold out this season
- iv. Ice Rink will be opening November 10
- v. Plans for large screen for live streaming of concerts
- vi. Working on LCI project calendar
  - a. Study to be delivered in March

J. Member/Officer Comments

- i. Hwy 20 sidewalk torn up most likely because GDOT requiring replacement
- ii. October 31 meeting cancelled. Special meeting called October 24.
- iii. Presentation made to Suwanee Kiwanas re: Sugar Hill plans & improvements

K. Budget report presented & approved

- i. 2018 improvements requests to Marin council due by October meeting
- ii. Present ideas for advertising Suite Spot or improving downtown by next week

VIII. Motion to enter Executive Session

IX. Following Executive Session, motion to adjourn. Carried.

  
Chairman

\_\_\_\_\_  
Secretary