

Sugar Hill Downtown Development Authority  
Regular Meeting Minutes February 27th, 2018 | 6:30 PM  
City of Sugar Hill City Hall - Community Room

Members Present: Allen Jorgensen, Brandon Hembree, Jack Wolfe, Marc Orcutt, Nancy Wren, Nic Greene, Nigel Gray  
Staff Present: Kaipo Awana, Megan Carnell, Paul Radford, Tim Schick, Troy Besseche  
Legal Council: Frank Hartley, Lee Thompson  
Guests: Kevin McOmer of Clark Patterson Lee (CPL); Several Members of the public were present, including Glenda Scales, Amber Rushing, and Steve Watson.

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- I. CALL TO ORDER – 6:30 PM
- II. APPROVAL OF AGENDA:
  - A. Motion to approve agenda by Brandon, 2<sup>nd</sup> by Jack, motion carried by vote.
- III. MINUTES
  - A. Motion to accept minutes of regular meeting held January 27<sup>st</sup>, 2018 with correction (add date 2/16/2018 to item V,2, (a)) by Nic, 2<sup>nd</sup> by Allen, carried by vote.
- IV. PUBLIC COMMENTS – No public comments
- V. ACTION ITEMS AND UPDATES:
  - a. E Center Project: Kevin of CPL provided an update for this project, of which notable highlights were – all gears currently in motion; 11 weather days impact in January; Substantial completion moved to 6/13/2018; FFE scheduled for 7/13/2018; Move-in date scheduled for early July; Theatre marquee was redesigned and may be a late finishing element; Bridge fabrication is ongoing; total seat count for theater is now at 406. A tour of the facility is scheduled for March 16 – starting in front of the old Annex building.
  - b. Broadstone Project: Project is moving along. Discussions were reserved for executive session.
  - c. Dogwood Project: City Manager Paul Radford provided project update of which notable highlights were – Construction start is scheduled for May 1st. The term sheet and financial structure are being addressed by the city manager.
  - d. Holbrook Project: There has been a lot of interest on the site; Troy is working on an RFP and the city is hoping to have a master plan prepared for this site.
  - e. Iconic Project: discussions convened in executive session.
  - f. Suite Spot: The suites are expected to remain full thru April; No changes since last month.
- VI. CITY STAFF COMMENTS.
  - A. Troy: Greenway – Negotiating easements; plans being developed; one segment – along PIB (guardrail relocation) – being installed, this is potentially a marketing/photo opportunity to generate interest

- B. Megan: 7 concerts scheduled for the bowl – 5/18, 6/2, 6,23, 7/14, 8/4, 8/25, 10/28; 3 cover band shows are scheduled (2 in sept, 1 in Oct); Family Promise is also scheduled to have an event; tickets go on sale on Thursday 3/1/18 at <https://thebowlatsugarhill.com/>. The Business Alliance would like the DDA's and the Mayor & Council's presence at meetings (2<sup>nd</sup> Tuesday of each month).
- C. Brandon: Downtown cleanup is scheduled for March 31<sup>st</sup> at 2:00 – 3:30 PM; The Historic Society will be placing a historic marker at the cemetery (which the city has taken over since 1/1/2018) on a date to be determined; The Sugar Hill Running Club will be scheduling regular runs and this can be a great way to promote the Greenway, They now have a Facebook page.
- D. Paul: The veterans memorial is expected to be relocated to W. Broad & Church St. with a water feature.
- E. Kaipo: We are nearing completion of downtown master plan presentation – a short demo was provided.

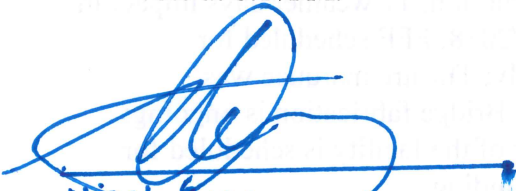
VII. DDA MEMBER COMMENTS:

- A. Nigel, Jack, and Allen made brief comments on the great job the City staff, Mayor & Council, and the DDA are doing.

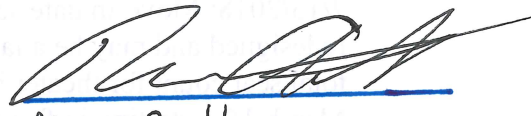
VIII. EXECUTIVE SESSION: 7:30 PM - Motion to enter executive session by Brandon, 2<sup>nd</sup> by Jack, carried via vote.

- A. 8:15 PM - Public Action on Broadstone: Motion to have a second amendment to the Purchase and Sale Agreement – to extend the end of the inspection period from February 28<sup>th</sup> to April 10<sup>th</sup>; by Allen, 2<sup>nd</sup> by Jack, carried via vote.

IX. ADJOURNMENT - Motion to Adjourn by Brandon, 2<sup>nd</sup> by Jack. Adjournment carried by vote at 8:17PM.



Nigel Gray  
Secretary



Marc Orcutt  
Chairman, Downtown Development Auth.