


Sugar Hill Downtown Development Authority  
Regular Meeting Minutes March 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, Tim Schick, Troy Besseche  
Legal Council: Frank Hartley, Lee Thompson  
Guests: Kevin M<sup>c</sup>Ombler 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 Nic, 2<sup>nd</sup> by Allen, motion carried by vote.
- III. MINUTES
  - A. Motion to accept minutes of regular meeting held February 27<sup>st</sup>, by Allen, 2<sup>nd</sup> by Jack, carried by vote.
- IV. PUBLIC COMMENTS – No public comments
- V. ACTION ITEMS AND UPDATES:
  - a. **E Center Project:** Kevin M<sup>c</sup>Ombler of CPL provided an update for this project, of which notable highlights were – all gears currently in motion; 11 weather days impact in February/March; Theater C.O. Scheduled for May 21<sup>st</sup>; Substantial completion remains at 6/13/2018; FFE scheduled for 7/13/2018; Move-in date scheduled for some time in July; Theatre marquee shop drawing was redone and it is currently in fabrication; We are also connecting utilities (power, water, sewer, etc.).
    1. Nancy asked about the status of the sale of the bonds. The city's response was that sale of the bonds is being processed and that we are working on getting our rating from ~~A++~~ to ~~A+++~~. **AA to AAA** 
  - b. **Suite Spot:** The Business Technology Group provided an update: All suites are currently full; there are about 7 – 10 persons in the cowork area; there are a few maintenance issues to address; The management agreement expires on April 1<sup>st</sup>; Asking for a \$125/month increase to cover increase cost due to increased usage of the facilities; there was a discussion about using artwork in the Suite Spot to enhance the ambience; there was an explanation that the power generator was being moved from the Suite Spot to Public Works.
    1. Motion to extend the existing contract with Building Technology Group for 1 month at the current terms by Jack, 2<sup>nd</sup> by Nic, carried unanimously.
  - c. **Broadstone Project:** Project is moving along. Discussions were reserved for executive session.
  - d. **Dogwood Project:** Site review process is in it finishing stages; An RFP is forthcoming; Details to be discussed in Executive Session.

- e. **Holbrook Project:** This project may be renamed; some additional adjacent property may become available.
- f. **Iconic Project:** discussions convened in executive session.

VI. CITY STAFF COMMENTS.

- A. Troy: Splash Park will be opening in the next 2 – 3 weeks depending on weather; There will be a new sign for the Splash Park.
- B. Megan: City clean-up this coming Saturday at 2:00 pm; Concert tickets are now on sale; Art show coming in April with some original pieces from Dolly and Picasso.

VII. DDA MEMBER COMMENTS:

- A. Jack: The E Center tour was enjoyable.

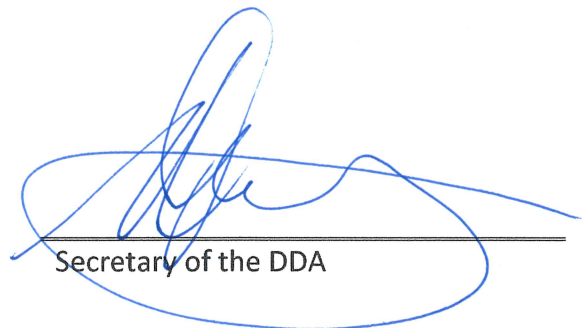
VIII. EXECUTIVE SESSION: 7:08 PM - Motion to enter executive session by Jack, 2<sup>nd</sup> by Allen, unanimously carried via vote.

- A. 8:10 PM - Public Action on Lease Agreement: Motion to accept the lease terms of \$25 per square foot for 5 years with \$20/square foot in build-out allowance and a 3% annual increase with Cloud Performer, Inc. by Nigel, 2<sup>nd</sup> by Allen, carried unanimously.
- B. Public Action on Lease Agreement: Motion to table lease agreement with Central City Tavern and have Todd be present at the next meeting to discuss the method of how restaurants are being chosen as well as provide more information on Central City Tavern by Jack, 2<sup>nd</sup> by Nancy, carried unanimously.
- C. Public Action on The Iconic Project: Motion to request that city staff issue an RFP for this project by Allen, 2<sup>nd</sup> by Nic, Nancy opposed, carried by vote.

IX. ADJOURNMENT - Motion to Adjourn by Brandon, 2<sup>nd</sup> by Nigel. Adjournment by vote at 8:15 PM.



Chairman of the DDA



Secretary of the DDA