

Sugar Hill Downtown Development Authority  
Special Called Meeting Minutes April 10, 2018 | 4:00 PM  
City of Sugar Hill City Hall - Community Room

Members Present: Allen Jorgensen, Marc Orcutt, Nigel Gray, Jack Wolfe, Nancy Wren,  
Brandon Hembree, Nic Greene  
Staff Present: Troy Besseche, Paul Radford, Megan Carnell, Tim Schick  
Legal Council: Lee Thompson, Frank Hartley  
Guests: A few members of the public were present

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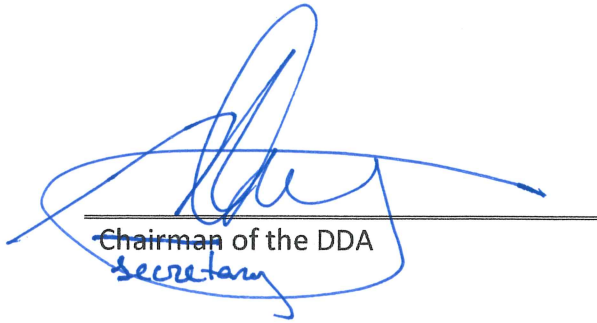
- I. Call to order – 4:00 PM
- II. Approval of Agenda:
  - A. Motion to approve agenda by Brandon, 2<sup>nd</sup> by Jack, carried unanimously.
- III. Public Comments - None
- IV. Action Items and Updates
  - A. Broadstone Project – Purchase and Sale Agreement Amendment
    - 1. To include details within meeting handout package
    - 2. The city will be hearing the details at their 5/14 meeting
    - 3. It is a straight market rate deal and so no tax abatement included
    - 4. Motion to accept the Purchase and Sale Amendment as presented - by Jack, 2<sup>nd</sup> by Brandon, opposed by Nancy, carried by majority vote.
  - B. Broadstone Project – Memorandum of Understanding
    - 1. Between the City of Sugar Hill and the Sugar Hill DDA,
    - 2. This will result in a transfer of the property from the city to the DDA.
    - 3. Motion to accept the Memorandum of Understanding by Brandon, 2<sup>nd</sup> by Jack, carried unanimously via vote.
  - C. E Center Update – Proposed Central City Tavern Lease – Restaurant Concept Presentation – Todd Semrau
    - 1. Todd gave a presentation on the status of leases for the E Center as well as a concept for the Central City Tavern, including a possible menu and photos of inside the restaurant at other locations. Todd fielded questions from the DDA regarding the number of remaining restaurant spaces; considerations for diversity; and population reach.
    - 2. Motion to accept Central City Tavern Lease as proposed for space M122→M123 (3081 square-feet) at \$26/square-foot, for 10.3 years, \$80/square-foot in build-out allowance including HVAC, 3% annual increase - by Brandon, 2<sup>nd</sup> by Jack, Nancy Opposed, carried by vote.
- V. City Staff Comments: Paul & Brandon – Greater Atlanta Builders networking breakfast on 4/11/2018 at 8:00 AM. All are welcome.
- VI. DDA Comments:
  - A. Nigel & Jack – DDA Training coming up on 4/12/2018 at Callaway Gardens in Pine Mountain GA.
  - B. Brandon – Downtown cleanup saw a great turnout. Brandon would like to host a cookout for the DDA members, city staff, and their families, more info on this is

forthcoming; Youth Council is hosting a Georgia Cities Week event on 4/21/2018, please come out and support them.

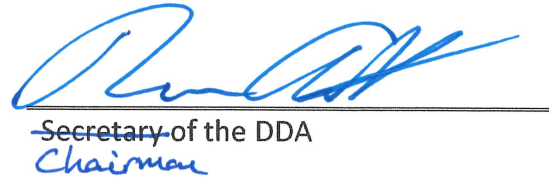
VII. Executive Session – Motion to enter executive session by Allen, 2<sup>nd</sup> by Brandon, carried unanimously.

A. Public Action - None

VIII. Motion to Adjourn by Brandon, 2<sup>nd</sup> Nigel. Adjournment carried by vote at 5:14PM



~~Chairman~~ of the DDA  
Secretary



~~Secretary~~ of the DDA  
Chairman