

Sugar Hill Downtown Development Authority – Regular Meeting
Regular Meeting Minutes July 28, 2020 | 6:30 PM
City Hall – Council Chambers

Members Present: Allen Jorgensen, Brandon Hembree, Jack Wolfe (Treasurer), Marc Orcutt (Chairman), ~~Mason Roszel (Asst. Treasurer), Nancy Wren~~, Nic Greene (Vice Chair), ~~Nigel Gray (Secretary)~~, Rebecca Buckingham (Asst. Secretary)

Staff Present: Frank Hartley (Attorney), Mercy Montgomery (Dir. Economic Development), Nadia Merritt (Downtown Coordinator), Paul Radford (City Manager), Troy Besseche (Asst. City Manager), Tim Schick (Facility Director), Kaipo Awana (Planning Director)

Guests: Amber Chambers

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- I. CALL TO ORDER – 6:31 PM
 - II. APPROVAL OF AGENDA:
 - a) Motion to approve the agenda as presented, by Brandon Hembree, 2nd by Jack Wolfe, carried by 5-0 (unanimous).
 - III. MINUTES
 - a) Motion to approve minutes of 6/30/2020 regular meeting by Nic Greene, 2nd by Brandon Hembree, carried 5-0
 - IV. PUBLIC COMMENTS
 - a) No comments
 - V. ACTION ITEMS AND UPDATES:
 - a. **E Center Project:** *Troy Besseche & Mercy Montgomery:* Floor upgrades to the E Center is about 85% complete. The City has identified new areas to address while no events are being held in the Theater. There is some amount of painting to be done. All businesses continue to remain open in various capacities. Rushing Trading has updated their hours to accommodate traffic. Orange Theory Fitness is doing an open house event on August 3rd to bring in the public and showcase their space. Shops are also offering online shopping options. There was mention that this weekend is Indio Brewing’s first anniversary celebration.
 - b. **Broadstone – Apartments across from E Center on West Broad:** *Paul Radford & Troy Besseche:* The Broadstone has had their first tenant move in. Their Building-1 is 17% leased. The town park associated with this facility is taking shape. Interactive art is coming soon, to be located near the steps, which will be a great place for photos. An additional crosswalk is proposed close to the miner on West Broad, which will help patrons get access to Knuckies. There was a question regarding the schedule of delivery of Certificate of Occupancy (CO), Kaipo Awana responded that Alliance has received CO’s for the first 4 floors, but they are still waiting on a CO for the top floor.
 - c. **The Holbrook – Assisted Living on West Broad:** *Paul Radford & Troy Besseche:* The construction team has been doing a lot of site work and compaction. They are working on building up the old retention facility to grade and they are making good progress. They hope to go vertical by years end. The city has arranged to lease them a property across the street for their construction trailer. The lease term is 24 months, and this will help improve street parking.
 - d. **Gateway West – Active Adult Living on West Broad and Hwy 20:** *Paul Radford:* The City continues to have dialogue with interested parties, but nothing is imminent. There seem to a lot of interest from the 55+ market which the Solomon Group is bringing their equity partner from Boston to advocate for. The City of Sugar Hill was mentioned in an AJC article as the #1 city and #2 area in which to buy a house due to great location, schools, and activity downtown. Paul Radford responded to a question regarding ownership of the property, saying that the property still belongs to the City and that a Memorandum of Understanding is coming soon that will make sure the property goes back to the DDA.
 - e. **Prestwick – New Apartment Development:** *Troy Besseche:* Aerial photos were shown at this meeting. The foundation and the walls were shown, as well as two large homes on Hillcrest. The amenity area along the back side of the property where shown to be underway as well.
 - f. **The Suite Spot – Business Incubator:** *Nadia Merritt:* The Newsletter went out two weeks ago updating everyone about the adopted procedures. There was also a reminder about business support from Gwinnett County via the CARES fund. There will be leasing updates and renewals for discussion in executive session.
 - g. **Community Center Redevelopment:** No discussions.
 - II. CITY STAFF COMMENTS
 - Several Comments from City Staff including:**
 - a. *Mercy Montgomery:* Update from Economic Taskforce - Two community open houses held last Wednesday, one targeted at general community, another at businesses. Great responses and questions, great chance to be available to the public, continuing to be flexible. An RFP for a property on Temple Drive went out and will close on August 11th, Preliminary recommendations will go to the Council in August.
 - b. *Nadia Merritt:* Update from Business Open House - there will be a narrative written to help with funding. Businesses should create a narrative about what they are doing and changes/adaptations so they can be accurately captured.

- c. *Troy Besseche*: The City Council is planning to award two contracts – the first is the rest of the Greenway trail which is a \$4 M project that will complete the trail around PIB and other areas. The second is field improvements at Gary Pirkle park to replace natural turf fields with synthetic.
- d. *Kaipo Awana*: provided highlights of the Bleakly Advisory Group Market analysis. He discussed plans for the land owned by the City close to the Chattahoochee and the golf course. The market assessment focused on demographic, economic, and residential shifts since 2017 to help understand the current real estate dynamics in the area. Sugar Hill is one of the fastest growing cities in the county. 55 years and older is the fastest growing demographic. Median household income has grown \$16,000 in the last 5 years. New home sale prices are rising even as size is decreasing; rental prices have increased. All of this provides an opportunity to add to our housing supply. Golf trends in the Lanier district, is a value market when compared it our competition. Demographic assessment show that our city is a desirable place to live for the Millennials and Generation Z. Our city is attractive to young families. Kaipo displayed information by Opticos that showed what spectrum of housing options we are currently missing. There is a page on the City’s website about the Sugar Hill Trail.
- e. *Paul Radford & Brandon Hembree*: Paul commented about a prevalent post-COVID mindset that sees folks not wanting to live in urban settings anymore, and that this poses a great opportunity for us as we are in a great location. Paul and Brandon talked about Dr. Orona’s office hosting regular calls regarding the pandemic and how she has been a great resource to the community. She was very helpful to our city when someone from our staff became exposed to COVID. Gwinnett County has been selected as a site for vaccine testing. She has been helping with how to address, protect, and respond responsibly and effectively.
- f. *Nadia Merritt*: A virtual meet & greet will be held on August 7th at 11:00AM on Facebook live in honor of the name choices for our new duck friends.

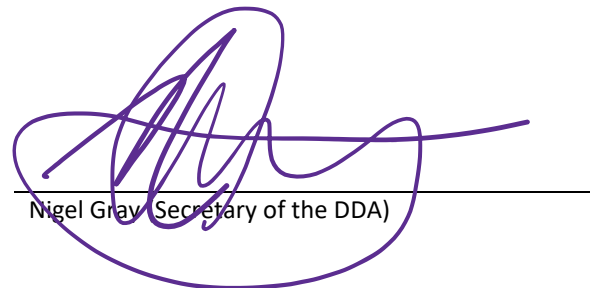
III. DDA MEMBER COMMENTS:

- 1. **Several Comments from the DDA members including:** Enjoyed the duck naming committee meeting, enjoyed the hard hat tour of the Broadstone.

IV. EXECUTIVE SESSION:

- a. Motion to enter Executive Session at 7:37 PM, by Jack Wolfe, 2nd by Allen Jorgensen, carried 5-0 (unanimous).
- b. **Public Action** Following Executive Session: – *Motion to renew lease of Suite Spot – suite 105 to Jodey Smith of Atlanta Podcast Coach, for a term of 6-months, at \$230 per month, by Brandon Hembree, 2nd by Allen Jorgensen, carried 5-0 (unanimous).*
- c. **Public Action** – *Motion to promote David Rhee to a Premium Desk with a standard rate of \$150 per month for a 3-month term, by Brandon Hembree, 2nd by Nic Greene, carried 5-0 (unanimous).*
- d. **Public Action** – *Motion to promote Isabelle Hyppolite to a Premium Desk with a standard rate of \$150 per month for a 3-month term, by Brandon Hembree, 2nd by Nic Greene, carried 5-0 (unanimous).*
- e. **Adjournment:** Motion to adjourn at 8:07PM by Jack Wolfe

Marc Orcutt (Chairman of the DDA)



Nigel Gray (Secretary of the DDA)