

Sugar Hill Downtown Development Authority – Regular Meeting
Regular Meeting Minutes December 29, 2020 | 6:36 PM
City Hall – Council Chambers

Members Present: Allen Jorgensen, Brandon Hembree, Jack Wolfe (Treasurer), Marc Orcutt (Chairman), Mason Roszel (Vice Chairman), ~~Nancy Wren~~, Nigel Gray (Secretary), Rebecca Buckingham (Asst. Secretary)
Staff Present: Frank Harley (Attorney), Mercy Montgomery (Dir. Economic Development), Nadia Merritt (Downtown Coordinator), Paul Radford (City Manager), Troy Besseche (Asst. City Manager), Tim Schick (Facility Director)

- I. CALL TO ORDER – 6:30 PM
- II. APPROVAL OF AGENDA:
 - a) Motion to approve the agenda as presented, by Brandon, 2nd by Jack Wolfe, carried by 6-0 (unanimous).
- III. MINUTES:
 - a) Motion to accept 11/9/2020 - Special Called Meeting minutes, by Jack Wolfe, 2nd by Brandon Hembree, carried 6-0.
 - b) Motion to accept 11/24/2020 – Regular Meeting minutes, by Allen Jorgensen, 2nd by Mason, carried 6-0.
- IV. PUBLIC COMMENTS:
- a) None
- V. ACTION ITEMS AND UPDATES:
 - a. **E Center Project:** *Troy Besseche:* No discussion
 - b. **Broadstone:** Troy Besseche. Photos shown by way of update. Looking to use use high-powered projectors that can be used to show a audiovisual display against the side of the Eagle Theater. The idea is to use the experience to keep people downtown, and pull folks into the downtown area. 50% pre-leased and 40% occupied.
 - c. **The Holbrook – Assisted Living on West Broad:** *Troy Besseche:* Photos were shown at this meeting by way of update. They have started going vertical.
 - d. **Gateway West –** *Troy Besseche:* Discussions were reserved for executive session.
 - e. **Cadence:** *Troy Besseche:* Photos were shown at this meeting by way of update.
 - f. **The Suite Spot – Business Incubator:** *Mercy Montgomery:* Continue to see interest, but numbers are down
 - g. **Sugar Hill Distillery:** They had an initial inspection and they are now working on some of the comments from that inspection..
 - h. **Sycamore Square:** No Comments.
 - i. **Main Street Program:** *Mercy Montgomery:* Deadline for annual recertification is 1/15/2020, city is working on this.
- VII. CITY STAFF COMMENTS
Several Comments from City Staff including: The city is working on some improvements in the council chambers. Soofa signage coming to Sugar Hill (the first city outside of the city perimeter. Solar powered, diverse signage that can be used for advertisement. Three locations throughout the city. Presentation on Soofa signage was done at this meeting. Broadstone sponsored our zoom with Santa. Downtown rewards program will be extended thru Valentine’s Day. We are approaching the finish line on the History Museum and Art Gallery build-out. We expect to be at substantial competition by the end of this week. We are at substantial completion for the greenway along PIB. The balance of the greenway are well on the way. We now have a music wall, which displays an artistic element when entering the parking lot. The city adopted a 20201 budget. We have outperformed out performa even without the spaces that were not leased. We were able to capitalize on the Cares Act. Expanding the synthetic turf at Gary Park, and repairing the damaged turf from a recent storm. The golf course, for the first time in its history turned a profit.
- VIII. DDA MEMBER COMMENTS:
 - a. **Several Comments from the DDA members including:** Band holiday concert had a good turnout. Glad to move to another year. Despite all that happened this year the DDA did great this year and Mayor and Council are appreciative to the DDA, We had a great Waves across America event. The Christmas decoration keep getting better each year. Thankful for the leadership of our city, they do a tremendous job, the city looks great. City council will be appointing someone to the DDA position that will become vacant in January. The cemetery will be having some work done in 2021.
- IX. PUBLIC COMMENTS:
- a. None comments.
- X. EXECUTIVE SESSION:
 - a. Motion to enter Executive Session at 7:24 PM, by Brandon Hembree, 2nd by Jack Wolfe, carried 6-0 (unanimous).
 - b. Public Action: Jack Wolfe moved to approve lease of Suite Spot 102 to Jesse Nelson of Simpleman Marketing for \$230/month for a lease term of 6 months, second by Brandon Hembree, carried 6-0 (unanimous)
 - c. Public Action: Mason Roszel moved to approve a triple net lease for suite T134 at the E Center for a dessert-focused food service establishment with Scoops on the Square for: 814 square feet of white box in Suite T134; 752 square

feet of exclusive patio space; term of ten (10) years; Year 1 – Greater percentage rent (5%) or \$1,194/mo. Year 2 – Greater of percentage rent (5%) or \$2459.79/month, Year 3 & after – \$19.37/total SF with 3% per year escalation, no percentage rent; Common Area Maintenance (CAM) of \$4.80/SF (interior space) or \$325.60/mo, second by Jack Wolfe, carried 6-0 (unanimous)

- d. Motion to adjourn at 8:43 PM by Jack Wolfe. Meeting Adjourned.

Marc Orcutt (Chairman of the DDA)

Nigel Gray (Secretary of the DDA)