

Sugar Hill Downtown Development Authority
Regular Meeting Summary Minutes March 30, 2021 | 6:30 pm
City Hall – Council Chambers

Members Present: Jack Wolfe (Chair), Mason Roszel (Vice Chair), Rebecca Buckingham (Treasurer), Allen Jorgensen, Nigel Gray (secretary), Brandon Hembree (Council)
Staff Present: Frank Hartley (Attorney), Paul Radford (City Manager), Troy Besseche (Asst. City Manager), Tim Schick (Dept. Head of Facilities) Mercy Montgomery (Dir. Economic Development/DDA Assist. Secretary), and Nadia Merritt (Downtown Dev. Coordinator)
Guests: Four member of the public was present.

I. CALL TO ORDER – 6:31 pm

II. APPROVAL OF AGENDA – Approved as presented

- a. M: A. Jorgensen, 2nd: B. Hembree. 6-0 (Unanimous)

III. APPROVAL OF MINUTES – Approved with amendment for February 23rd, 2021 Regular Meeting.

- a. M: M. Roszel, 2nd: A. Jorgenson 6-0 (Unanimous)

IV. TREASURER’S REPORT – presented by DDA Treasurer.

- a. M: B. Hembree, 2nd: A. Jorgenson 6-0 (Unanimous)

V. BI-LAW UPDATE: Chairman noted the DDA received copies of updates with no necessary action.

VI. PUBLIC COMMENTS– No commentary and no actions

VII. UPDATES

- a. E Center
- b. Broadstone
- c. The Holbrook
- d. Gateway West
- e. Cadence (Former Prestwick)
- f. Sycamore Square
- g. Main Street Program
- h. Greenway

VIII. ACTION ITEMS

a. Solis Sugar Hill

- Working with developer for mixed used facility. Closed session will go into more details. The design was submitted for review and general overview of plan was.

b. Suite Spot Business Incubator (Former City Hall)

- I motion to approve Chris Dorsey for a lease agreement of Suite 106 at a standard medium office year-1 rate of \$295 with a 6-month term.
 - M: M. Roszel, 2nd: A. Jorgensen 6-0 (Unanimous)

- I motion to approve Michele Kiefert for a lease agreement of Suite 107 at a standard large office year-2 rate of \$415 with a 6-month term.
 - M: M. Roszel, 2nd: A. Jorgensen 6-0 (Unanimous)
- I motion to approve Jodey Smith for a lease agreement of Suite 106 at a standard small office year-2 rate of \$265 with a 6-month term.
 - M: M. Roszel, 2nd: A. Jorgensen 6-0 (Unanimous)
- I motion to approve a lease for Kay Tanner for Suite 207 & Suite 209 at a rate of \$500 a month with a 6-month term.
 - M: B. Hembree, 2nd: R. Buckingham 6-0 (Unanimous)
- I motion to approve Prestwick Sugar Hill JV, LLC for a lease of Suite 201 at a rate of \$650 a-month for April 1, 2021 to July 31, 2021. Payment for the 4-month agreement will be made at the start of April in one lumpsum of \$2,600. Prestwick Sugar Hill JV, LLC shall have the opportunity to go month-to-month from August 1, 2021 to October 31, 2021 with a monthly payment of \$750.
 - M: B. Hembree, 2nd: R. Buckingham 6-0 (Unanimous)

IX. CITY STAFF COMMENTS *Updates provided with no action.*

X. DDA MEMBER COMMENTS *Updates provided with no action.*

XI. EXECUTIVE SESSION

- a. Motion to enter: M. Roszel, 2nd: R. Buckingham 6-0 (Unanimous)
- b. Motion to close: N. Gray, 2nd: B. Hembree 6-0 (Unanimous)

XII. ADJOURNMENT

a. **Public Action** Following Executive Session

- Motion to approve the resolution of the City of Sugar Hill Downtown Development Authority Approving in Principle the issuance of its revenue bonds in an amount not to exceed \$75,000,000 to finance the costs of the acquisition, Construction, and Installation of a mixed-used development and authorizing the execution of a letter of intent and inducement agreement with Terwilliger Pappas Multi-family partners, LLC and for related purposes.
 - M: B. Hembree, 2nd: A. Jorgenson 6-0 (Unanimous)

b. **Adjournment:** Meeting adjourned at 8:40 PM

- M: N. Gray, 2nd: M. Roszel 6-0 (Unanimous)