

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

Members Present: Allen Jorgensen, Brandon Hembree, Jack Wolfe (Chairman), Mason Roszel (Vice Chairman), Rebecca Buckingham (Treasurer), Nigel Gray (Secretary)

Staff Present: Frank Hartley (Attorney), Nadia Merritt (Downtown Coordinator), Paul Radford (City Manager), Troy Besseche (Asst. City Manager), Tim Schick (Facilities Director)

Public: A few members of the public were present

I. CALL TO ORDER

II. APPROVAL OF AGENDA: Motion to approve the agenda by Allen Jorgensen, 2nd by Brandon Hembree, carried by 6-0 vote

III. APPROVAL OF PREVIOUS MEETING MINUTES: Motion to approve 2/26/2021 Regular Meeting Minutes by Mason Roszel with one correction (Brandon Hembree was absent), 2nd by Allen Jorgensen, carried by 6-0 vote.

IV. TREASURER'S REPORT: Treasurer's report was provided at this meeting. Motion, by Brandon Hembree, to approve the Treasurer's report, 2nd by Allen Jorgensen, carried by 6-0 vote.

V. BY-LAW UPDATE: No discussions

VI. PUBLIC COMMENTS: No public comments were provided.

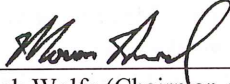
VII. UPDATES

- a. **E Center - Commercial Development, Theater, and Recreation (W. Broad St.):** T134 (Scoops) buildout underway, at this time they don't plan to have outdoor seating, construction approval will be presented later tonight. M111 (Red Mill Bakery) is ready for signatures, commencement date slated to for May 1st. Gym floors are complete, there is now a flooring cover which will be good for future events. Speakers in the theater have been upgraded. Be on the lookout for events in the bowl and theater.
- b. **Broadstone - Residential (W. Broad St.):** Nadia Merritt's update mentioned that the Broadstone is at 75% capacity; Cantina Loca has started their buildout and is anticipating opening in May. Cornerstone Park is being enjoyed by all. Aerial photos of the site were shared at this meeting.
- c. **The Holbrook - Assisted Living (W. Broad St.):** Paul Radford updated the DDA that this 6-acre facility is progressing as expected, and work is underway on the 3rd Floor. The team is targeting an early 2022 opening date. Troy Besseche mentioned that they have requested leasing trailers in the vicinity of the champion tree and that they hope to begin leasing in the upcoming months.
- d. **Gateway West - Active Adult Residential (W. Broad St.):** discussion will be convened in executive session.
- e. **The Cadence - Mixed Use Residential and Retail (Hwy. 20 and Hillcrest Dr.):** Aerial photos were shown at this meeting to provide updates; leasing sign has been erected; their website for residential leasing is active. Their plans are to be open in July. Questions about commercial leasing can be directed to Chuck Young.
- f. **Solis Sugar Hill - Mixed Use Residential and Retail (Hillcrest Dr.):** Discussions were convened in executive session.
- g. **Suite Spot Business Incubator - (Former City Hall, W. Broad St.):** Currently there are 19 coworking members, 11 office members with 1 available. Looking to renew lease for tenant in suite 207, taking suite 209, this tenant is going on 4 years, we normally have them move out after 3 years.
- h. **Sugar Hill Distillery - (Former Community Center):** No updates on this project.
- i. **Sycamore Square - Mixed Use Residential and Retail (Hwy. 20 and Sycamore):** The builder for this project was said to have submitted for their permit and is expected to break ground either June or July of this year, and then an 18-month construction schedule.
- j. **Main Street Georgia:** Nadia reported that the City was asked to apply for year 2022 in lieu of 2021. Nadia will be contacting the DDA members regarding areas of responsibility that they were signed up for.


VIII. CITY STAFF COMMENTS

- a. Troy Besseche: *Sugar Hill Greenway* - The segment that starts at about Church street and goes to Sugar Hill Elementary is complete, just an erosion issue needs to be addressed, Level Creek and EE Robinson is next; ultimately making its way out to PIB. They are working with the county on when they can close the driveways for the park; will eventually turn into a raised crosswalk. Decorative stone pavers will be added to the speed humps that the county added; a crosswalk will be added to Level Creek due to the traffic. *Gold Mine Project* - is still out for bid. *Community Center* - bringing in \$5-6K monthly, that used to be annual revenues. 21 streets will be resurfaced this year and we are under budget. *Gary Pirkle Park* - updates were provided by way of aerial photos.
- b. Paul Radford: *Sugar Hill Distillery* is doing very well. They have an opportunity to purchase the building after 2 years.
- c. Tim Schick: *Cemetery* - redesign is being done for the cemetery's main entrance on Church Street.

- d. Nadia Merritt: *Veterans Brick* initiative has begun; 61 orders have been received. Target date is July/August in time for Veterans Day 2021. *Day of Play* happened this month which activated the Cornerstone Park, Thanks to Parks & Rec department for their help.
- IX. DDA MEMBER COMMENTS: *Brandon Hembree* – Thanks to everyone who participated in downtown cleanup; grateful to see the response to the History Museum and Art Gallery from the community; There will be a special exhibit in May to honor Ms. Charlotte. *Rebecca Buckingham* – Enjoyed the Distillery event; great to experience the completed sections of the Greenway. *Nigel Gray* – mentioned that he may have to step away from serving because of extensive travel. *Mason Roszel* – Enjoyed the Distillery event; thanked Brandon regarding the SH birthday celebration; Extended invitation to Community Hike on April 17 at 10AM. *Jack Wolfe*: Will look at protocols following Nigel's announcement; Great turnout to DDA cleanup; SH Distillery is doing very well. *Frank Hartley* – mentioned that Nigel's announcement communicated an intent but will not be in effect until he tenders his resignation.
- X. EXECUTIVE SESSION: Motion for executive session at 7:38 by Mason Roszel, 2nd by Brandon Hembree, carried by 6-0 vote.
- a. Resume public session at 8:38 PM
 - b. *Public Action*: Motion by Brandon Hembree to approve chairman to sign inducement resolution and execute letter of intent between DDA and Terwilliger Pappas Multi-Family Partners LLC. for use of revenue bonds, not to exceed \$75M, to finance a mixed-use development. Motion seconded by Allen Jorgensen and carried by unanimous vote.
- XI. ADJOURNMENT
- a. Motion to adjourn at 8:41 PM by Nigel Gray, 2nd by Mason Roszel, carried by 6-0 unanimous vote

 – Mason Roszel

Jack Wolfe (Chairman of the DDA)



Rebecca Buckingham