

Sugar Hill Downtown Development Authority
Regular Meeting Minutes June 29, 2021 | 6:30 PM
City Hall Council Chambers

Members Present: Mason Roszel (Vice Chair), Rebecca Buckingham (Treasurer), Brandon Hembree (Councilmember), Allen Jorgensen, and Dr. Jonathan Chang
Staff Present: Paul Radford (City Manager), Troy Besseche (Asst. City Manager), Frank Hartley (City Attorney), Kaipō Awana (Planning Director), Amit Thadhani (IT Technician), Megan Carnell (Dir. Community & Economic Development), Nadia Merritt (Downtown Coordinator), and Victoria Richburg (Communication Coordinator)
Guests: Two members of the public were present

- I. CALL TO ORDER – 6:32 pm
- II. APPROVAL OF AGENDA – Motion for approval by Allen Jorgensen, 2nd by Dr. Jonathan Chang, carried 5-0 (Unanimous).
- III. APPROVAL OF MINUTES – Regular Meeting Motion for approval as presented for May 25, 2021 by Brandon Hembree, 2nd by Rebecca Buckingham, carried 5-0 (Unanimous).
- IV. TREASURER’S REPORT – Motion for approval as DDA Treasurer presented by Brandon Hembree, 2nd by Allen Jorgensen, carried 5-0 (Unanimous).
- V. PUBLIC COMMENTS – no comments or actions
- VI. UPDATES
 - a. **E Center** – Future phases of the E Center entailing meeting and conference space were discussed. River Mill Bakery is currently working to acquire food permits from Gwinnett County instead of a retail permit and has been faced with electrical and plumbing challenges. The construction for Scoops is underway and is hopeful to open by the third week of July. They are working to acquire a food permit as well. Central City Tavern has increased their hours of operation on Fridays and Saturdays based off customer demand. E Center tenants received an update regarding Sugar Hill’s supplementary security measures and the city received positive feedback.
 - b. **Broadstone** – Staff has undergone transitions and are more than 95% pre-leased.
 - c. **The Holbrook: Assisted Living** – Leasing trailer is currently operational and street parking is available for visitors. Signage renderings were shown.
 - d. **Gateway West: Active Adult Residential** – Conversations amongst Solomon Group and landowners continue to work towards a master development.
 - e. **The Cadence: Mixed Use Residential and Retail** – A few council members and staff completed a hardhat tour in the morning. The residential development is 10% preleased. Elements of the building such as the Cowork space were described. The tenants mix currently appears to be made up of empty nester and young professional. The building has recently transferred management to Pegasus Residential and Todd Semrau is the leasing agent for the commercial space.
 - f. **Solis Sugar Hill: Mixed Use Residential and Retail** – Aims to close this Fall, next steps are land and service permits, and they have exercised their last extension from regulation period.
 - g. **Sycamore Square: Mixed Use Residential and Retail** – The engineering point is taking longer than expected.
 - h. **Main Street Georgia** – As a part of the Main St. plan we continue to hold regular roundtable with Downtown Businesses. Soofa is an element for advertising to pedestrians in the 2020 plan. We have shared data such as times where there is a spike pedestrian traffic with the businesses. Businesses are using the signs to advertise with Soofa’s new small business friendly advertising and will receive additional statistics.

VII. ACTION ITEMS

- a. Suite Spot Business Incubator (Former City Hall, W. Broad St.)
 - Motion to lease Suite 208 for \$415 a month with the standard 6-month lease agreement to Patrick Currie of Jajeh Financial by Brandon Hembree, 2nd by A. Jorgensen, carried 5-0 (Unanimous).
 - Motion for a to permit Alex Tsay of Sophitek Inc. as a premium member with a 4-month user agreement at \$150 a month by Rebecca Buckingham, 2nd by Jonathan Chang, carried 5-0 (Unanimous).

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

- a. **M. Carnell** – Sparks in the Park, Desamore – A Musical Cabaret by Player Guild, and the Friends of Disabled Adults and Children group were discussed.
- b. **T. Besseche** – Acknowledged Tim Schick’s work making the clock work and beautifying it. This feature adds a piece of Sugar Hill’s story to a new developed area. The cemetery had a tree down at Segment south of Sugar Hill elementary old sidewalk haul off. Goldmind park construction has been awarded.
- c. **P. Radford** – Remarked about the Community Garden’s 10th anniversary celebration.
- d. **N. Merritt** – Noted work on adding a forum for members to chat by logging into their account on the Suite Spot website.

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

- a. **A. Jorgensen** – Gave high remarks on the Sugar Hill Memorial Day ceremony and veteran bricks.
- b. **Dr. J. Chang** – Patient raved about the splash pad at Gober Community Plaza and Splash Night.
- c. **B. Hembree** – Sugar Hill Historic Preservation Society next exhibit covers myths, legends, and history of Lake Lanier.
- d. **R. Buckingham** – Loved the Juneteenth celebration, liked the social media post about the events happening, and showed support for Eclectic Plant Goods.
- e. **M. Roszel** – Highlighted downtown events like The David Ramirez concert, Movies Under the Stars, and Splash Night.

X. EXECUTIVE SESSION

- a. Motion to enter by Brandon Hembree, 2nd by Allen Jorgensen, carried 5-0 (Unanimous).
- b. Motion to exit by Rebecca Buckingham, 2nd by Brandon Hembree, carried 5-0 (Unanimous).

XI. ADJOURNMENT

- a. **Public Action** Following Executive Session
 - 1. No actions.
- b. **Adjournment:** Meeting adjourned at 8:50 PM
 - 1. Motion by Brandon Hembree, 2nd by Allen Jorgensen, carried 5-0 (Unanimous).