

Sugar Hill Downtown Development Authority

Regular Meeting Minutes

February 22, 2022 | City Hall Council Chambers | 6:30 PM

Members Present: Jack Wolfe (Chairman), Taylor Anderson (Secretary, Treasurer), Suzanne Nicol, Allen Jorgensen, Tim Ross

Staff Present: Paul Radford (City Manager), Troy Besseche (Assistant City Manager), Tim Schick (Facilities Director), McKay Neidert (Downtown Coordinator), Amit Thadhani (IT Staff), Victoria Richburg (Communications Coordinator)

Guests: Frank Hartley (City Attorney) and one member of the public were present

---

- I. Call to Order – 6:31 pm
- II. Approval of Agenda – Motion to approve the agenda by T. Anderson, 2<sup>nd</sup> by T. Ross (5-0 Unanimous)
- III. Approval of Previous Meeting Minutes – Motion to approve the previous meeting minutes by T. Ross; 2<sup>nd</sup> by S. Nicol (5-0 Unanimous)
- IV. Treasurer’s Report – T. Anderson reported \$2,197.64 in expenditures, followed by \$4,597.00 in Suite Spot revenue.
  - a. Motion to accept the Treasurer’s Report by T. Ross; 2<sup>nd</sup> by J. Chang (5-0 Unanimous)
- V. Public Comment – *none*
- VI. Updates
  - a. E Center: Commercial Development, Theater, and Recreation (W. Broad St.)
    - i. T. Besseche reported on Oakhurst Realty Partners: Todd may make presentation at next month’s meeting, providing written report. Recently issued terms for 2<sup>nd</sup> floor tenant Century 21. Waiting on response due to construction cost they would incur- and working through design. Nothing formal. Reached out to chefs should it not pan out, scheduling tours. Rooftop is through detailed design process with rough layout; sending comments before finalized but have extensive seating for 124 seats. Todd provided Talk of the Table, discussion on infrastructure on the last space. Not adequate infrastructure is causing plumbing issues to work through. Noted that alcohol ordinances will need to adjust before a tenant.
  - b. The Local (W. Broad St.)
    - i. M. Neidert reported that pre-leased units are at 95.3%, occupancy at 94%. The apartments also held events for Valentine’s Day, and are working alongside the North Gwinnett Co-Op
  - c. The Holbrook: Assisted Living (W. Broad St.)
    - i. Up to date images showing a near complete operation that includes paved parking lot. Model homes are available for showing an Executive Director has been hired to start mid-March. The latest record shows 4 deposits. P. Radford noted they will apply for their state license, in full swing for June; pleased with the process.

- d. The Cadence: Mixed Use Residential and Retail (Hwy. 20 and Hillcrest Dr.)
  - i. M. Neidert gave a report that the occupancy rate is at 48.30%, pre-leased units at 55.8%, all buildings are open for pre-lease and move in dates include 3/28 for building 2 and late May for building 4
- e. Solis Sugar Hill: Mixed Use
  - i. T. Besseche reported a focus on the vault which will be under the first level of the parking deck in the center of the project. Dirt needed to be stored off site; currently waiting on agreement for power lines. West Broad across from the Veterans Memorial will need to close to allow for the sewer connections; signs going up later this week or next. The city installed a 3-way stop on Hillcrest and a cross walk installed on the property as well. We are looking at a traffic study update, with the last update in 2016 on intersection information and roundabout statistics. Noted there will be a PDF monthly report from project: fees incurred from unforeseen.
- f. Suite Spot Business Incubator (Former City Hall, W. Broad St.)
  - i. Update from M. Neidert stating furniture has been delivered. Membership is at a high with consistent attendance, getting good interest in open unit upstairs.

VII. Action Items – *none*

VIII. City Staff Comments

- a. T. Besseche: SHINE Pizza has reopened and is doing well despite some hurdles. There is a new menu and alcohol license has been secured. The Ice Rink is now finished; was a great way to get introductions to the city despite parking issues/road closures. The Greenway is in progress connecting to EE Robinson South. There is trouble when it comes to a bridge and are looking for alternative solutions. Goldmine Park portion is set to be built but waiting on construction of the trail as it moves outward. Sycamore Square has closed with a performance clause. Council approved development over Hwy 20 with a design review coming April. T. Besseche also reported that there will be a proposal for townhomes and greenway trail on the south side of the property, located on Bailey Ave.
  - i. P. Radford noted that Rangewater was closely looked at as well as all investors
- b. P. Radford: Player's Guilds' CLUE performed at the Theatre and did a tremendous job.
- c. M. Milton: 2022 will have a Theatre series in addition to the 5-6 concerts in the Bowl

IX. DDA Member Comments

- a. J. Chang reported that his company held a team event here in local downtown Sugar Hill and had a tremendous time. T. Anderson commented that this will be his last meeting on DDA and appreciates everyone's service. J. Wolfe gave thanks to T. Anderson for all he has done for DDA. He commented on Cantina's opening along with seeing CLUE that provided a great night out in Sugar Hill

X. Executive Session

- a. Motion to enter executive session at 7:26pm by T. Ross; 2<sup>nd</sup> by J. Chang (5-0 Unanimous)
- b. Motion to exit executive session at 8:15pm by T. Ross; 2<sup>nd</sup> by T. Anderson (5-0 Unanimous)

XI. Adjournment – no public action required from executive session

- a. Motion to adjourn at 8:16pm by T. Ross; 2<sup>nd</sup> by J. Chang (5-0 Unanimous)