

Sugar Hill Downtown Development Authority

Regular Meeting Agenda

Date: April 26, 2022

Time: 6:30 PM

Location: City Hall Council
Chambers

Members Present: Jack Wolfe (Chairman), Suzanne Nicol, Jonathan Chang, Councilmember Mason Roszel, Tim Ross, Allen Jorgensen

Staff Present: Paul Radford (City Manager), Troy Besseche (Asst. City Manager), Megan Milton, Victoria Richburg, Tim Schick, Amit Thadhani, Lee Thompson (City Attorney)

Guests: two members and Todd Semrau (Real Estate Leasing Consultant)

- I. Call to Order – 6:33pm
- II. Approval of Agenda
 - a. Motion to amend agenda to appoint a Treasurer by T. Ross, 2nd by A. Jorgensen (6-0 unanimous)
 - b. Motion to approve agenda by T. Ross, 2nd by S. Nicol (6-0 unanimous)
- III. Approval of Previous Meeting Minutes
 - a. Motion to approve minutes by T. Ross, 2nd by J. Chang (6-0 unanimous)
- IV. Treasurer’s Report
 - a. Motion to accept Treasurer’s Report by S. Nicol, 2nd by T. Ross (6-0 unanimous)
- V. Public Comment – none
- VI. Updates
 - a. E Center: Commercial Development, Theater, and Recreation (W. Broad St.)
 - i. Report By T. Besseche – New exercise equipment in E Center gym, installing no overnight parking signs in the lower-level E Center parking deck, adding wayfinding signage for 2nd floor tenants.
 1. Question from J. Wolfe on parameters for authorized and not authorized – clarified by T. Schick that there is no parking 2am-4am except for E Center lease tenants that have company vehicles in their contract.

2. Question from S. Nicol on how much use we got out of the E Center gym equipment – T. Besseche answered we used it for over 3 years and have purchased better quality this time and got trade in value from old equipment.
- ii. Report by T. Semrau – leasing remains strong and we have multiple LOI's out for M223. The Local has Talk of the Table planning to buildout at the E Center once they get some sewer work done.
 1. Question from M. Rozsel on how we move forward with one of the LOI's – T. Semrau explained the opportunity to present the city with the best negotiated option for everyone.
 2. J. Wolfe suggested a contractor for the sewer work at Talk of the Table.
- b. The Local (W. Broad St.)
 - i. Report by M. Milton – 97.5% pre-leased and are working on getting a mural painted by their pool.
- c. The Holbrook: Assisted Living (W. Broad St.)
 - i. Report by M. Milton – 40 pre-leased apartments and are finalizing all finishes and decorations. Their new GM starts May 1st and they'll be hosting tours for city staff and officials in June. Plan to open July 1st.
- d. The Cadence: Mixed Use Residential and Retail (Hwy. 20 and Hillcrest Dr.)
 - i. Report by M. Milton – 65% pre-leased and 58% occupied. Building 4 is opening in May and their pool opened April 30th.
- e. Other Updates
 - i. T. Bessesche – We will be adding Kittle Homes to the DDA reports as they began construction. The project will have public art, a commercial component and townhomes.

VII. Action Items

- a. Treasurer Appointment
 - i. Motion to open election for nominations by A. Jorgensen, 2nd by S. Nicol, nomination of T. Ross made by S. Nicol, motion to close nominations by T. Ross, 2nd by S. Nicole (6-0 unanimous)
- b. Solis Sugar Hill: Mixed Use

- i. T. Besseche – There will be 12080 sq ft of retail in Solis project, 3-4 contiguous spaces plus a jewel box on W Broad & Temple. We have received a proposal from Oakhurst Realty to be our leasing partner and terms are similar to the E Center agreement: co-brokerage fees that range from 2-4% with a structure of how we pay those fees. There is also an office lease brokerage fee deal which is different than retail. Presented for your consideration and staff has been working out terms with Oakhurst for the last month.

1. Motion to approve agreement by T. Ross, 2nd by S. Nicol, discussion regarding details of the agreement, (6-0 unanimous)

- c. Suite Spot Business Incubator (Former City Hall, W. Broad St.)

- i. M. Milton – Seeking a motion to extend a 6-month lease for office suite 201 at the Suite Spot to
AJ Jenson of The ToonHeadz at \$235/month

- ii. Motion to approve by T. Ross, 2nd by M. Roszel (6-0 unanimous)

VIII. City Staff Comments

- a. M. Milton – report on events including Easter, Arbor Day, Memorial Day, May rentals and city events.
- b. T. Besseche – The Greenway is nearing some milestone accomplishments; Level Creek Bridge put in, Gwinnett County DWR is going to be doing sewer construction and how we are going to assess that situation and how it impacts Gold Mine Park. Some segments are asphalt, some are concrete depending on the topography and access.
 - i. Discussion regarding signage and striping – there will be signs starting to go up in June.

IX. DDA Member Comments

- a. S. Nicol – excited for Greenway and the opportunities it creates.
- b. J. Chang – shoutout to RiverMill for boosting their (Sweet City Smiles’) morale for the pastries they have for us to give to staff when they work Saturdays.
- c. M. Roszel – shoutout to Events staff for all the activities as the weather gets nice and we have a lot to look forward to with hopefully a normal summer. Troy, great work on the Greenway – lots of support and excitement for the city.
- d. J. Wolfe – echo Mason’s comments – the Greenway is just going to be such a draw to the community and the connectivity is wonderful. Staff is doing a great job.

- e. T. Ross – ditto
- f. A. Jorgensen – might actually buy running shoes to use the Greenway. The Broad St. Concert Band is going to do a formal concert June 5th in the Eagle Theatre.

X. Executive Session

- a. Motion to enter by T. Ross, 2nd by M. Roszel (6-0 unanimous)
- b. Motion to exit T. Ross, 2nd by S. Nicol (6-0 unanimous)

XI. Adjournment

- a. Motion to adjourn at 8:53pm by M. Roszel, 2nd by T. Ross (6-0 unanimous)