



Date: July 26, 2022
Time: 6:30 PM
Location: Council Chambers

Sugar Hill Downtown Development Authority

Regular Meeting Minutes

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

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

Guests: Frank Hartley (City Attorney), Todd Semrau (Oakhurst Realtor), and 4 members of the public were present

- I. Call to Order – 6:30 PM
- II. Approval of Agenda – *Motion to approve the agenda by T. Ross, 2nd by S. Nicol (5-0 Unanimous)*
- III. Approval of Previous Meeting Minutes – *Motion to approve the previous meeting minutes by T. Ross, 2nd by M. Roszel (5-0 Unanimous)*
- IV. Treasurer’s Report – T. Ross reported \$4,555.87 expenditures, and \$3,415.00 revenue. *Motion to accept treasurer’s report by S. Nicol, 2nd T. Ross (5-0 Unanimous)*
- V. Public Comment – *none*
- VI. Updates
 - a. E Center: Commercial Development, Theater, and Recreation (W. Broad St.)
 - i. T. Besseche: Approaching 4th year of multiple leases at the ECenter. Businesses have options to extend, so we are monitoring their intentions. The rooftop is commencing improvements and the contractor is prepping now for the build out. Projected to open around first quarter of 23’ due to anticipated material delays.
 - ii. T. Semrau: Oakhurst started marketing Solis and has seen good response so far. We have not seen any huge effect of inflation on the retail market. In the ECenter, M223 is now looking to expand to different services and casting a wider net in regards to the marketing of the space.
 - b. The Local (W. Broad St.)
 - i. M. Neidert: The Occupancy rate is 97.18%, preleased units at 97.81% with the tours averaging around 15 per week. Apartment pricing currently starts at \$1652/month.
 - c. The Holbrook: Assisted Living (W. Broad St.)
 - i. M. Neidert: The fountain along West Broad St. is complete and running. 62 units have been leased (50% leased) as they opened July 13th and will have 21 residents moved in by end of July. Holbrook has invited city staff to attend the Gwinnett Seniors Providers Networking group on 9/21 at 9:30am.
 - d. The Cadence: Mixed Use Residential and Retail (Hwy. 20 and Hillcrest Dr.)
 - i. M. Neidert: In contact with the new ownership and are currently sitting at 77% occupancy with 81% preleased. There have been a few kinks in transitioning systems which was to be expected. Currently looking to bring on a few more staff. 2 retail spaces are available for lease, roughly sizing 1,200 sq/ft each.
 - 1. J. Wolfe and M. Roszel have interest in discussing potential retail tenants that fit the mold and cohesion of downtown shops.
 - e. Suite Spot Business Incubator (Former City Hall, W. Broad St.)
 - i. M. Neidert: Stephanie Isaacs in facilities will temporarily be working out of the Suite Spot. One office will be available mid-August.

- f. Solis Sugar Hill: Mixed Use
 - i. T. Besseche: Updated presentation and renderings with red brick finish with other contemporary elements. Displayed the jewel box retail space that DDA will operate and lease, more to talk about in the coming months (this also includes the parking deck entrance mid-block). The corner facing Hwy 20 is a retail focus; space to space elevation may be a hurdle we will need to face as it comes. The rendering will also provide for an outdoor dining space. There will be a courtyard within Solis that will be open to the public.
 - 1. J. Wolfe: What is the timeline for parking deck?
 - a. T. Besseche: Potentially end of holiday or early '23 available to public.
- g. Kittle Homes (Hillcrest)
 - i. T. Besseche: Site development is the focus right now and still working on underground draining. Concrete suppliers having issues keeping up with demand. It will be a for-sale product, roughly 25 high-end townhouse units.
- h. Sycamore Square/ Lidl (Sycamore and Hwy 20)
 - i. T. Besseche: Noted that this property will include office space retail with residential on back of the property. The property developers have run into supply chain issues and delays affecting progress.
- i. Other Updates – none

VII. Action Items – *none*

VIII. City Staff Comments

- a. T. Schick: cemetery project has begun with erosion control started, the drive is prepped, and the contractor is having delays.
- b. M. Neidert: 8/6 Tommy DeCarlo Concert, 8/10 Sugar Hill Live, Players Guild Shows 8/12-8/14, 8/27 Michael Franti Bowl Concert, Inaugural Art Crawl 8/27 between Sugar Hill and Suwanee downtown
- c. V. Richburg: On the final stages of recreational plans doing a public involvement survey. It was demoed internally to get feedback and hopes to get information on our parks and greenspace in Sugar Hill.
- d. T. Besseche: DDA Training is available if any member is interested, Georgia Downtown Conference will be held in Macon this year on 8/22-25. Please reach out to sign up.

IX. DDA Member Comments

- a. A. Jorgensen: 2 new residents: OTSTA took a lease on the property as well as the Anglican Church. Broad Street Concert Band has 2 concerts this weekend supporting Suwanee. He commented on the idea for annual events in Sugar Hill for the local arts on stage.
- b. S. Nicol: Love collaboration between cities and communities.
- c. M. Roszel: Splash night this Friday. Newsies Jr show was great and engaging. Happy 3 years to Indio and Sweet City Smiles. 8/6 is a downtown clean up, meeting on steps at City Hall at 9am.
- d. J. Wolfe: Encouraged 8/6 Clean Up. Attended Buford Business Alliance at Holbrook and commended the building; excited to take a bike ride on the greenway and excited to see more projects complete.

X. Executive Session FOR LEGAL, PERSONNEL, or REAL ESTATE

- a. *Motion to enter executive session at 7:14pm by M. Roszel, 2nd by T. Ross (5-0 Unanimous)*
- b. *Motion to exit executive session at 8:03pm by T. Ross, 2nd by M. Roszel (5-0 Unanimous)*

XI. Adjournment – *no public action needed*

- a. *Motion to adjourn at 8:04pm by S. Nicol, 2nd by T. Ross (5-0 Unanimous)*