



Date: September 27, 2022
Time: 6:30 PM
Location: Council Chambers

Sugar Hill Downtown Development Authority

Regular Meeting Minutes

Members Present: Jack Wolfe (Chairman), Tim Ross, Jonathan Chang, Suzanne Nicol

Staff Present: Troy Besseche (Assistant City Manager), McKay Neidert (Downtown Coordinator), Victoria Richburg (Communications and Social Media Manager), Amit Thadhani (IT Staff)

Public Present: Todd Semrau (Oakhurst Realty Partners) and one member of the public was present

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- I. Call to Order – 6:34 pm
 - II. Approval of Agenda
 - a. Motion to approve the agenda by T. Ross, 2nd by S. Nicol (4-0 Unanimous)
 - III. Approval of Previous Meeting Minutes
 - a. Motion to approve the previous meeting minutes by S. Nicol, 2nd by T. Ross (4-0 Unanimous)
 - IV. Treasurer’s Report : T. Ross reported total expenditures: \$2,551.57; total revenue: \$3,707.50
 - a. Motion to approve the treasurer’s report by S. Nicol, 2nd by J. Chang (4-0 Unanimous)
 - V. Public Comment – none
 - VI. Updates
 - a. Cadence: Mixed Use Residential and Retail (Hwy. 20 and Hillcrest Dr.)—M. Neidert reported 83.28% occupancy, 86.35% preleased, and looking for a solution for sculpture lighting.
 - b. E Center: Commercial Development, Theater, and Recreation (W. Broad St.) – T. Besseche stated that we are 100% preleased, the rooftop is under construction, and Padley, LLC will have build-up plans shortly. Shine is experiencing staff turnover but smoothing out with new management.
 - c. Holbrook: Assisted Living (W. Broad St.) – M. Neidert reported a 55% occupancy rate and stated the process takes about 30 days for onboarding.
 - d. Kittle Homes (Hillcrest) – T. Besseche noted site work is finished, should begin vertical construction soon.
 - e. The Local (W. Broad St.)—M. Neidert reported 96% occupancy rate, 97% preleased rate, working on plumbing in the retail space.
 - f. Solis Sugar Hill: Mixed Use—T. Besseche presented updated images along Hillcrest. T. Semrau noted strong groups and lease proposals bouncing around including a donut place and an elevated dining option. Also noting the retail signage should be up soon.
 - i. T. Besseche noted that our lease-up process with Solis will be different than the ECenter in terms of city involvement and management.
 - g. Sycamore Square/ Lidl (Sycamore and Hwy 20) no new updates other than the previous report that Lidl has closed on the property.
 - h. Other Updates—T. Besseche stated that the county completed a petition process and technical evaluation for a segment of Whitehead Rd to determine that it is eligible for speed humps. The installation will begin in October and the county will be having a preconstruction meeting regarding installation. The contractor for the 39th Street Station meeting space is completing final

touches. The Bowl amenity pond will be the focus of another project to reduce flooding frequency. The project is set to begin in November. Noted Tim Schick's work on the cemetery expansion that should be completed late November. The last few elements are finishing up at Goldmine Park to create a deck for viewing the mine's entrance.

VII. Action Items

- a. 1166 Church Street/Distillery - Temporary Use Canopy: T. Besseche presented to the Authority an image depicting the proposed use of the canopy for a special event occurring 9/30 -10/5th.
 - i. Motion to provide approval to Sugar Hill Distillery, LLC to apply for a license and permit for a temporary canopy/tent by T. Ross, 2nd by J. Chang (4-0 Unanimous)

VIII. City Staff Comments

- a. M. Neidert listed October events including 10/5,10/19 Sugar Hill Live, Sugar Rush 10/15-10/16, Bret Michaels 10/21, Lit & Hoobastank 10/22, 10/28 Trick or Treat on W. Broad followed by Movie Under the Stars.
- b. A. Thadhani stated this is his last week and will be moving onto another position
- c. T. Besseche wishes Amit the best and will be missed greatly.

IX. DDA Member Comments

- a. T. Ross: Excited about Oktoberfest with Sugar Hill Distillery
- b. J. Chang: Marketing company has been nominated for its design of Sweet City Smile's website
- c. S. Nicol: Clients have been impressed with the city and level of entertainment
- d. J. Wolfe: Looking forward to the Gold Mine Park addition to the Greenway and noted the city is just getting starts. Thanked Amit for 3 years of service to the city

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

- a. Motion to enter executive session at 7:10pm by T. Ross, 2nd by S. Nicol (4-0 Unanimous)
- b. Motion to exit executive session at 7:33pm by T. Ross, 2nd by S. Nicol (4-0 Unanimous)

XI. Adjournment – there was no action taken from executive session

- a. Motion to adjourn at 7:33pm by T. Ross, 2nd by S. Nicol (4-0 Unanimous)