



**Date:** October 25, 2022  
**Time:** 6:30 PM  
**Location:** Council Chambers

## Sugar Hill Downtown Development Authority

### Regular Meeting Minutes

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

Staff Present: Paul Radford (City Manager), Troy Besseche (Assistant City Manager), McKay Neidert (Downtown Coordinator), Victoria Richburg (Communications and Social Media Manager), Kaipo Awana (Planning Director)

Public Present: Todd Semrau (Oakhurst Realty), Frank Hartley (City Attorney) and one member of the public was present

- I. Call to Order – 6:30 pm
- II. Approval of Agenda – *Motion to approve the agenda by M. Roszel, 2<sup>nd</sup> by T. Ross (5-0 Unanimous)*
- III. Approval of Previous Meeting Minutes—*Motion to approve previous meeting minutes by T. Ross, 2<sup>nd</sup> by S. Nicol (5-0 Unanimous)*
- IV. Treasurer’s Report – T. Ross reported \$2,362.91 in total expenditures and \$3,707.50 in revenue. *Motion to accept the treasurer’s report by A. Jorgensen, 2<sup>nd</sup> by S. Nicol (5-0 Unanimous)*
- V. Public Comment – none
- VI. Updates
  - a. Cadence: Mixed Use Residential and Retail (Hwy. 20 and Hillcrest Dr.) – M. Neidert reported 88.74% occupied and 87.03% pre-leased. In talks with setting up a meeting between the city and retail management. The lighting of the sculpture is complete.
  - b. E Center: Commercial Development, Theater, and Recreation (W. Broad St.) – T. Besseche reported the ECenter is 100% leased. No further updates
  - c. Holbrook: Assisted Living (W. Broad St.) – M. Neidert reported a plateau in leases and are around 50%. Their Grand Opening is 11/3 4:30pm – 7:00pm.
  - d. Kittle Homes (Hillcrest)— T. Besseche noted that the name of complex will be Skyview and are moving towards the next phase for vertical construction in the next few weeks.
  - e. The Local (W. Broad St.) – M. Neidert reported 93.5% occupancy rate and preleased at 94%. Plumbing is underway in Talk of The Table and the owner is visiting this week to look over the pool area for the new mural.
  - f. Solis Sugar Hill: Mixed Use – T. Semrau noted talk of the table, owner of property-expect lease executed very soon. A few LOIs with The Whiskey Project and Hero Doughnuts. Looking for seasoned operators looking to open 2<sup>nd</sup> location. Discussed other potential options. 12,000 total square feet, with 4 grease traps. Expected to be completed 3<sup>rd</sup> quarter 2023.

- g. Sycamore Square/ Lidl (Sycamore and Hwy 20)—T. Besseche reported that materials will arrive in December and activity has begun with clearing trees. The development will plan to go vertical 2-3<sup>rd</sup> quarter 2023.
- h. Other Updates—Novare is in construction process and will begin sitework next month.

VII. Action Items – none

VIII. City Staff Comments

- a. T. Besseche— The cemetery expansion has a delay with one of the components but expected wrap up by end of the year with grass growing. Future improvements include sitting areas along the property and the addition of columbarium (for cremation holds). The Greenway signage is in place and solar lighting is installed. Rules and maps have been displayed and the city is working to coordinate with Gwinnett Center Emergency Services.
- b. M. Neidert—noted the success of Bret Michaels and Lit & Hoobastank concerts, the Ice Rink is under construction, Shine Pizza is implementing specials like Artisan Slice Bar Night on Thursdays 5:30pm-8:30pm and other specials throughout the week. Trick or Treat on W. Broad on 10/28 from 5-7 followed by Movie Under the Stars. November events include: 11/4-11/13 Player’s Guild Show, 11/8 \$2 Movie: The Wizard of Oz, 11/10 Ice Rink Opens, 11/11 Veteran’s Day Ceremony, 11/25 John Berry Concert, 11/3 Holiday Celebration 3pm in the Bowl.

IX. DDA Member Comments

- a. A. Jorgensen: The band will be playing for Veterans Day, a Toys For Tots concert 11/29, and at Holiday Celebration 12/3
- b. T. Ross: The family enjoyed Sugar Rush, thanks to staff
- c. S. Nicol: Great weather and turnout for Sugar Rush, positive feedback on the greenway signage
- d. M. Roszel: Amazing Sugar Rush this year, kids went both days and loved the free stuff
- e. J. Wolfe: Able to attend community group night at the Theatre and was amazed at what the city has brought together and is looking forward to what is to come

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

- a. *Motion to enter executive session at 7:08pm by M. Roszel, 2<sup>nd</sup> by T. Ross (5-0 Unanimous)*
- b. *Motion to exit executive session at 8:58pm by T. Ross, 2<sup>nd</sup> by S. Nicol (5-0 Unanimous)*

XI. Public Action Following Executive Session – *Motion to approve a revised restaurant lease with The Rooftop Sugar Hill, LLC by M. Roszel, 2<sup>nd</sup> by T. Ross (5-0 Unanimous)*

XII. Adjournment – *Motion to adjourn at 9:02pm by T. Ross, 2<sup>nd</sup> by S. Nicol (5-0 Unanimous)*