



Date: November 29, 2022
Time: 6:30 PM
Location: Council Chambers

Sugar Hill Downtown Development Authority

Regular Meeting Minutes

Members Present: Jack Wolfe (Chairman), Mason Roszel, Jonathan Chang, 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)

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

- I. Call to Order – 6:36pm
- II. Approval of Agenda – *Motion to approve the agenda by A. Jorgensen, 2nd by M. Roszel (5-0 Unanimous)*
- III. Approval of Previous Meeting Minutes— *Motion to approve previous meeting minutes by M. Roszel, 2nd by J. Chang (5-0 Unanimous)*
- IV. Treasurer’s Report – *Motion to accept the treasurer’s report by A. Jorgensen, 2nd by J. Chang (5-0 Unanimous)*
- V. Public Comment – none
- VI. Updates
 - a. Cadence: Mixed Use Residential and Retail (Hwy. 20 and Hillcrest Dr.) – M. Neidert reported an 87.37% occupancy rate, 91.8% pre-leased rate, and ownership is actively seeking a realtor.
 - b. E Center: Commercial Development, Theater, and Recreation (W. Broad St.)—T. Besseche reported that the rooftop has begun plumbing work on the restroom and other improvements as outlined in the proposal. There is no scheduled completion date currently.
 - c. Holbrook: Assisted Living (W. Broad St.) – M. Neidert reported 50% leased and grand opening on 12/3 was a success. Physical therapy pool is available for nonresidents that have a prescription to do pool rehabilitation. All coordination will be done with the contracted company.
 - d. Skyview/Kittle Homes (Hillcrest) – T. Besseche reported the site is still focusing on mobilization for vertical construction.
 - e. The Local (W. Broad St.) – M. Neidert reported 93.4% occupancy rate and pre-leased at 94.6%. T. Semrau noted that Talk of The Table has a 4–5-month timeline before they are fully functional.
 - f. Solis Sugar Hill: Mixed Use – T. Besseche showed ariel footage noting the brick component and laying the foundation for the jewel box. Retail space will be located on the ground floor of SOLIS and will have outdoor seating space for restaurant tenants. Also showed footage of the parking deck entrance off Temple Road and the streetscape renderings.
 - i. T. Semrau introduced Crepe Square as an interested tenant for the jewel box space with a ‘walkable’ product. Retail activity is steady and continual inquiries on Solis space. Active

deals include ‘The Whiskey Project’ which is looking now at the Hwy 20 corner space as well as talks with ‘Hero Doughnuts’. M. Roszel inquired about healthy options being a good fit as it connects with our greenway downtown.

- g. Sycamore Square/ Lidl (Sycamore and Hwy 20) – T. Besseche reported that the site work is underway, and we have been monitoring progress. The Citgo property has had interest and there are initial plans for an urgent care facility.

- h. Other Updates

VII. Action Items

- a. Suite Spot Business Incubator (W. Broad St.) – V. Richburg introduced 3 leases.
 - i. Kadima Construction & Communications aims to service businesses through technology upgrades. (Jack Wolfe recused himself from the area at this time).
 - 1. *Motion to lease Suite 104 to Kadima Construction & Communications at \$235/month for 1 6-month lease term beginning December 1, 2022 by M. Roszel, 2nd by J. Chang (4-0-1, Jack Wolfe abstained from the vote.)*
 - ii. PAZ Enterprise Services, LLC provides tax preparation services to local businesses in the area. (Jack Wolfe entered back into the area at this time)
 - 1. *Motion to lease Suite 106 to PAZ Enterprise Services LLC at \$400/month for 1 6-month term beginning December 1, 2022 by M. Roszel, 2nd by J. Chang (4-0 Unanimous)*
 - iii. Vets Off Leash provides pet services around the area through their mobile van and are seeking a home base for administration and marketing.
 - 1. *Motion to lease Suite 107 to Vets Off Leash at \$400/month for 1 6-month term beginning December 1, 2022 by M. Roszel, 2nd by J. Chang (4-0 Unanimous)*

VIII. City Staff Comments

- a. V. Richburg reported the following events: 11/29 Toys for Tots/Broad Street Concert Band, 12/15 Lonestar concert, 12/19-12/23 Winter Break Bash Movies at the Eagle Theatre.

IX. DDA Member Comments

- a. A. Jorgensen: The band will be at Holiday Celebration on 12/3. S. Nicol: Looking forward to 3 businesses joining the community. M. Roszel: Proud of the 5 miles that have been completed at the Greenway

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

- a. *Motion to enter executive session at 7:35pm by M. Roszel, 2nd by A. Jorgensen (5-0 Unanimous)*
- b. *Motion to exit executive session at 9:11pm by M. Roszel, 2nd by J. Chang (5-0 Unanimous)*

XI. Adjournment – *Motion to adjourn at 9:13pm by M. Roszel, 2nd by S. Nicol (5-0 Unanimous)*