



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

## Sugar Hill Downtown Development Authority

### Regular Meeting Minutes Summary

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

Staff Present: Paul Radford (City Manager), Troy Besseche (Assistant City Manager), McKay Neidert (Downtown Development Manager), Victoria Richburg (Communications and Social Media Manager)

Public Present: Frank Hartley (City Attorney) and one member of the public was present

- I. Call to Order – 6:36 pm
- II. Approval of Agenda – *Motion to amend the agenda to add an item under Section VII, Action Items for Community Center / Sugar Hill Distillery by S. Nicol, 2<sup>nd</sup> by A. Jorgensen (4-0 Unanimous)*
- III. Approval of Previous Meeting Minutes—*Motion to approve previous meeting minutes by M. Roszel, 2<sup>nd</sup> by S. Nicol (4-0 Unanimous)*
- IV. Treasurer’s Report – M. Roszel reported \$1,788.83 in total expenditures and \$3,510.00 in total revenue. *Motion to accept the treasurer’s report by A. Jorgensen, 2<sup>nd</sup> by S. Nicol (4-0 Unanimous)*
- V. Public Comment – *none*
- VI. Updates
  - a. Cadence: Mixed Use Residential and Retail (Hwy. 20 and Hillcrest Dr.) – M. Neidert reported pre-leased at 92.83% and 89.76% occupied. J. Wolfe and M. Roszel had some questions about the status of leasing agent for retail space which will be followed up on next month.
  - b. E Center: Commercial Development, Theater, and Recreation (W. Broad St.) – T. Besseche reported that Padley, LLC has terminated their lease and we are seeking other interests for the second-floor space.
  - c. Holbrook: Assisted Living (W. Broad St.) – M. Neidert reported 50% leased, Christmas party for residents and community with 12-piece orchestra and 12/31 party from 3-6pm.
  - d. Skyview/Kittle Homes (Hillcrest) – T. Besseche reported slow progress with the contractor. Next steps are to go vertical and discussed maintaining traffic control with the Authority regarding coordinating drop offs during operation.
  - e. The Local (W. Broad St.) – M. Neidert reported 93.7% preleased and occupied at 92.4%. Talk of the Table is starting construction soon.
  - f. Solis Sugar Hill: Mixed Use – P. Radford noted a high demand for the highway 20 corner space. Noted that a grease trap for the jewel box may be easily put in depending on the

tenant. T. Besseche showed aerial footage of the project updates on Hillcrest, showed the parking deck entrance, and noted that top apartments will have a view of the Bowl stage.

- g. Sycamore Square/ Lidl (Sycamore and Hwy 20) – T. Besseche showed images of sitework underway. Lidl property will be built with parking in the rear. The current Citgo property will have interparcel access through Lidl property.
  - h. Other Updates – V. Richburg: Nominations for 2022 Volunteer of the Year are available. Mixer will be held 1/19 to celebrate all volunteers in the Waterfall Room from 12pm-2pm.
- VII. Action Items
- a. Community Center / Sugar Hill Distillery – *Motion to approve the sale of the property located at 1166 Church Street to Sugar Hill Distillery, LLC by M. Roszel, 2<sup>nd</sup> S. Nicol (4-0 Unanimous)*
- VIII. City Staff Comments – M. Neidert reported over \$40,000 in revenue for the Eagle Theatre including rentals, shows, and concessions. Future events include Ted Talk on 1/11, OTSCT showing Dracula on 1/30, Players Guild will be putting on ‘Strangers on a Train’ in February. 3/8 Hayley Reinhart concert in the Eagle Theatre at 7pm, Veteran Brick application for Memorial Day open until 3/13. V. Richburg noted Goldmine Park opening mid-January and will signal the opening of that section of the greenway.
- IX. DDA Member Comments – A. Jorgensen: Family participated in Family Feud and will be traveling out of the country next month S. Nicol: Loving the excitement of downtown schedule. M. Roszel: Winter Bash movies were a hit with the family. A unique way to bring the community together. J. Wolfe: Leadership has been working hard and its shows. Proud to bring the family to Sugar Hill.
- X. Executive Session FOR LEGAL, PERSONNEL, or REAL ESTATE – *no executive session*
- XI. Adjournment
- a. *Motion to adjourn at 7:24pm by S. Nicol, 2<sup>nd</sup> by A. Jorgensen (4-0 Unanimous)*