



Date: March 28, 2023
Time: 6:30 PM
Location: Council

**Sugar Hill Downtown Development Authority
Regular Meeting Minutes**

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

Staff Present: Paul Radford (City Manager), Troy Besseche (Assistant City Manager), Alexis Torres (Communications Coordinator)

Public Present: Frank Hartley (City Attorney) and 9 members of the public were present

- I. Call to Order – 6:32pm
- II. Pledge of Allegiance
- III. Approval of Agenda – *Motion to approve the agenda by A. Jorgensen, 2nd by T. Ross (5-0 Unanimous)*
- IV. Approval of Previous Meeting Minutes – *Motion to approve previous meeting minutes by T. Ross, 2nd by S. Nicol (5-0 Unanimous)*
- V. Treasurer’s Report – T. Ross reported \$3,821.50 in expenditures and \$5,331.00 in total revenue.
 - i. *Motion to accept the treasurer’s report by A. Jorgensen, 2nd by S. Nicol (5-0 Unanimous)*
- VI. Public Comment - *none*
- VII. Updates
 - a. E Center: Commercial Development, Theater, and Recreation (W. Broad St.)- T. Besseche reported on E Center Plaza repairs to fountains, umbrellas, and outdoor seating. Tenants are also working on improving and maintaining outdoor seating. T. Besseche noted working with Rushing Trading Co. and Blue Land Works on lease renewals.
 - i. The Bowl Construction- T. Besseche reported on the progress of the pond flood control project which will also include amenity appearance improvements at the end of the pond. T. Besseche shared photos of what the finished project would look like. Will include tiered seating and added parking. Area provided for downtown activities such as farmers market or weddings and areas for pop-up or start up retail and restaurant spaces. Good transition space from pop-up to brick and mortar. T. Besseche noted future pedestrian bridge will not look the same as shown in image.
 - ii. Rivermill Bakery Update- T. Besseche introduced Rivermill Bakery co-owner Aleks Gerasimov to share updates. A. Gerasimov and Rivermill staff shared presentation on new menu which includes fresh made bread, European pastries, burgers, smoothie, and their own specialty roasted coffee beans. Shared excitement of being a part of Sugar Hill and community initiatives. M. Roszel expressed excitement at Rivermill being a part of the community. A. Jorgenson inquired about operating hours. A. Gerasimov noted they are open Monday-Saturday from 8am-7pm and closed Sundays.
 - b. Solis Sugar Hill: Mixed Use (Temple Dr.)- T. Besseche reported four prospective tenants have toured the downtown properties including a healthy bowl option, a lunch and breakfast option, and a possible food hall option. Solis has begun pre-leasing out of the Jewel Box. T. Besseche working with general contractors on access to Temple and Hillcrest and dismantling of Ice Rink. Working on one architectural element to parking deck structure. Commercial space will be operated by DDA. Jewel Box has temporary

CO for leasing purposes. S. Nicol notes Jewel Box is bigger than expected. T. Besseche reported first building is expecting CO mid- Summer. M. Roszel inquired on status of parking deck. T. Besseche noted it should be open by the second Bowl concert.

- c. Cadence: Mixed Use Residential and Retail (Hwy. 20 & Hillcrest Dr.)- A. Torres reported a 91.81% occupancy rate and pre-leased units at 94.88%. S. Nicol and J. Wolfe inquired on commercial spaces. M. Roszel noted one space is leased.
- d. Holbrook: Assisted Living (W. Broad St.)- A. Torres reported a 60% occupancy rate. M. Roszel inquired on hydrotherapy pool availability to local residents. S. Nicol suggested the city working with Holbrook to get the word out.
- e. Skyview/Kittle Homes (Hillcrest)- P. Radford reported they are on the final rounds of second review for building permit. Will see site construction soon on Hillcrest. Owners of Skyview will own and operate brewpub on commercial pad. S. Nicols inquired about the price point. P. Radford answered with low-mid 800's. Website should update with floor plans soon. M. Roszel inquired about inviting owners to a DDA meeting.
- f. The Local (W. Broad St.)- A. Torres reported occupancy rate and pre-leased at 95.61%. M. Roszel noted 'Talk of the Table' hoping to open end of April and owners were at Gold Mine Park ribbon cutting and Sugar Hill birthday celebration.
- g. Sycamore Square/ Lidl (Sycamore and Hwy 20)- T. Besseche reported June as target date to hand project off to Lidl project team. Possibility of old gas station becoming urgent care.
- h. Other Updates- T. Besseche showed photos of Jewel Box and The Rooftop Bar on the E Center. Cemetery project near completion. P. Radford noted the cemetery project is a wonderful asset to Sugar Hill's history.

VIII. Action Items

- a. Suite Spot Business Incubator (4988 W. Broad St.)- A. Torres introduced two new leases.
 - i. *Motion to approve lease 209 to TLC Therapy Services at \$265/month for one 6-month term by M. Roszel, 2nd by A. Jorgensen (5-0 Unanimous)*
 - ii. *Motion to approve lease 208 to Cairo Cloud Technologies LLC at \$400/month for one 6- month by M. Roszel, 2nd by S. Nicol (5-0 Unanimous)*

IX. City Staff Comments

- a. A. Torres: Sugar Hill's Birthday was Friday, March 24th at Cornerstone Park and Goldmine Park ribbon cutting was success. Events calendar was released on the birthday and Chris Janson is first Bowl concert announced. Players Guild's opening weekend for first musical, Guys and Dolls, is April 14th.
- b. P. Radford: Chris Janson presale opens at 10am and general public on sale at 12pm on 3/30. 2023 Bowl concert series fully announced and Eagle Theatre concert series soon to follow, including Holiday concerts and a comedian. Neighbors mentioned loving Gold Mine Park.
- c. T. Besseche: Introduced Rushing staff in attendance and Chef Todd Ginsberg on future downtown restaurant.

X. DDA Member Comments

- a. S. Nicol: Thrilled to see aerial shot of cemetery project. Very excited for Melissa Etheridge concert.
- b. M. Roszel: Welcomed downtown business owners in the audience. Attended Sugar Hill birthday and Gold Mine Park ribbon cutting. Excited for the Greenway to finally come to fruition. Family attended and loved OTSCT show in the Eagle.
- c. A. Jorgenson: OTSCT is great asset to the community. Grocery store now has deli meat counter. Suggested doing a 'Taste of Sugar Hill.'
- d. T. Ross: No updates.
- e. J. Wolfe: Congratulations to City staff and all the work put into Gold Mine Park. Excited what is taking place in our city.

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

- a. *Motion to enter executive session at 7:37pm by T. Ross, 2nd M. Roszel (5-0 Unanimous)*
- b. *Motion to exit executive session at 10:22pm by T. Ross, 2nd by S. Nicol (5-0 Unanimous)*

XII. Adjournment – *No ACTION TAKEN out of executive session*

- a. *Motion to adjourn at 10:25pm by M. Roszel, 2nd by T. Ross (5-0 Unanimous)*

