

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

Members Present: Jack Wolfe (Chairman), Mason Roszel, Allen Jorgensen, Jonathan Chang, Tim Ross

Staff Present: Paul Radford (City Manager), Chase Rehak (Downtown and Main Street Manager), Victoria Richburg (Director of Communications), Jonathan Leano (IT)

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

- I. Call to Order- 6:31pm
- II. Pledge of Allegiance
- III. Approval of Agenda- *Motion to approve the agenda by M. Roszel, 2<sup>nd</sup> by A. Jorgensen (5-0 Unanimous)*
- IV. Approval of Previous Meeting Minutes- *Motion to approve previous meeting minutes by T. Ross, 2<sup>nd</sup> by M. Roszel (5-0 Unanimous)*
- V. Treasurer's Report- *Motion to accept the treasurer's report by A. Jorgensen, 2<sup>nd</sup> by J. Chang (5-0 Unanimous)*
- VI. Public Comment- *None*
- VII. Updates
  - a. E Center: Commercial Development, Theater, and Recreation (W. Broad St.)
    - i. The Bowl Construction
  - b. Solis Sugar Hill: Mixed Use (Temple Dr.)
  - c. Cadence: Mixed Use Residential and Retail (Hwy. 20 & Hillcrest Dr.)
  - d. Holbrook: Assisted Living (W. Broad St.)
  - e. Skyview/Kittle Homes (Hillcrest)
  - f. The Local (W. Broad St.)
  - g. Sycamore Square/ Lidl (Sycamore and Hwy 20)
  - h. Other Updates
- VIII. Action Items
- IX. City Staff Comments
- X. DDA Member Comments
- XI. Executive Session FOR LEGAL, PERSONNEL, or REAL ESTATE
  - a. *Motion to enter executive session at 7:00pm by M. Roszel, 2<sup>nd</sup> by T. Ross (5-0 Unanimous)*
  - b. *Motion to exit executive session at 8:56pm by M. Roszel, 2<sup>nd</sup> by T. Ross (5-0 Unanimous)*
- XII. Action Items from Executive Session
  - a. *Motion by M. Roszel to approve a new retail lease (Triple Net) with Bloom Sugar Hill for the Jewel Box at Solis, under the following terms:*

- i. 375 square feet of space
- ii. Base rental rate of \$1,000.00/month or \$32 per square foot for the first year; 3.0% annual rate increase thereafter
- iii. Additional rent of 5.5% charged on any sales over \$250,000 per year
- iv. Base rent effective 150 days from lease commencement
- v. Operating expenses charged at \$56 per square foot annually or \$187.50 per month
- vi. 60-month term, two (2) additional 5-year options to renew
- vii. Tenant Improvement Allowance of \$56,250
- viii. 2 short term dedicated parking spots for food delivery/pick up

2<sup>nd</sup> by T. Ross (5-0 Unanimous)

- b. Motion by T. Ross to approve a new retail lease (Triple Net) with Playa Bowls Sugar Hill for suite TBD at Solis, under the following terms:

- i. Approximately 1500 square feet of space
- ii. Base rental rate of \$32 per Square Foot or \$4,000 per Month for the first two years; 3.0% annual rate increase thereafter
- iii. Base Rent Effective 210 days from lease commencement
- iv. 120-month term, one (1) additional 5-year option to renew at 3.5% annual increase
- v. Operating expenses charged at \$6 per square foot annually or \$750.00 per month
- vi. Tenant improvement allowance of \$172,500
- vii. Exclusive on sales of Acai Bowls except in situation of another restaurant having less than 15% of total sales equaling acai bowl sales

2<sup>nd</sup> by J. Chang (5-0 Unanimous)

XIII. Adjournment- 9:02pm

- a. Motion to adjourn by A. Jorgensen, 2<sup>nd</sup> by J. Chang (5-0 Unanimous)