



**Date:** May 30, 2023  
**Time:** 6:30 PM  
**Location:** Council Chambers

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

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

Staff Present: Troy Besseche (Assistant City Manager), Chase Rehak (Downtown Manager), Victoria Richburg (Director of Communications), Kaipo Awana (Planning Director), Frank Hartley (City Attorney)

Public Present: Todd Semrau (Oakhurst Realty), and seven 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 T. Ross, 2<sup>nd</sup> by S. Nicol (5-0 Unanimous)*
- IV. Approval of Previous Meeting Minutes – *Motion to approve previous meeting minutes by M. Roszel, 2<sup>nd</sup> by T. Ross (5-0 Unanimous)*
- V. Treasurer’s Report – Total Expenditures- \$3,645.85 Total Suite Spot Revenue: \$4,345.00 *Motion to accept the treasurer’s report by A. Jorgensen, 2<sup>nd</sup> by M. Roszel (5-0 Unanimous)*
- VI. Public Comment - *none*
- VII. Updates
- VIII. E Center: Commercial Development, Theater, and Recreation (W. Broad St.) - T. Semrau: Negotiating expansion for existing tenant, MSSA- PBK Architects, who are interested in Suite M223, on the 2<sup>nd</sup> floor of E Center. M. Roszel inquired on MSSA’s timeline and an update on The Rooftop. T. Semrau stated it would be around 6 months from the start of build out until MSSA is open and operating. T. Besseche: The Rooftop waiting on final Health and Fire inspections and staff training before they announce opening date. FF&E and supplies all in place. Blue Landworks exercised their lease expansion allowing them to continue to serve the engineering and surveying market in our part of Gwinnett County.
  - i. The Bowl Construction- T. Besseche: Showed aerial images of construction update. Parking lot will extend to Hwy 20 and wrap around close to Atlas property. Concrete area for tractor trailer parking for concerts/ tour buses. Hardscape plazas with artificial turf area will potentially be used for pop-up retail, farmers market, and other activation ideas. Plaza area will be referred to as ‘The Landing.’ Five-week delay of the project due to weather impacts and soil conditions. A. Jorgensen inquired about electrical connections. T. Besseche stated there will be electrical connections on the far side of the wall; possible EV charging stations. Project anticipated to be completed by Labor Day.



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- IX. Solis Sugar Hill: Mixed Use (Temple Dr.) - T. Semrau: Inquiries from a number of different food and beverage options including Italian, Asian, a butcher shop, and a neighborhood market. All in addition to the ongoing leases already in play with Playa Bowls and Bloom. M. Roszel asked where most inquiries came from. T. Semrau stated most inquires came from other brokers in the area and reaching out to potential restaurateurs. T. Besseche showed aerial images from the Southeast corner highlighting bleacher style seating outside jewel box.
- X. Skyview/Kittle Homes (Hillcrest) -T. Besseche: Footings poured for first set of buildings. Mobilized site for vertical construction. Working on renderings for commercial space.
- XI. Sycamore Square/ Lidl (Sycamore and Hwy 20) - T. Besseche shared aerial images focusing on grocery store components. Developers should be turning the site over to Lidl soon. An urgent care facility had interest in the Citgo portion of the project but have not heard anything since initial interest.
- a. Other Updates- T. Besseche shared updates on the Ridge Lake Park project. Parking field in front of restroom and pavilion building. Wrapping up soon on the dam. The park will include a dog park. Working on future phases of what the park will consist of. Project should be completed by end of this Fall.
- XII. Action Items - *none*
- XIII. City Staff Comments- C. Rehak: Suite Spot exterior lighting project completed. Three Suite Spot HVAC units had to be replaced due to age. Holbrook residents attended the City's Memorial Day Ceremony. T. Besseche: Hosting Lanier High School administration and staff for Downtown tour.
- XIV. DDA Member Comments- A. Jorgensen: BSCB has played for the city for 10 years now. Best Memorial Day event yet. T. Ross: Thanks to Mason for coordinating clean up. Dance recital at the Eagle Theatre on Friday. S. Nicol: Great to see trajectory on downtown business inquiries. M. Roszel: Splash Night is a great event to bring community together with various activities. Thanked everyone for their involvement in downtown clean up and would like to partner with cemetery clean up again in the future. Honored to play a part in Memorial Day Ceremony. Thanked Development Authority for attending meeting. J. Wolfe: Beautiful Memorial Day Ceremony. Great to see everyone come together for downtown clean up. Looking forward to concert series.
- XV. 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 A. Jorgensen (5-0 Unanimous)*
- b. *Motion to exit executive session at 9:19pm by T. Ross, 2<sup>nd</sup> by S. Nicol (5-0 Unanimous)*
- XVI. Adjournment – 9:21pm- *no action taken out of executive session*
- a. *Motion to adjourn by M. Roszel, 2<sup>nd</sup> by T. Ross (5-0 Unanimous)*



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