



**Date:** June 27, 2023  
**Time:** 6:30 PM  
**Location:** Council Chambers

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

Members Present: Jack Wolfe (Chairman), Allen Jorgensen, Tim Ross, Jonathan Chang, Suzanne Nicol (S. Nicol Entered meeting at 6:40pm)

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

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

- I. Call to Order – 6:30pm
- II. Pledge of Allegiance
- III. Approval of Agenda – *Motion to approve the agenda by A. Jorgensen, 2<sup>nd</sup> by T. Ross (4-0 Unanimous)*
- IV. Approval of Previous Meeting Minutes – *Motion to approve previous meeting minutes by T. Ross, 2<sup>nd</sup> by J. Chang (4-0 Unanimous)*
- V. Treasurer’s Report – *Motion to accept the treasurer’s report by J. Chang, 2<sup>nd</sup> by A. Jorgensen (4-0 Unanimous)*
- VI. Public Comment – *none*
- VII. Updates
  - a. E Center: Commercial Development, Theater, and Recreation (W. Broad St.)
  - i. The Bowl Construction- T. Besseche shared photos of the improvements to the East end of the Bowl focused on stormwater improvements and parking on the backside of the Bowl stage. The second portion of the parking area has been paved and the pavers are one third of the way done. They are working with Georgia Power to set transformers. T. Besseche stated that the Alton Tucker Blvd extension project has been awarded and it will connect Highway 20 with West Broad Street and will include a traffic signal. It will enhance and provide gathering spaces in the downtown area, which can be activated with farmers markers or outdoor weddings. No questions on the project.
  - ii. E-Center – C. Rehak discussed signage on the Promenade, lighting, and planters on 39<sup>th</sup> Street. T. Besseche mentioned the Rooftop opening. T. Semrau stated that retail activity remains strong across all property and there is a close deal for office use at the last remaining space at the E-Center.

- b. Solis Sugar Hill: Mixed Use (Temple Dr.) - T. Semrau stated the focus the last couple of weeks has been contacting tenants that serve the local community including, but not limited to, outdoor retailers and active lifestyle stores that service outdoor activities. Specific ones included rock climbing, sports fitness, outfitters to showcase cultural aspects, restaurants, local eateries, and markets that span a different number of food groups. They continue to look at food halls and full-service restaurants that are family friendly. T. Semrau stated they are waiting on lease back from tenants. T. Besseche showed aerial photos of Solis parking deck. The parking deck has been soft opened. No questions regarding Solis.
- c. Skyview/Kittle Homes (Hillcrest) - T. Besseche showed images of Skyview demonstrating the basement and first level framed. There will be an update next month on sales.
- d. Sycamore Square/ Lidl (Sycamore and Hwy 20) - T. Besseche showed images of Lidl and gave an update on commercial component.
- e. Other Updates
  - i. Talk of the Table – C. Rehak stated talk of the table would be open by July 6<sup>th</sup>.
  - ii. Sparks in the Park – C. Rehak stated the band would go on at 6pm and fireworks start at sundown.
  - iii. Air Supply concert – C. Rehak stated the concert would be July 9<sup>th</sup>. S. Nicol asked for ticket sales. C. Rehak stated they were sold out.
  - iv. Solis Extra – T. Besseche showed designs for Solis parking deck and mentioned a public art component. Mentioned food truck location. S. Nicol asked about location and mentioned proximity to Highway 20.
  - v. Greenway – Portion opened for Sparks in the Park for easy access.
  - vi. Ridge Lake Park – T. Besseche mentioned developments in the dog park, walking trails, picnic pavilion and septic. More recreational activities could be added in the future.

VIII. Action Items - *none*

- IX. City Staff Comments - V. Richburg stated Splash Night will happen on June 30<sup>th</sup>. Sparks in the Park will begin at 6:30pm. Melissa Ethridge will perform on July 15<sup>th</sup> and begin at 8pm. C. Rehak stated headshots would be taken next meeting for website.

X. DDA Member Comments – S. Nicol stated they were excited about sparks and Melissa Ethridge. J. Chang mentioned a family reunion. A. Jorgensen discussed concert tickets for upcoming theater and bowl dates. T. Ross stated they were excited about concerts and growth in community.

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

a. *Motion to enter executive session at 7:02pm by T. Ross, 2<sup>nd</sup> by S. Nicol (5-0 Unanimous)*

b. *Motion to exit executive session at 7:35pm by T. Ross, 2<sup>nd</sup> by J. Chang (5-0 Unanimous)*

XII. Actions Items from Executive Session

a. *Motion by T. Ross to approve a new office lease with Manley, Spangler, Smith Architects, Inc., a subsidiary of PBK Architects for suites M222, 223, and 223A at the E Center under the following terms:*

- *2, 743 square feet of space*
- *Gross rental rate of \$32.00 psf/yr. or \$7,314.67/mo. for the first year*
- *3% annual rate increase thereafter*
- *Base rent effective February 1, 2024*
- *61 Month term, one (1) additional 5- year option to renew*
- *Tenant improvement allowance of \$233,155.00*

b. *2<sup>nd</sup> by S. Nicol (5-0 Unanimous)*

XIII. Adjournment- 7:38pm

a. *Motion to adjourn by S. Nicol, 2<sup>nd</sup> by T. Ross (5-0 Unanimous)*