

**DOWNTOWN DEVELOPMENT AUTHORITY DIRECTORS MEETING
CITY OF SNELLVILLE, GA
MEETING NOTICE**

AGENDA

TYPE OF MEETING

- () SPECIAL CALLED
(X) REGULAR MONTHLY MEETING
() CALLED

(X) A QUORUM OF THE MEMBERS OF THE FOLLOWING PUBLIC AGENCIES MAY BE IN ATTENDANCE AT THIS MEETING:

- () MAYOR & COUNCIL
(X) DOWNTOWN DEVELOPMENT AUTHORITY OF SNELLVILLE
() DEVELOPMENT AUTHORITY OF SNELLVILLE
() URBAN REDEVELOPMENT AGENCY OF SNELLVILLE

DATE OF NOTICE: Friday, July 10, 2026
DATE OF MEETING: Wednesday, July 15, 2026

TIME OF MEETING: 4:00 PM
LOCATION: Snellville City Hall – 2nd Floor, Room 259

AGENDA:

I. CALL TO ORDER

II. APPROVAL/ADOPTION OF THE AGENDA

III. MINUTES

- A. Approval of the April 15, 2026 Regular Meeting Minutes

IV. REPORTS

- A. Financial Reports for May and June 2026, *Jan Harris, Downtown Development Director*
B. Cobblestone Report, *Angie Strickland, Property Manager, Cobblestone Office Park*
C. The Grove Report, *Jan Harris, Downtown Development Director*

V. NEW BUSINESS

- A. Board Member Responsibilities, *Chairman Don Britt*
B. Cobblestone Office Park Discussion Items, *Chairman Don Britt*
 1. Oral Surgery Associates & Dental Implant Centers
 2. Dexter Prince

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C. Cobblestone Office Park Marketing Plan, *Chairman Don Britt*

VI. OLD BUSINESS

VI. EXECUTIVE SESSION

VII. ANNOUNCEMENTS

Upcoming Special Events in The Grove at Towne Center

Thursday, July 16th 6-9 pm, Downtown Tunes Concert featuring Calico
ATL

Friday, July 31st 6-10 pm, Splash and a Movie with Zootopia 2

The next regular meeting is scheduled for Wednesday, August 19, 2026 at
4 PM in City Hall.

VIII. PUBLIC COMMENTS

IX. ADJOURNMENT

NOTIFICATION:

GWINNETT DAILY POST

1:00 PM

7/13/2026

ATLANTA JOURNAL "GWINNETT EXTRA"

1:00 PM

7/13/2026

As set forth in the Americans with Disabilities Act of 1992, the City of Snellville does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Matthew Pepper, 2342 Oak Road, Snellville, Georgia 30078 has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator.

The City of Snellville will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City of Snellville should be directed to ADA Coordinator, 2342 Oak Road, Snellville, Georgia 30078, telephone number 770-985-3503.

EXECUTIVE SESSION

An Executive session may be called to discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the open meetings act pursuant to O.C.G.A. section 50-14-2-(1). Further, discussion may include future acquisition, disposition, contract to purchase, and lease of real estate, which is excluded from the open meetings act pursuant to O.C.G.A. section 50-14-3-(4). Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. section 50-14-3-(6).

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JUNE 17, 2026 MEETING MINUTES**

MEMBERS PRESENT: Norman Carter, Jamie Toney, Emmett Clower, and Chairperson Don Britt

MEMBERS ABSENT: Deborah Jones and Rafiq Ukani

OTHERS PRESENT: Tod Warner, Tricia Rollins, Cobblestone Office Park Property Manager Angie Strickland, Snellville City Manager Matt Pepper, and Downtown Development Director Jan Harris.

- I. CALL TO ORDER** – The June 17, 2026 meeting of the Snellville Downtown Development Authority was called to order at 4:00 p.m. by Chairperson Don Britt who noted that a quorum was present.
- II. APPROVAL/ADOPTION OF THE AGENDA – MOTION:** A motion was made by Norman Carter to amend agenda by adding: “Consideration of Board Application for Tod Warner under New Business.” It was seconded by Emmett Clower. Four (4) votes in favor and zero (0) votes against. The motion carried.
MOTION: A motion to approve the amended agenda was made by Norman Carter and seconded by Emmett Clower. Four (4) votes in favor and zero (0) votes against. The motion carried.
- III. MINUTES**
 - A. Approval of the April 15, 2026 Regular Meeting Minutes – MOTION:**
A motion to approve the minutes as presented was made by Emmett Clower and seconded by Norman Carter. Four (4) votes in favor and zero (0) votes against. The motion carried.
- IV. REPORTS**
 - A. Financial Reports for May and June 2026, Jan Harris, Downtown Development Director** – Chairperson Don Britt reviewed the financial reports with the board. The board accepted the reports as information.
 - B. Cobblestone Report, Angie Strickland, Property Manager, Cobblestone Office Park** – Under tenant activity, Ms. Strickland reported that 2 current tenants were relocating within the complex and a third was considering relocation. A current tenant was considering renewing their lease with stipulations which are currently under review. There is an issue with the paperwork of a new tenant which is also under review. Suites G 200/G 202 has been leased and the new tenant will move in on September 1st. Under repairs and maintenance, the walls in Unit E 202 have been patched, primed, and painted and the vinyl flooring is being repaired. Under marketing and leasing, Ms. Strickland has met with the Gwinnett County Entrepreneur Center to tour Cobblestone. They are considering

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relocating their business incubator program to offices in Cobblestone. There are currently 8 spaces available in the office park. The board received the report as information.

C. The Grove Report, Jan Harris, Downtown Development Director –

Ms. Harris reported that the only spaces currently for lease in The Grove are Suites 140 and 160 in 2385 Clower Street, Suite 106 in 2265 Wisteria Drive, and the second-floor event space above 2265 Wisteria Drive.

Meltaway Ice Cream (Suite 104/5 in 2265 Wisteria Drive) is installing countertops and equipment for an opening later this summer. Burn Boot Camp will be opening in Suite 120 of 2385 Clower Street in late summer/early autumn.

The City is working with Cornhole ATL to have league play for their early fall season (August 5-Sept 23).

The first Downtown Tunes concert featuring the Garrett Collins Project was a success with 150 attendees (more than attended the entire 2025 4-concert series). The June concert is set for June 18th with HighLatin performing.

The final two bands have been booked for the season with Valentina performing on September 17th and Ria Barkr performing on October 15th.

The first of two movie nights is set for July 31st with Splash and a Movie and *Zootopia 2* will be shown. The report was received as information by the board.

V. NEW BUSINESS

- A. Consideration of Board Application for Tod Warner – MOTION:** A motion was made by Emmett Clower to recommend that the City Council approve Tod Warner's application to serve on the Snellville Downtown Development Authority. The motion was seconded by Jamie Toney. Four (4) votes in favor and zero (0) votes against. The motion carried.

VI. OLD BUSINESS – There was no old business.

VI. EXECUTIVE SESSION – No executive session was called.

VII. ANNOUNCEMENTS - The next regular meeting is scheduled for Wednesday, July 15, 2026 at 4 PM in City Hall.

Upcoming special event in The Grove: **Downtown Tunes Concert featuring HighLatin on Thursday, June 18th at 6 pm**

VIII. PUBLIC COMMENTS – Ms. Tricia Rollins brought four items to the board's attention: (1) A Jeep is consistently parked on Clower Street and uses a rock as an additional parking brake. (2) She has noticed parking complaints online

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where people are objecting to others utilizing the on-street parking in The Grove thus preventing others from parking in those spaces. (3) The mop and buckets in the Crooked Can brewing room are visible from outside and are unsightly. (4) She has filmed what she termed “contraband interactions” in The Grove.

IX. ADJOURNMENT – MOTION: Jamie Toney made a motion to adjourn the meeting at 4:45 p.m. The motion was seconded by Emmett Clower. Four (4) votes in favor and zero (0) votes against. The motion carried.

Approved.

Downtown Development Authority, Chair	Secretary

REPORTS

C. July 2026 Grove Report

Occupancy:

2285 Wisteria Drive – All business spaces occupied

2385 Clower Street –

Suite 120 - Burn Boot Camp in the process of build-out,

Suites 140 & 160 are for lease

2265 Wisteria Drive –

Suite 106 is for lease

2nd floor event space – a Letter of Intent has been submitted to

MidCast for a potential tenant

2250 Oak Road – Occupancy is 91% (up from 88% in June) according to the unit availability listed on the website.

Status:

Dumpling Master – 2285 Wisteria; Ste 140 – OPEN

MacknMike's – 2265 Wisteria; Ste 102 – OPEN

Meltaway Ice Cream – 2265 Wisteria; Ste 104/5 – Doing build-out

Pizzeria Fiamma – 2265 Wisteria; Ste 107 – OPEN

Key's Cakery – 2265 Wisteria; Ste 108 – OPEN

Pita Mediterranean Street Food – 2265 Wisteria; Ste 114 – OPEN

The Local Butcher & BBQ – 2265 Wisteria; Ste 116 – OPEN

Philly G Steaks – 2265 Wisteria; Ste 117 – OPEN

The Grove Taqueria – 2274 Oak Road – OPEN

Parkside @ the Grove – 2260 Oak Road – OPEN

Events:

Cornhole – we made the decision to table cornhole until The Grove becomes more established. We plan to try again in the future.

Downtown Tunes' Third Thursday Concert Series

July 9th – Shyanna – R&B – rescheduled June concert

July 16th – Calico ATL – multi-genre – 3-part harmonies

Aug. 20th – The Happy Hour – multi-genre from Latin to Blues

Sept. 17th – Valentina – Venezuelan singer performing in

Spanish and English music

Oct. 15th – Ria Barkr – Performs R&B and Hip Hop

Outdoor Movies

Splash & a Movie – Zootopia 2 - Friday, July 31st

Trick or Treat & a Movie – Hocus Pocus - Friday, October 23rd

Santa's in the Grove! – Saturday, Dec., 5th