

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

**Agenda**

**TYPE OF MEETING**

- SPECIAL CALLED
- REGULAR MONTHLY MEETING
- CALLED

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

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

DATE OF NOTICE: Monday, April 13, 2026  
DATE OF MEETING: Wednesday, April 15, 2026

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

**AGENDA:**

**I. CALL TO ORDER**

**II. MINUTES**

- A. Approval of the March 18, 2026 Regular Meeting Minutes

**III. REPORTS**

- A. Financial Report
- B. Cobblestone, Angie Strickland, Property Manager, Cobblestone Office Park
- C. The Grove Report, Jan Harris, Downtown Development Director

**IV. NEW BUSINESS**

**V. OLD BUSINESS**

**VI. EXECUTIVE SESSION**

**VII. ANNOUNCEMENTS**

The next regular meeting is scheduled for Wednesday, May 20, 2026 at 4 PM in City Hall.

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

**Upcoming special events in The Grove:**

Grove Grand Opening Celebration – Saturday, May 2<sup>nd</sup> – 10 AM - 6 PM

Downtown Tunes May Concert – Thursday, May 21<sup>st</sup> – 6 PM – 9 PM

**VIII. PUBLIC COMMENTS**

**IX. ADJOURNMENT**

**NOTIFICATION:**

GWINNETT DAILY POST	10:15 AM	4/13/2026
ATLANTA JOURNAL "GWINNETT EXTRA"	10:15 AM	4/13/2026

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).

**DOWNTOWN DEVELOPMENT AUTHORITY DIRECTORS MEETING  
CITY OF SNELLVILLE, GA  
MEETING MINUTES  
WEDNESDAY, MARCH 18, 2026**

**MEMBERS PRESENT:** Norman Carter, Don Britt, Rafiq Ukani, and Emmett Clower

**MEMBERS ABSENT:** Jamie Toney and Dan LeClair

**OTHERS PRESENT:** Angie Strickland, Cobblestone Office Park Property Manager and Jan Harris, Downtown Development Director

**I. CALL TO ORDER** – The meeting was called to order at 4:00 PM by Chairperson Don Britt with a quorum present.

**II. MINUTES**

A. Approval of the March 18, 2026 Regular Meeting Minutes - **MOTION:** A motion to approve the minutes as presented was made by Mr. Clower and seconded by Mr. Carter. Four (4) votes in favor and zero (0) votes against. The motion carried.

**III. REPORTS**

- A. Financial Report – The report was presented by Ms. Harris and received by the board as information.
- B. Cobblestone, Angie Strickland, Property Manager, Cobblestone Office Park – Ms. Strickland presented the March Cobblestone report which was received by the board as information.
- C. The Grove Report, Jan Harris, Downtown Development Director – Ms. Harris presented the March report on activity in The Grove which was received by the board as information.

**IV. NEW BUSINESS** – There was no new business to be presented.

**V. OLD BUSINESS** – There was no continuing business.

**VI. EXECUTIVE SESSION** – There was no executive session.

**VII. ANNOUNCEMENTS -**

The next regular meeting is scheduled for Wednesday, April 15, 2024 at 4 PM in City Hall.

**VIII. PUBLIC COMMENTS -**

Mr. Ukani reported on some concerns presented to him by Paul Thai, Marketing and Communication Director for Parkside at the Grove: 1. He noted that a silver Lexus SUV has been parked in a space beside the restaurant for some time. 2. Mr. Thai asked if a dedicated Door Dash delivery space could be set aside near the restaurant. 3. Mr. Thai also asked that dedicated

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delivery truck spaces be set aside as well. Mr. Britt suggested that an outdoor key box be installed at the restaurants and delivery trucks be instructed to make deliveries outside the hours The Grove is active. In his experience, delivery drivers would place all delivery items in the walk-in cooler.

**IX. ADJOURNMENT – MOTION:** A motion to adjourn the meeting at 4:49 PM was made by Mr. Clower and seconded by Mr. Ukani. Four (4) votes in favor and zero (0) votes against. The motion carried.

Approved.

<hr/> Downtown Development Authority, Chair	<hr/> Secretary
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**Cobblestone Report**  
**Snellville DDA**  
**April 15, 2026**

**REPORTS**

B. Cobblestone Report

**Property Management**

C-101 and G-100 – Process of re-covering the countertops is complete.

Building columns – The columns at Building C need caulking, priming, and painting. Torres submitted a quote to perform this work on all columns at all of the buildings. The cost to repair the columns is \$50 (caulking = \$10.00 and priming/painting = \$40). There are 168 columns (C = 50; D = 26; E = 26; F = 40; and G = 26). Total cost of project would be \$8,400.

**Bookkeeping**

Excise Tax check was requested from the City for Q4 2025 and Q1 2026 to go towards the Bond/Sink fund for Cobblestone June bond payment.

**Marketing and Leasing**

Continued FB posts (with advertising) and updating of LoopNet and Crexi online. New Cobblestone column logo was put on FB and LoopNet. Staff created new videos and drone shot videos for marketing, and these were given to City Staff for update for COS website. FB, LoopNet, & Crexi were updated with the new videos as well.

**Available Spaces**

Open spaces – 7

- C-207 –
- Executive Suite - C-214 - Leased for 5/1 by MOSA, E-202 tenant (downsizing).
- Executive Suite - C-215 –
- C-216/217 – Tenant will be moving 5/1 from C-217 side of the space
- E-102 – Interest from a Psychologist outfit from out of state. Did not call me back & showed a lady who said she wanted to set up an RN office. Unclear on specific use at showing.
- G-200, 201, and 202 -

## REPORTS

### C. Grove Report

#### Occupancy:

2285 Wisteria Drive – All business spaces occupied

2385 Clower Street – Suite 120 leased to Burn Boot Camp, Stes 140 & 160 are for lease

2265 Wisteria Drive – Suite 106 is for lease

2250 Oak Road – Occupancy is 90% according to the unit availability listed on the website. (Up 2% from March.)

#### Status:

Dumpling Master – 2285 Wisteria; Ste 140 – OPEN

MacknMike's – 2265 Wisteria; Ste 102 – waiting on building CO

Meltaway Ice Cream – 2265 Wisteria; Ste 104/5 – communicating with Planning Dept.

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:

**Grove Grand Opening Celebration** – Saturday, May 2<sup>nd</sup> – 10 am – 6 pm

**Cornhole** – cornhole league in partnership with Cornhole ATL

Summer League – (Wednesdays – June 4<sup>th</sup>-July 16<sup>th</sup>)

Early Fall League – (Wednesdays – August 5<sup>th</sup>-Sept 23<sup>rd</sup>)

Late Fall League – (Wednesdays – Oct. 14<sup>th</sup>-Dec. 2<sup>nd</sup>)

**Downtown Tunes' Third Thursday Concert Series**

May 21<sup>st</sup> – Garret Collins – blues/southern rock

June 18<sup>th</sup> - HighLatin - high-energy salsa, bachata, and merengue

July 16<sup>th</sup> – Calico ATL – multi-genre – 3-part harmonies

Aug. 20<sup>th</sup> – The Happy Hour – multi-genre from Latin to Blues

Sept. 17<sup>th</sup> – TBD

Oct. 15<sup>th</sup> - TBD

**Outdoor Movies**

Splash & a Movie – Zootopia 2 - Friday, July 31<sup>st</sup>

Trick or Treat & a Movie – Hocus Pocus - Friday, October 23<sup>rd</sup>

**Santa's in the Grove!** – Saturday, Dec., 5<sup>th</sup>