

**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, May 12, 2026
DATE OF MEETING: Wednesday, June 17, 2026

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

AGENDA:

I. CALL TO ORDER

II. MINUTES

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

III. 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

IV. NEW BUSINESS

V. OLD BUSINESS

VI. EXECUTIVE SESSION

VII. ANNOUNCEMENTS

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

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

IX. ADJOURNMENT

NOTIFICATION:

GWINNETT DAILY POST	3:00 PM	6/12/2026
ATLANTA JOURNAL "GWINNETT EXTRA"	3:00 PM	6/12/2026

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 MEETING MINUTES
CITY OF SNELLVILLE, GA
APRIL 15, 2026**

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

MEMBERS ABSENT: Deborah Jones and Dan LeClair

GUESTS PRESENT: Jan Harris, Downtown Development Director

I. CALL TO ORDER – The meeting was called to order at 4:07 p.m. by Chairperson Britt with a quorum present.

II. MINUTES

A. Approval of the March 18, 2026 Regular Meeting Minutes: **MOTION:** A motion to approve the March 18, 2026 minutes as presented was made by Mr. Clower and seconded by Mr. Toney. Five (5) votes in favor and zero (0) votes against. The motion carried.

III. REPORTS

A. Financial Report: Ms. Harris shared the Financial Report with the board who received it as information.

B. Cobblestone, Angie Strickland, Property Manager, Cobblestone Office Park: In Ms. Strickland's absence, Ms. Harris presented the April Cobblestone Office Report to the board. There are currently 7 offices available for lease. The report was received as information by the board.

C. The Grove Report, Jan Harris, Downtown Development Director: Ms. Harris reported that Burn Boot Camp will be relocating from its present location to Suite 120 in the 2385 Clower Street building. They are expected to open in August. The following restaurants are open in The Grove at Towne Center: The Grove Taqueria, Parkside at The Grove, Playa Bowls, Dumpling Master, Great American Cookie Company/Marble Slab Creamery, Crooked Can Brewery, Philly G Steaks, The Local Butcher and BBQ, Key's Cakery, Pizzeria Fiamma, and Pita Mediterranean Street Food. MackinMikes is waiting on its permit from GNR Public Health before its CO is issued by the city. Meltaway Ice Cream has begun the build-out process.

Upcoming events include the Grove Grand Opening Celebration on May 2nd from 10 am to 6 pm and the first Downtown Tunes Concert on May 21st featuring the Garret Collins Project.

The board received the report as information.

IV. NEW BUSINESS: There was no new business.

V. OLD BUSINESS: There was no continuing business.

VI. EXECUTIVE SESSION: There was no Executive Session called.

**DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF SNELLVILLE, GA
APRIL 15, 2026**

VII. ANNOUNCEMENTS

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

Upcoming special events in The Grove:

Grove Grand Opening Celebration – Saturday, May 2nd – 10 AM - 6 PM

Downtown Tunes May Concert – Thursday, May 21st – 6 PM – 9 PM

VIII. PUBLIC COMMENTS: There were no public comments.

IX. ADJOURNMENT: MOTION: A motion to adjourn the meeting at 4:52 p.m. was made by Mr. Toney and seconded by Mr. Ukani. Five (5) votes in favor and zero (0) votes against. The motion carried.

Approved.

<hr/> Downtown Development Authority, Chair	<hr/> Secretary
---	--------------------

**Cobblestone Report
Snellville DDA
May 20, 2026**

REPORTS

B. Cobblestone Report

Property Management

Internal Moves

Mosa Design Studios relocated from E-202 to C-214 (downsizing)

Todd Croker and Associates will relocate from E-201 on 8/30 (lease expires) to E-202 (if approved)

Magic Moments, E-100 tenant, looked at E 102 for expansion but no further movement.

Potential Tenant Activity

F-100 - Oral Surgeons wants to stay with heavy stipulations from their side (from agent). This has been given to Don for review and forwarded on to the city attorney. Staff added corrections and suggestions as well. Copies provided to the board upon request.

Repairs and Maintenance

E-202 – Unit has been patched, primed, and painted. The kitchen and restroom are also being updated. The vinyl flooring needs repair, hopefully this will be accomplished without the need to replace it. Ceiling tiles require some repair and replacement.

Column nicked with a former tenant removed a large piece of equipment out of a suite. The column was caulked, primed, and painted.

Staircases - some need to be repainted as the burgundy paint is showing through.

Bookkeeping

Excise Tax check from City was received and deposited for Q4 2025 and Q1 2026. Don and City Team were made aware of needs for Cobblestone June bond payment. Per Matt Pepper, City will provide the additional check in the next week for balance needed.

Marketing and Leasing

Continued FB posts (with advertising) and updating of LoopNet and Crexi online.

Available Spaces

Open spaces – 6

- C-207 – Viewed by tenant interested in G-200.
- Executive Suite - C-214 - Leased until 5/1/2026 by Mosa (an existing tenant from E-202)
- Executive Suite - C-215 – Vacant
- C-216 – Currently occupied until 5/31/2026.
- E-102 – Vacant
- G-200 – Vacant
- G-201/2 - Vacant

Cobblestone Report
Snellville DDA
June 17, 2026

REPORTS

B. Cobblestone Report

Property Management

Internal Moves

Mosa Design Studios relocated from E-202 to C-214 (downsizing)

Todd Croker and Associates will relocate from E-201 on 8/30 (lease expires) to E-202 (if approved)

Magic Moments, E-100 tenant, looked at E 102 for expansion but no further movement.

Potential Tenant Activity

F-100 - Oral Surgeons wants to stay with heavy stipulations from their side (from agent). This has been given to Don for review and forwarded on to the city attorney. Staff added corrections and suggestions as well. Copies provided to the board upon request.

C-217 - Tenant doesn't have proper insurance for tenancy and has a DO NOT OPERATE license from City of Snellville. Chair and City senior staff -including Matt has been made aware of this situation. Don to speak with Matt and then counsel. Make him get the insurance or ask him to leave in July.

G-200/G-202- Tenant is moving in on September 1. Acknowledgement has been received and the lease signed on 7/1.

Repairs and Maintenance

E-202 – Unit has been patched, primed, and painted. The kitchen and restroom are also being updated. The vinyl flooring needs repair, hopefully this will be accomplished without the need to replace it. Ceiling tiles require some repair and replacement.

Column nicked with a former tenant removed a large piece of equipment out of a suite. The column was caulked, primed, and painted.

Staircases - some need to be repainted as the burgundy paint is showing through.

Bookkeeping

Excise Tax check from City was received for April 2026 and deposited. Final Cobblestone transfer was made and Bond payment is ready for Regions.

Marketing and Leasing

Staff met with Gwinnett County Entrepreneur Center to tour Cobblestone. They propose to establish a partnership with Cobblestone to move their "incubator" graduates to the Cobblestone for next steps. Staff requests that the board discuss ways this might be accomplished. Suggestion: (1) discounted rent for the first year of a multi-year lease or (2) provide a discount (incentivize) for new tenant referrals from the Gwinnett Co Entrepreneur Center? Staff informed them she would speak with board and the board chair who would then speak to the Downtown Development Director for City support of this plan. This is the connection Cobblestone has needed for years.

Continued FB posts (with advertising) and updating of LoopNet and Crexi online.

Available Spaces

Open spaces – 8

- C-207 – Vacant - There has been interest from a home health care company. Needed non-executive suites space
- C-211 – Office will be vacant on 7/1
- C-215 – Vacant
- C-216 – Vacant
- E-102 – Vacant - Interest from a masonry company; but they wanted to park commercial trucks onsite.
- E-201 & 202 -
- G-200 – Vacant – Space was viewed by an esthetician/facial massage business; however, they would need an extra sink (\$7-10k), washer and dryer hook-ups & to have the carpet removed.
- G-201/2 - Vacant

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 92% according to the unit availability listed on the website. (Up 2% from April)

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 – Under construction

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 2nd – 10 am – 6 pm – well attended – 185 of the 200 available passports were either sold or comped and 119 were turned back in for the drawing.

Cornhole – cornhole league in partnership with Cornhole ATL

Summer League – (Wednesdays – June 4th-July 16th)

Early Fall League – (Wednesdays – August 5th-Sept 23rd)

Late Fall League – (Wednesdays – Oct. 14th-Dec. 2nd)

Downtown Tunes' Third Thursday Concert Series

May 21st – Garret Collins Project – blues/southern rock

June 18th - HighLatin - high-energy salsa, bachata, and merengue

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

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

Sept. 17th – TBD

Oct. 15th - TBD

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

REPORTS

C. June 2026 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 88% 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 – Under construction

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 – cornhole league in partnership with Cornhole ATL

Early Fall League – (Wednesdays – August 5th-Sept 23rd)

Late Fall League – (Wednesdays – Oct. 14th-Dec. 2nd)

Downtown Tunes' Third Thursday Concert Series

May 21st – Garret Collins Project – blues/southern rock

June 18th - HighLatin - high-energy salsa, bachata, and merengue

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