

**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
(X) DOWNTOWN DEVELOPMENT AUTHORITY OF SNELLVILLE
() DEVELOPMENT AUTHORITY OF SNELLVILLE
() URBAN REDEVELOPMENT AGENCY OF SNELLVILLE

DATE OF NOTICE: Friday, February 13, 2026
DATE OF MEETING: Wednesday, February 18, 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 January 21, 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, March 18, 2026 at 4 PM in City Hall.

VIII. PUBLIC COMMENTS

IX. ADJOURNMENT

**DOWNTOWN DEVELOPMENT AUTHORITY DIRECTORS MEETING
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NOTIFICATION:

GWINNETT DAILY POST	10:00 AM	2/13/2026
ATLANTA JOURNAL "GWINNETT EXTRA"	10:00 AM	2/13/2026

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**

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

MEMBERS ABSENT: Dan LeClair and Rafiq Ukani

GUESTS PRESENT: Angie Strickland, Cobblestone Office Park Manager; Johnathan Gellert; Dean Spaniol; and Jan Harris, Downtown Development Director

I. CALL TO ORDER – The meeting was called to order at 4:00 pm by Chairperson Don Britt.

II. MINUTES

A. Approval of December 17, 2025 Regular Meeting Minutes – MOTION: A motion to approve the December 17, 2025 DDA meeting minutes as presented was made by Mr. Clower and seconded by Mr. Carter. Five (5) votes in favor and zero (0) against. Motion carried.

III. REPORTS

A. Financial Report – Ms. Harris reviewed the December financial report with the board. It was received as information by the board.

B. Cobblestone, Angie Strickland, Property Manager, Cobblestone Office Park – The monthly report was presented to the board by Ms. Strickland. She expressed a degree of concern regarding ice in the parking lot during the forecasted winter weather. Ms. Harris said she would check with Public Works regarding operating procedures for winter weather and Cobblestone. The report was received as information by the board.

C. The Grove Report, Jan Harris, Downtown Development Director – Ms. Harris reviewed the report with the board who received it as information. The board expressed concern in two areas: trash collection and general cleanliness of the district as the restaurants continue to come online and the crowds increased and the trip hazard presented by a small unexpected step in front of the Market Building.

IV. NEW BUSINESS – No new business.

V. OLD BUSINESS – No continuing business.

VI. EXECUTIVE SESSION – There was no executive session.

VII. ANNOUNCEMENTS

The next regular meeting is scheduled for Wednesday, March 18, 2026 at 4 PM in City Hall.

VIII. PUBLIC COMMENTS:

Johnathan Gellert inquired into the boundaries of the DDA district.

**DOWNTOWN DEVELOPMENT AUTHORITY DIRECTORS MEETING
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MEETING MINUTES**

Dean Spaniol asked what the city's plans were regarding a trail connection from the Grove to Briscoe Park.

IX. ADJOURNMENT – MOTION: A motion to adjourn the January 21, 2026 Snellville DDA board meeting at 5:01 PM was made by Mr. Clower and seconded by Mr. Toney. Five (5) voted in favor and zero (0) against. The motion carried and the meeting adjourned.

Approved.

Downtown Development Authority, Chair	Secretary

**Cobblestone Report
Snellville DDA
February 18, 2026**

REPORTS

B. Cobblestone Report

Property Management

Jesus Torres continues to repair the interior windows. Buildings D and F remain to be completed. Weather permitting, the exterior painting of Building D will be completed in a week.

Building F – During the weekly inspection of the properties, the concrete at the top of the right-hand stairs appeared to be more cracked than before (see photograph). Staff requests board's input regarding this matter.

D-201/2 – Repair work to fix a leak on the existing pedestal toilet has been completed. Work included a new flange, supply, and cabinet.

C-105 – Kidney Clinic's entrance door was found to be cracked and needed to be repaired and painted. Jesus Torres handled these repairs on February 6th.

F-201 – Danie Saint Cyr and her staff at FAIntellics Accounting have opened for business. A ribbon cutting was held on February 2, 2026. Staff wishes to give a shout out to Mercy Montgomery, Jan Harris, DDA board members Deborah Jones and Mayor Pro Tem Norman Carter, and the Cobblestone staff for the great job welcoming this new business to Snellville and especially to Cobblestone Office Park.

Staff reports that there are a few Executive Suites tenants moving and one other tenant is seeking to downsize but may decide to remain in place. A final decision will be made in April.

Marketing and Leasing

Staff continues to promote Cobblestone Office Park through Facebook posts and advertising. Both the Loopnet and Crexi online pages have been updated.

Cobblestone logo update – City staff anticipate having logos for Cobblestone by the February 18, 2026 meeting.

Available Spaces

Open spaces - 6:

- Executive Suite C-214 & C-215 – Interest from a wigmaker, a man that prepares taxes, and a nurse that called two months ago and then didn't follow up again.
- G-200, G-201, G-202, and C-215 – A Thrive tenant whose business is tax preparation expressed interest in these spaces. No return call as of yet. Interest from a nurse phlebotomy school with ten students, three days/week. Staff determined this was not a good use for the space.
- E-102 – Interest from an orthopedic type office (no follow up). Interest from an ABA Autism practice through an agent (will call us back). Interest from an online clothing store. Tossed info to a few members and researched this company. However, the owner did not follow-up.



REPORTS

C. Grove Report

Occupancy:

- 2285 Wisteria Drive** – All business spaces occupied
- 2385 Clower Street** – Leases are out for Suites 140 & 160 for commercial tenants
- 2265 Wisteria Drive** – Suite 106 is for lease
- 2250 Oak Road** – Occupancy is in the 87th percentile. Penler, the corporation that owns The Tomlin, has decided to replace the current property management company, Gallery Residential, with RAM Partners who currently manage 11 of their 13 properties.

Status:

- Dumpling Master** – 2285 Wisteria; Ste 140 – OPEN
- MacknMike's** – 2265 Wisteria; Ste 102 – expected to open by end of February
- Meltaway Ice Cream** – 2265 Wisteria; Ste 104/5 – expected to open in March
- Pizzeria Fiamma** – 2265 Wisteria; Ste 107 – expected to open by end of February
- 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 – expected to open by end of February
- Philly G Steaks** – 2265 Wisteria; Ste 117 – expected to open by end of February
- The Grove Taqueria** – 2274 Oak Road – OPEN
- Parkside @ the Grove** – 2260 Oak Road – expected to open by end of February

Events:

Staff is planning the 2026 special event calendar: March-December Events to include:

- Bags, Bites & Brews** – cornhole league in partnership with Cornhole ATL
 - Spring League - (Wednesdays – March 18th-May 6th)
 - 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; June 18th; July 16th; Aug. 20th; Sept. 17th; & Oct. 15th
- Outdoor Movies**
 - Splash & a Movie – Friday, July 31st
 - Trick or Treat & a Movie – Friday, October 23rd
- Santa's in the Grove!** – Saturday, Dec., 5th
- NEW EVENT: Paws & Play** – Fun for pets and their humans – Sat., April 11th

First Partnered Special Event Application Packet – Snellville Library for a Star Wars-themed event on May 30th – staff is awaiting completed information.