

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

July 8, 2024

Members: Emmett Clower, Vice-Chair, Norman Carter, Jr., Rafiq Ukani, and Jamey Toney were present. Chair Don Brit, Dan LeClair, Treasurer, and Deborah Jones were absent.

Guests: Matt Pepper, City Manager; Mercy Montgomery, Assistant City Manager

CALL TO ORDER

The meeting was called to order at **3:03 PM**.

APPROVAL OF MINUTES

Mr. Clower made a motion, seconded by Mr. Toney, to approve the minutes for the meeting held on June 19, 2024. Four (4) in favor and zero (0) opposed, motion approved.

REPORTS

- A. Cobblestone Report Ms. Montgomery provided a report on the Cobblestone Property on behalf of the Cobblestone Property Manager. The Board discussed transition of a recently-vacated unit and an update to the board will be provided by Cobblestone staff as resolution progresses.
- B. The Grove Report Mr. Pepper and Ms. Montgomery provided an update on the Grove project. Exterior construction on the restaurant spaces is nearing completion and tenants for those spaces are anticipated to open towards the end of the year.

NEW BUSINESS

- A. Lease for Market Building at The Grove

Mr. Pepper provided an overview of the lease terms between the Downtown Development Authority of Snellville, GA and Crooked Can Brewing Company for 12,838 SF (first floor and outdoor patio space) in the market space at The Grove. The lease is a 15 year term with annual minimum rent of \$308,112.00 for the first 5 years and a 10% escalation in Year 6 through Year 10. Included in the lease are three optional 5-year renewal terms for a total potential of a 30 year lease. Tenant will also be required to pay Common Area Maintenance and Management Fees as well as insurance. The City of Snellville will provide \$145 per square foot in Tenant Improvement Allowance.

Minimum hours of operation are Monday through Sunday from 10 am to 9 pm and Sunday from 12 pm to 6 pm.

Crooked Can will directly execute leases with vendors for the food hall portion of their business model with local partners (DDA and City) retaining ability to weigh in on leasing decisions to vendors.

OLD BUSINESS

EXECUTIVE SESSION None

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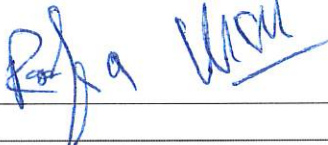
ANNOUNCEMENTS

The next regular meeting is scheduled for Wednesday, July 17th at 4 pm. Ms. Montgomery will confirm with the Chair if there is interest in holding a meeting given no new agenda items needed.

PUBLIC COMMENTS None

ADJOURNMENT Mr. Toney made a motion, seconded by Mr. Ukani, to adjourn. Four (4) in favor and zero (0) opposed, motion approved. The meeting adjourned at 3:38 PM.

Approved as presented.

 _____ Downtown Development Authority, Chair	 _____ Secretary
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