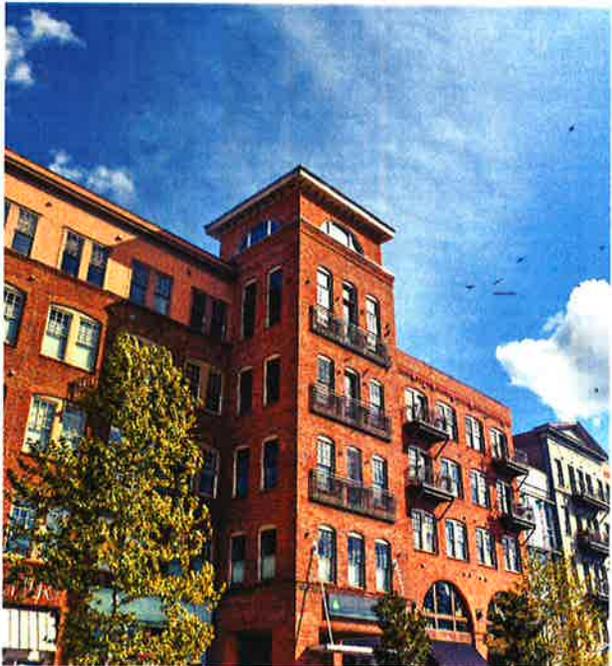




DDA Board Meeting Minutes	
11.1.2018	6:00 PM
Meeting call to order	6:00PM
Attendees	Perry Tanner, Kenneth Kligman, Dwight Waggener, David Leggett, Spencer Nix Zach Yurchuck, Colin Ake, Brian Stockton, Kyle Bennett, and Stacy Brown
Absent	Bill Raike, Karen Wintering
Others	Derrick and Christie Thomas
Approval of Agenda 11.1.2018	Nix made motion to approve. Leggett seconded. Unanimous.
Approval of Minutes 09.11.2018	Correct spelling of CM Ake's first name. Nix made a motion to approve. Leggett seconded. Motion passes 3-0 with Waggener and Kligman abstaining.
New Business	
Wheeler Street Building Proposal – Stockton	<p>Derrick and Christie Thomas presented a concept to lease the Wheeler Street kiosk to test concept a shaved ice business (Proposal attached). Their plan is to use the building starting in Spring of 2019 through the fall and potentially longer depending on the status of the development of the city center project to be able to grow the business and move into a permanent location. The concept would include adult snow cones requiring an alcohol license. Kligman asked them if they had done this concept before. Thomas said they had not but that he has a food service background and a mentor that works with Chick-fil-A. The operating hours of Tue-Sun for summer months and Thur-Sun for winter months were discussed. Kligman asked staff if parking would be required which was answered with a no, but that additional approvals by health, planning and building would be required. Stockton advised that they seek the DDA Board's favorability on doing a temporary lease before doing much research on the facility. Tanner asked if they would move the concept forward if they could not obtain an alcohol license and they answered that they probably would. Tanner thanked them for their proposal and said further discussion on the lease would happen in executive session due to the potential real estate transaction. They were welcome to stay or staff could follow up with them tomorrow for next steps.</p>
Magnolia Thomas Proceeds Ratification - Stockton	<p>Stockton presented the attached ratification that would use the remaining proceeds of approximately \$777,235 from the sale of Magnolia Thomas property to pay the remaining balance as of 6/30/2019 of the townhome lots of approx. \$85,000 and the remainder of the funds would be used to purchase the 24.5 acre property the City has under contract for the relocation of Ace Hardware.</p> <p>Kligman motioned to go into executive session to discuss real estate. Nix seconded. 6:20 PM.</p> <p>Kligman motioned to go back into regular session. Leggett seconded. 7:19 PM.</p> <p>Kligman motioned to approve the ratification as presented. Nix seconded. Motion passed 5-0.</p>
Informational Update	
Trolley Discussion - Stockton	<p>Stockton presented general information on trolley operations. DDA is investing approximately \$15,000 per year in salaries, fuel and maintenance and ridership has dropped off significantly since Reformation's move with the exception of special event nights. Staff feels like money can be better spent for a more intentional shuttle system that provided on-demand rides. Further discussion was had about route changes which have been tried, different hours which have been tried and having tours or paid events on the trolley. Staff will do more research and return to the board with options.</p>



Treasurers Report	
Treasures Report- Yurchuck	Yurchuck presented financial reports for DDA and CVB to the Board. All trending upward and good. Tanner asked if any questions. None.
Board Comments	
Board Comments - Tanner	None
Staff Reports	
Program Report- Stockton	Stockton presented the program reports.
Visitors Center Report- Bennett	Bennett presented the visitor center and social media reports.
Executive Session	
Property, Personnel & Litigation	No further executive session was required.
Adjourn	Kligman made motion to adjourn. Leggett second. 7:37 p.m.



SHAVED ICE
Snow Cream

WOODSTOCK, GA

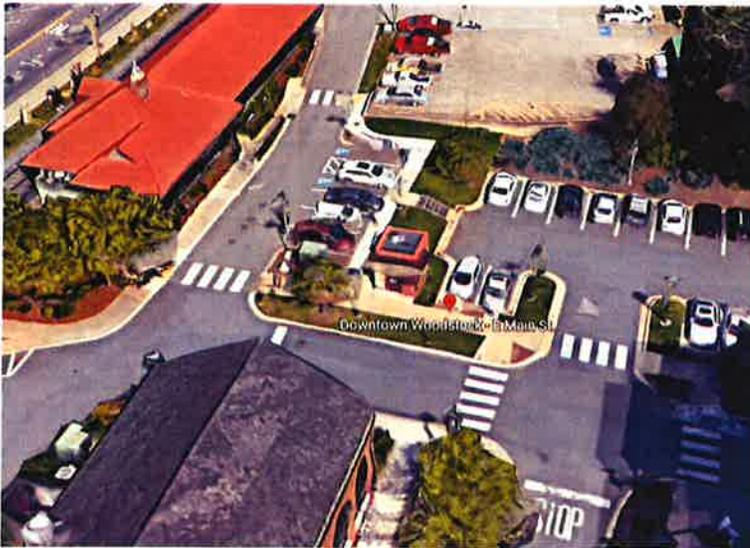


ABOUT US

Our growing family desires to have a lasting impact on the community of Woodstock by being a place where team members and guests feel valued and known. It has always been our dream to own and operate a business that brings families closer together and where kids can create whatever they imagine. With Derrick's extensive background in the hospitality and event industry, Christie's expertise in sales, and our combined love for people, we know we have to pursue our passions in the city we love. It is our hope that we can set an example and leave a legacy for our children. We look forward to the journey!

DESIRED LOCATION

Existing Visitors Info Booth - approx. 110 sq. ft.



PROJECTED OPENING DATE

MARCH 23, 2019

Snow Cream

WOODSTOCK, GA

SHAVED ICE FLAVORS

BANANA
BUBBLEGUM
CHERRY
COCONUT
COTTON CANDY
FRUIT PUNCH
GRAPE
GREEN APPLE
HONEY DEW MELON
JOLLY RANCHER
LEMON
LIME

CHOOSE ANY 3 FLAVORS
S - 4 M - 5 L - 6

MANGO
ORANGE
PEACH
PINA COLADA
ROOT BEER
SOUR BLUE RASPBERRY
SOUR GRAPE
SOUR WATERMELON
STRAWBERRY
TIGERS BLOOD
WATERMELON
WEDDING CAKE

NEXT LEVEL

TOPPINGS - .50 EACH

CONDENSED MILK
GUMMY BEARS
SOUR STRAWS
POP ROCKS

MARSHMALLOW CREAM
BOBA JUICE BALLS

**ADD SCOOP OF VANILLA
FROZEN CUSTARD + 1**

GO CRAZY

MARGS ALL AROUND 10

Tequila, triple sec, Lime Shaved Ice,
dash of orange.

FROZENCHELLO 10

Titos Vodka, triple sec, Lemon Shaved
Ice

DIZZY STRIPES 10

Tito's Vodka, Vermouth, Tigers
Blood Shaved Ice.

THE NOONER 12

Bullet Bourbon, Lemon & Lime
Shaved ice, Maraschino Cherries.

**ADD A SHOT TO ANY
SHAVED ICE + 5**



WOODSTOCK
DOWNTOWN DEVELOPMENT AUTHORITY

Magnolia Thomas Proceeds Ratification

Per the IGA for the sale of the Magnolia property, the funds are to be used for:

1. Railroad Crossing Repayment (complete)
2. Parking Projects
3. Any other mutually agreed upon project

To date, the proceeds have been used to:

1. Purchase Dean's Store
2. Complete the City Center Parking improvements

There is \$777,235 in the fund balance.

The city is asking the DDA board to ratify the remaining uses of the funds to:

1. Pay off the remainder of the DDA owned townhome lots as of 6/30/2019 (approx. \$85,000). This will allow that property to become unencumbered for the City Center project.
2. Use remaining funds to put towards the purchase of a 24.5 acre property currently under contract for the relocation of Ace Hardware per the purchase agreement of the current Ace site.