

**CITY OF EUHARLEE
DOWNTOWN DEVELOPMENT AUTHORITY MINUTES**

February 9, 2026, 9:00AM

CALL TO ORDER – Chair Chris Fitzgerald called the meeting to order at 9:05 a.m.

ROLL CALL – Chris Fitzgerald - Chair, Todd Moore, Crystal Kimberly, Chelsie Downing, Zach Tyree, and Butch Emerson. City Manager James Stephens and Katie Gobbi - Community and Economic Development Director were also present.

APPROVAL OF MINUTES – January 12, 2026 - Approved

PUBLIC COMMENTS – No public comments.

STAFF REPORT –

Ms. Gobbi provided updates on current and upcoming projects:

Benchmarking Visit: Members discussed postponing the Suwanee visit and the value of visiting other downtowns for learning purposes. Madison, Georgia was suggested as a potential visit; the Board agreed the goal is learning what is possible rather than finding an exact peer community.

Downtown Restaurant Follow-Up: Ms. Gobbi reported Salt & Pepper withdrew its proposal. A food truck vendor owner has expressed interest in a “semi-permanent” downtown presence; further discussions are pending. Members discussed whether to recommend advertising downtown property again for proposals.

NEW AND UNFINISHED BUSINESS

Food Truck Policy – Ms. Gobbi presented a revised food truck policy reflecting prior Board input. Key Updates: Policy revised to be year-round; removed weekend-only limitation; added “premium days” (including Saturdays/Sundays) with quarterly scheduling to ensure vendor variety; annual fee remains \$200.

Mr. Emerson made a motion to recommend the food truck policy as presented for City Council consideration. Mr. Moore seconded and passed unanimously.

Carnival by the Creek (Summer Festival) – Ms. Downing reported planning updates for the event scheduled for May 30, 2026, 11:00 a.m.–3:00 p.m. at Osborne Park.

Planning Notes: Targeting approximately 40 family- and kid-focused vendors; exploring sponsorships (including a potential hot dog eating contest) and programming elements such as a talent show using the amphitheater. The planning subcommittee will meet again on February 19 at 6:30 p.m.

The Board approved an initial event budget of \$8,000. Mr. Emerson motioned to approve; Ms. Downing seconded. The motion passed unanimously.

Granary & Library Discussion – City Manager Stephens advised Mayor and Council requested DDA recommendations regarding the future use of the granary building and the public library.

Granary: Stephens noted City SPLOST funding is committed through 2027 for Osborne Park, making City-funded granary rehabilitation unlikely before 2027. The Chair and City staff met with the Fire Marshal regarding requirements for commercial use (including HVAC, ADA restroom, walkway/egress considerations, and a structural engineer review). Stephens shared an order-of-magnitude estimate of approximately \$250,000 for basic improvements (not an engineered estimate). Members discussed preservation concerns, redevelopment feasibility, and potential private interest in purchasing the building or site.

Members discussed alternate locations if the granary is demolished, including the Presbyterian Church, the covered bridge, or a tented/outdoor format. Storage options (including shipping containers) were also discussed. City Manager Stephens will follow up with parties who previously expressed interest in downtown property and report back as available.

Mr. Emerson made a motion recommending the City demolish the granary and market the property for redevelopment consistent with historic design guidelines. Mr. Moore seconded and the motion passed unanimously.

Library: Stephens noted the City contributes \$70,000 annually to the library, with concerns raised about utilization and awareness. Members emphasized the community value of maintaining the library and discussed opportunities to improve promotion and coordination with City events.

Mr. Emerson made a motion that the DDA support maintaining the library and request Council support and table any discussion of removing or repurposing it. Ms. Downing seconded. The motion passed unanimously.

City Council Presentation – Members discussed presenting recommendations at the February 17, 2026 City Council work session, including the granary and library motions and brief updates on upcoming event planning and Festival of Trees continuity.

ADJOURN – The meeting adjourned at 10:28 a.m.