



**DOWNTOWN DEVELOPMENT
AUTHORITY**

November 14, 2022 at 9:00 AM

950 Senoia Road, Tyrone, GA 30290

Billy Campbell, Chairman

Jeni Mount, Vice-Chairman

Luci McDuffie, Treasurer

Ernie Johnson

John Kaufman

Nathan Reese

Adam She

Brandon Perkins, Town Manager

Phillip Trocquet, Asst. Town Manager

Ciara Willis, Secretary

E. Allison Ivey Cox, Town Attorney

AGENDA

The meeting can be accessed live at www.tyrone.org/youtube. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (bperkins@tyrone.org).

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *The first public comment period is reserved for non-agenda items. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The DDA or staff may respond at a later date.*

V. APPROVAL OF AGENDA

VI. APPROVAL OF MINUTES

1. Approval of minutes from September 12, 2022.

VII. PRESENTATIONS

VIII. OLD BUSINESS

IX. NEW BUSINESS

2. Consideration to approve a resolution transferring ownership of parcel number 0738107 from the Town of Tyrone to the Downtown Development Authority of Tyrone.
- **Phillip Trocquet, Assistant Town Manager**

- [3.](#) Consideration to establish a plan of parcel 0738107 (Fire Station) regarding ownership, lease, and future occupancy type. - ***Phillip Trocquet, Assistant Town Manager***

X. PUBLIC COMMENTS

XI. STAFF COMMENTS

- [4.](#) Discussion of 2023 First Friday Event Schedule. - ***Phillip Trocquet, Assistant Town Manager***

XII. BOARD COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

TYRONE DOWNTOWN DEVELOPMENT AUTHORITY

Section [PN], Item 1.

MINUTES

September 12, 2022 at 9:00 AM

Billy Campbell, Chairman
Jeni Mount, Vice-Chairman

Luci McDuffie, Treasurer
Ernie Johnson
John Kaufman
Nathan Reese
Adam She

Brandon Perkins, Town Manager
Phillip Trocquet, Asst. Town Manager
Ciara Willis, Secretary
E. Allison Ivey Cox, Town Attorney

Absent:
Nathan Reese, Board Member

Also present was:
Melissa Hill, Council Member

I. CALL TO ORDER

Chairman Campbell called the meeting to order at 9:00 am. The meeting was also available via YouTube Live.

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *The first public comment period is reserved for non-agenda items. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The DDA or staff may respond at a later date.*

Mr. Daniell Drummond at 130 Donegal Drive suggested that the DDA meeting time be held after normal business hours, at least once a quarter. He shared that changing the time once quarterly would give more people the opportunity to attend the DDA meetings.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Board Member Johnson, Seconded by Board Member Kaufman.
Voting Yea: Chairman Campbell, Vice-Chairman Mount, Treasurer McDuffie, Board Member She.

VI. APPROVAL OF MINUTES

1. Approval of minutes from August 8, 2022.

A motion was made to approve the minutes from August 8, 2022.

Motion made by Board Member Kaufman, Seconded by Vice-Chairman Mount.
Voting Yea: Chairman Campbell, Treasurer McDuffie, Board Member She, Board Member Johnson.

VII. PRESENTATIONS

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. PUBLIC COMMENTS

XI. STAFF COMMENTS

2. Discussion regarding project priorities when seeking funding.-***Phillip Trocquet, Community Development***

Mr. Trocquet asked the board to share their next top priorities for the Downtown Development Authority. Chairman Campbell stated that the next priority should be concentrated on finding a use for the old fire station, located at 935 Senoia Road. Vice-Chairman Mount concurred with Chairman Campbell. Mr. Trocquet stated that staff would focus their attention on seeking funding once the building was transferred to the DDA. However, Council would have to approve the transfer of ownership to the DDA before any projects could move forward. Subsequently, Board Member Kaufman asked whether the DDA should sell or lease the old fire station, once it was transferred. Mr. Perkins advised that the board should maintain ownership. In addition, Mr. Perkins emphasized that the DDA could use the building as a revolving source of revenue.

XII. BOARD COMMENTS

Chairman Campbell reiterated Mr. Drummond's statement about holding DDA meetings after normal business hours. Mr. Perkins stated that since the board had approved the by-laws, which designated the DDA meeting schedule, it would have to be modified before proposing a different time. Mr. Trocquet suggested that the DDA hold special called meetings since it would be more feasible for staff schedules.

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Board Member Kaufman, Seconded by Vice-Chairman Mount.
Voting Yea: Chairman Campbell, Treasurer McDuffie, Board Member She, Board Member Johnson.

The meeting adjourned at 9:31 am.

By: _____
Billy Campbell, Chairman

Attest: _____
Ciara Willis, Secretary



DDA ITEM AGENDA REQUEST FORM

Meeting Date: 11/14/2022

Staff Contact: Phillip Trocquet

Agenda Section: New Business

Department:

Staff Report:

Item Description:

Background/History:

Transfer of ownership of parcel number 0738107 from the Town of Tyrone to the Downtown Development Authority of Tyrone. The Town Council voted to make an offer to purchase the property located at 935 Senoia Road, formerly Fayette County Fire Station 3 (parcel # 0738107), from Fayette County for \$5,000 on September 20, 2018. That offer was subsequently accepted by the County and the Town took ownership on January 11, 2019.

Since that time, there has been much discussion among staff, elected officials, citizens, and others about how the property should be used. The overwhelming consensus has been that the property should be revitalized and transformed into something that attracts more people to our downtown. The property was also identified in the recent Town's Livable Centers Initiative (LCI) study as a catalyst site for economic development.

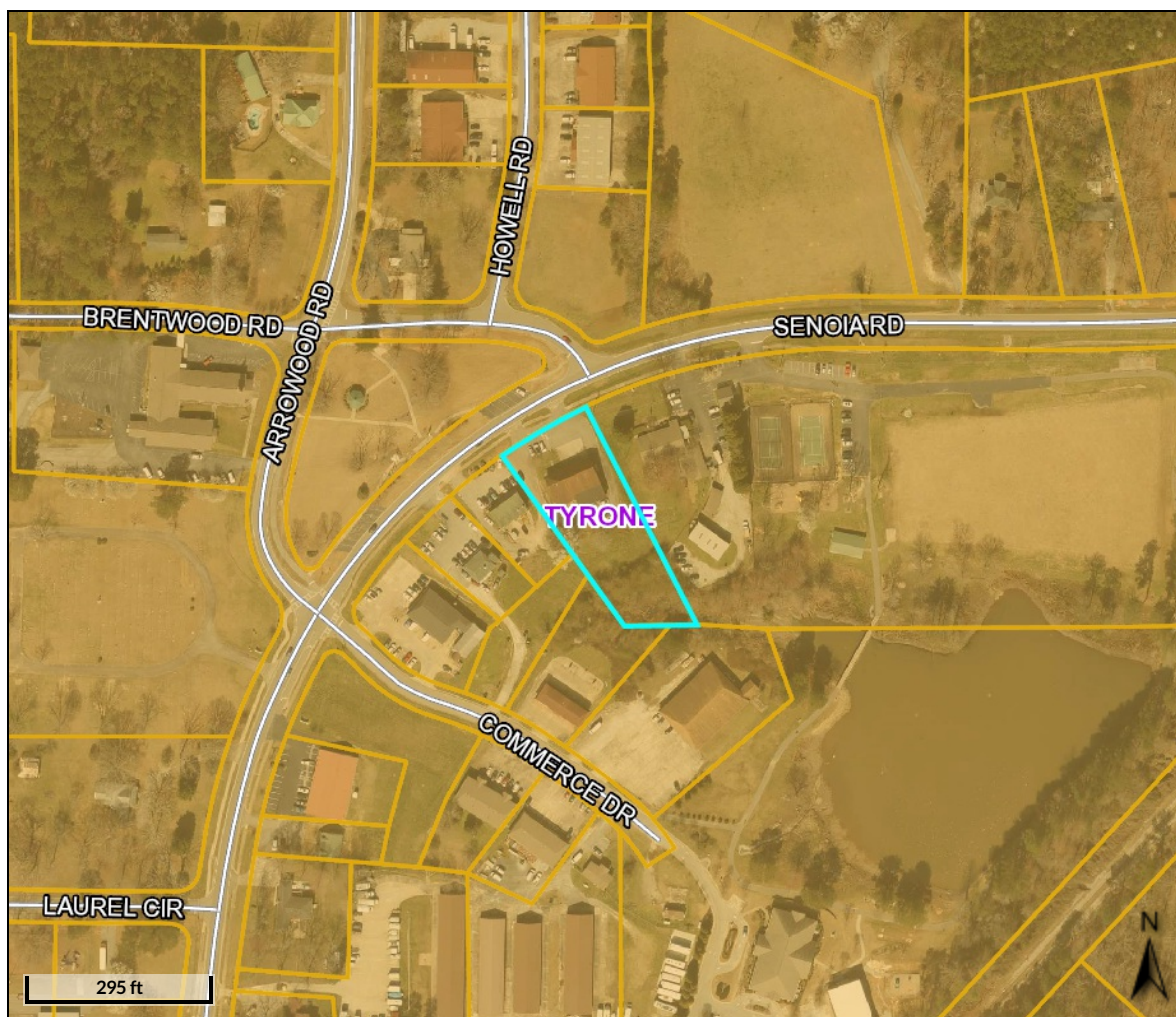
Town Council voted on October 20th to transfer ownership to the DDA.

Findings/Current Activity:

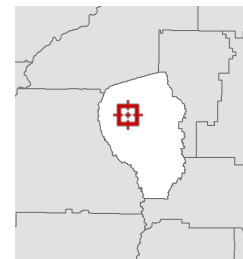
Is this a budgeted item? _____ **If so, include budget line number:** _____

Actions/Options/Recommendations:

In order to best utilize this property as such, staff believes ownership should be transferred to the Downtown Development Authority (DDA) so that it can apply all of the economic resources at its disposal to ensure a successful outcome.



Overview



Legend

-  Parcels
-  Roads
- City Limits**
 -  BROOKS
 -  FAYETTEVILLE
 -  PEACHTREE CITY
 -  TYRONE
 -  WOOLSEY

Parcel ID	0738 107	Alternate ID	n/a	Owner Address	TOWN OF TYRONE
Sec/Twp/Rng	10-110-	Class	E1		881 SENOIA ROAD
Property Address	HIGHWAY 74 N	Acreage	1.1		UNION CITY, GA 30291
District	03				
Brief Tax Description	FIRE STATION #3				

(Note: Not to be used on legal documents)

Date created: 9/12/2022

Last Data Uploaded: 9/12/2022 6:10:04 AM

Developed by  Schneider
GEOSPATIAL

Doc ID: 010564170003 Type: QCD
Recorded: 01/25/2019 at 02:25:00 PM
Fee Amt: \$14.00 Page 1 of 3
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 4833 PG 702-704

**Return Recorded Document to:
McNally, Fox, Grant & Davenport, P.C.
100 Habersham Drive
Fayetteville, Georgia 30214**

**STATE OF GEORGIA
COUNTY OF FAYETTE**

**TAX PARCEL ID
0738 107**

QUIT CLAIM DEED

THIS INDENTURE, made this 11 day of January 2019, between THE COUNTY OF FAYETTE, a political subdivision of the state of Georgia, as party of the first part, hereinafter called GRANTOR, and THE TOWN OF TYRONE, a political subdivision of the state of Georgia, as party of the second part, hereinafter called GRANTEE (the words "GRANTOR" and "GRANTEE" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of **TEN AND 00/100 (\$10.00) DOLLARS** and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and hereby QUIT CLAIM unto the said GRANTEE all right, title, interest, claim, or demand which the said Grantor has or may have had in and to the following:

ALL that tract or parcel of land lying and being in Land Lot 39 of the seventh district of Fayette County, Georgia as being more particularly described in Exhibit "A" attached hereto and hereby incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee.

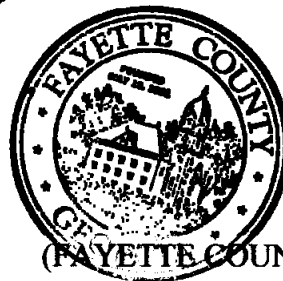
SAID CONVEYANCE IS MADE in accordance with and pursuant to the terms and provisions agreed to by majority vote of the Board of Commissioners for Fayette County Georgia at its October 25, 2018 meeting.

IN WITNESS, WHEREOF, the GRANTOR has signed and sealed this Deed of Quit Claim, the day and year first above written.

FAYETTE COUNTY
BOARD OF COMMISSIONERS

By: _____

Randy Ognio, Chairman



Signed, sealed, and delivered in the
presence of:

Witness-Tameca P. White, Clerk

Notary Public

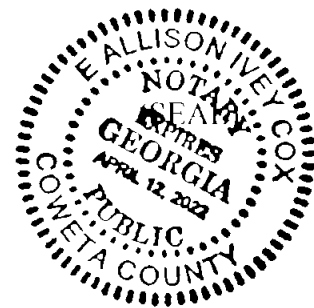


Exhibit "A"
Legal Description
FIRE STATION #3

All that tract or parcel of land lying and being in Land Lot 139 of the Seventh District of Fayette County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at a point located on the southerly right-of-way of Old State Route 74, also known as Senoia Road, said point being the northwest corner of property now or formerly owned by Steve and Patricia C. Evans as described in a deed from W. F. Farr to Steve and Patricia C. Evans dated April 28, 1967 and recorded in Deed Book 65, Page 306 and being shown on a plat recorded in Plat Book 4, Page 9; thence running in a easterly direction along said southerly right-of-way of Old State Route 74, also known as Senoia Road, and following the curvature thereof a distance of 745.44 feet to the TRUE POINT OF BEGINNING;

thence continuing along said right-of-way of Old State Route 74, also known as Senoia Road, and along the arc of a curve to the right 150 feet to a point; said arc being subtended by a chord having a bearing of north 58° 57' 30" east and a length of 149.84 feet;

thence running south 27° 00' 44" east a distance of 379. 57 feet to a point;

thence running south 89° 00' 00" west a distance of 112 feet to a point;

thence running north 35° 41' 14"¹¹ west a distance of 323.62 feet to the TRUE POINT OF BEGINNING;

said property containing one acre according to a plat of survey prepared for The Town of Tyrone by J. R. Woods Surveyors and Planners, Inc. dated December 7, 1976 and revised December 20, 1976.



Summary

Parcel Number 0738 107
Location Address HIGHWAY 74 N
Legal Description FIRE STATION #3
Property Class E1 - Exempt - Public Property
Neighborhood 03
Tax District 03
Zoning C C2
Acres 1.1
Homestead N
Exemptions

[View Map](#)



Owner

[TOWN OF TYRONE](#)
 881 SENOIA ROAD
 UNION CITY GA 30291

Assessment

	2022 Working	2021 Certified	2020 Certified	2019 Certified	2018 Certified
LUC	660	660	660	660	660
Class	E1	E1	E1	E1	E1
+ Land Value	\$479,160	\$479,160	\$479,160	\$479,160	\$33,000
+ Building Value	\$362,300	\$354,300	\$354,300	\$354,100	\$540,119
= Total Value	\$841,460	\$833,460	\$833,460	\$833,260	\$573,119
Assessed Value	\$0	\$0	\$0	\$0	\$0

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
COMMERCIAL	S	C	47,916	1.1000	\$479,160

Total Acres:
 1.1000

Total Land-Value:
 \$479,160

Commercial Improvement Information

Card 1
Building No 1
Structure PLCE/FIRE ST

Units 0
Year Built 1995
Total Sq Footage 5387

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	Base RCN	Feat RCN	RCN	% Good	% Comp	RCNLD
1	01	01	01	15	322	Fire Station (Staff)	D	1995	0	3943	268	10	543,780	0	543,780	42	0	\$228,390
3	01	02	02	15	322	Fire Station (Staff)	C	1995	0	1444	152	10	236,040	0	236,040	54	0	\$127,460

Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
PAVE CONC	1995	1,955		\$6,440

Sales

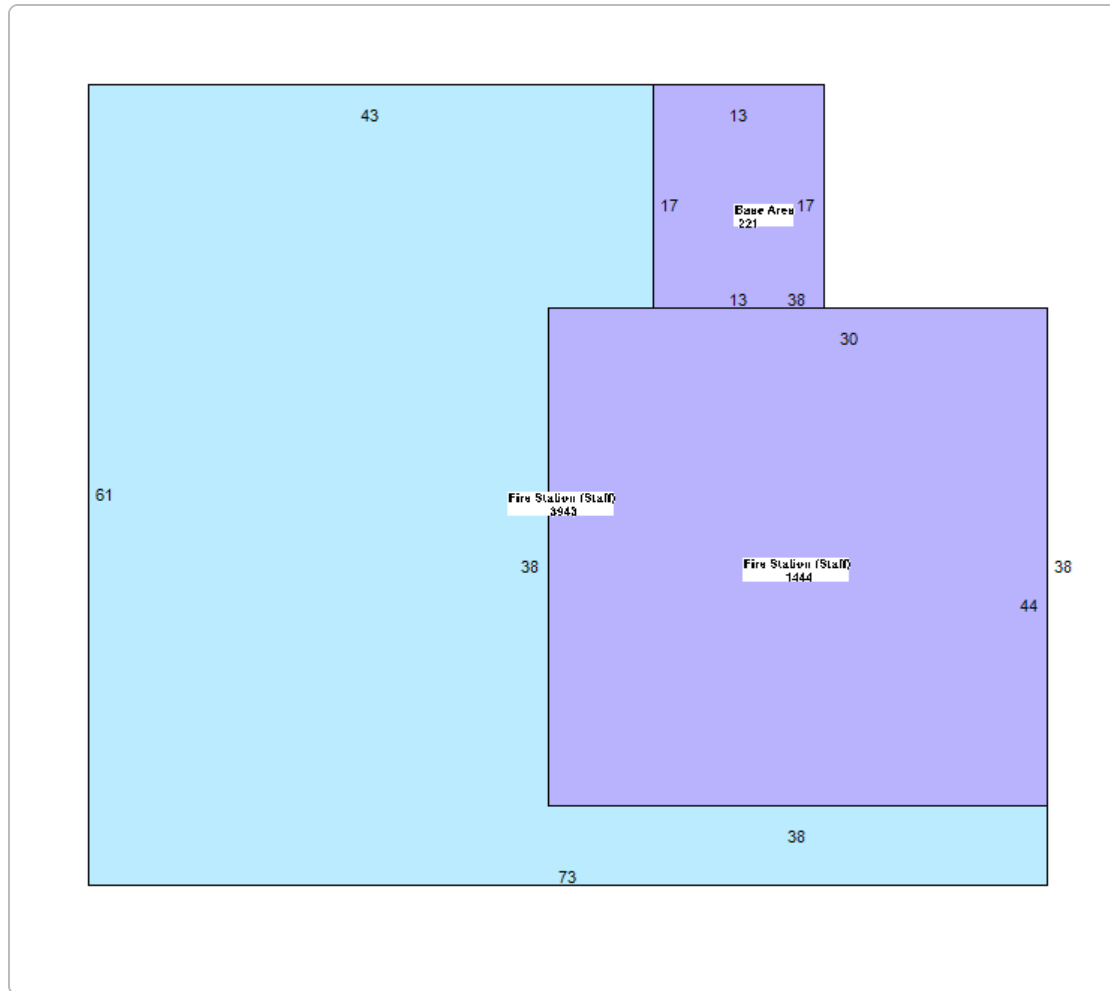
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Instrument Number	Recording
1/11/2019	\$5,000		4833	0702	PART OR OTHER INTEREST	TOWN OF TYRONE	THE COUNTY OF FAYETTE		4833 0702

Sale Type: LAND & BUILDING

Photos



Sketches



No data available for the following modules: Assessment Notices, Residential Improvement Information, Additions, Other Features.

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[GDPR Privacy Notice](#)

Last Data Upload: 9/12/2022, 6:10:04 AM



STATE OF GEORGIA

TOWN OF TYRONE

RESOLUTION NO.

2022-__

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF TYRONE, GEORGIA; TO PROMOTE THE REVITALIZATION AND REDEVELOPMENT OF THE CENTRAL BUSINESS DISTRICT OF TYRONE; TO ACCEPT PROPERTY KNOWN AS THE FIRE STATION ON SENOIA ROAD HAVING TAX PARCEL ID 0738 107 FROM THE TOWN OF TYRONE TO ENCOURAGE THE REVITALIZATION AND REDEVELOPMENT OF THE CENTRAL BUSINESS DISTRICT OF TYRONE; AND TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND WELFARE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

WHEREAS, the Board of Directors of the Downtown Development Authority of Tyrone, hereinafter referred to as the “Authority”, is the duly appointed governing body for the Authority; and

WHEREAS, the Town of Tyrone, hereinafter referred to as the “Town”, created and empowered the Downtown Development Authority of Tyrone for the purpose of revitalization and redevelopment of the central business district of the Town of Tyrone;

WHEREAS, in furtherance of this purposes, the Town has made the decision to transfer a certain parcel of property known as the Fire Station on Senoia Road having tax parcel id 0738 107 from the Town to the Authority for use by the Authority as it deems necessary for the promotion

of the revitalization and redevelopment of the central business district of the Town.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the
Downtown Development Authority of Tyrone that the Authority hereby accepts the property
known as the Fire Station on Senoia Road having tax parcel id 0738 107 from the Town of
Tyrone.

SO RESOLVED, this _____ day of _____, 2022.

**THE DOWNTOWN DEVELOPMENT
AUTHORITY OF TYRONE**

By: _____
Billy Campbell, Chairman

ATTEST:

(AUTHORITY SEAL)

Ciara Willis, Secretary

Approved as to form:

Authority Attorney



DDA ITEM AGENDA REQUEST FORM

Section [PN], Item 3.

Meeting Date: 10/14/2022

Staff Contact: Phillip Trocquet

Agenda Section: New Business

Department:

Staff Report & Item Description

Background/History:

The Town Council has voted to transfer ownership of the old Fire Station building pending the establishment of a sewer easement along the rear of the property. Now that ownership is imminent, staff would like to establish a direction from the DDA regarding future goals of the property.

Findings/Current Activity:

The first item to establish is **either to retain ownership or to market the property for sale**. If the Board chooses the latter (sale), staff recommends that further work be done to prepare the building for future ownership including rezoning, an official boundary and existing improvement survey, etc. . .

If the Board chooses the former (retain ownership), staff recommends the pursuit of grants and an establishment of what type of tenant we would like to see occupy the building.

Actions/Options/Recommendations:

Staff recommends retaining ownership and seeking a development partner.

This development partner would be an entity we would like to enter into an agreement with on future modifications and use of the building.

As an example, if the Board established that the proper use of the building would be for a restaurant and entertainment venue, we would create the objective standards we would like the use and future occupant to meet and publish an RFP (Request for Proposals) for multiple entities to submit to us. We would then, through the RFP committee or full DDA board, select a development partner to move forward.

This is the basic outline of a public/private partnership. It also allows us to pursue grants to help expedite or invest more fully in the property to benefit the general public of Tyrone. Our ultimate goal is not just to assist a future tenant in succeeding in the space, but to also provide a catalytic investment in the downtown that helps all businesses, is open to all residents, and incentivizes development on other properties.



DDA ITEM AGENDA REQUEST FORM

Meeting Date: 11/14/2022

Staff Contact: Phillip Trocquet

Agenda Section: Staff
Comments

Department:

Staff Report:

Item Description:

Background/History:

Last year's set of DDA First Friday events constituted Downtown Tyrone's first summer event series and was very successful! We hope to start discussions early regarding next year's schedule of events, concerts, themes, etc. . . This report is meant to be a springboard for ideas.

Findings/Current Activity:

We currently only do events in the summer. The months in yellow show potential events if we wanted to branch out to do events all year. This is not necessarily a suggestion, but an opportunity for brainstorming.

Some potential ideas:

- **January**

- *Chili Cook Off (National Soup Month)*
- *Big Red Bus (National Blood Donor Month)*
- _____
- _____
- _____
- _____

- **February**

- *Walkathon (American Heart Month)*
- *Canned Food Bowling (Canned Food Drive for Canned Food Month)*
- *Fit February 5K*
- *DIY Birdfeeders AND/OR bird show (Birdfeeding Month)*
- _____
- _____
- _____

- **March**

- *St. Paddy Scavenger Hunt*
- *Mardi Gras Mask Making*
- *Pi the Mayor event (Pi Day)*

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- ---
- ---

- **April**

- Nature Scavenger Hunt at the Park (Earth Day)
- Fitness in the Park
- Rubber Duckie Race
- Mad Hatter Tea Party (Afternoon Tea Month)

- ---
- ---
- ---
- ---

- **May**

- Cinco de Mayo
- A Beatles Cover band. Overall hippie feel

- ---
- ---
- ---

- **June**

- Luau
- Beach Theme
- Yoga in the Park
- Farmer's Market in the Park (Fresh Fruit and Vegetable Month)

- ---
- ---
- ---

- **July**

- Bingo
- Picnic in the Park
- Ice Cream Social (National Ice Cream Month)

- ---
- ---
- ---
- ---

- **August**

- Happy Birthday Tyrone Party
- Cake Bake Cook Off
- Putt Putt in the Park (National Golf Month)
- RNB Night

- ---
- ---
- ---

- September

- Trivia Night
- International Food Festival
- County Music night with ponies and a roping class
- _____
- _____
- _____
- _____

- October

- Oktoberfest
- Pumpkin Decorating
- Dog Adoption Event (National Adopt a Shelter Dog Month)
- _____
- _____
- _____
- _____
- _____

- November

- Harvest Festival
- _____
- _____
- _____
- _____
- _____
- _____

- December -

- Cookie Decorating
- Gingerbread House Decorating Contest
- Holiday Movie Night
- Winter BINGO (Bingo's Birthday Month)
- _____
- _____
- _____
- _____
- _____

Good event resource: <https://billetto.co.uk/blog/community-event-ideas-examples/>

Is this a budgeted item? _____ If so, include budget line number: _____

Actions/Options/Recommendations:

Further brainstorming to bring to next meeting or potentially form an event subcommittee that meets regularly with leisure services to plan events in greater detail .