



**DOWNTOWN DEVELOPMENT  
AUTHORITY**

**January 13, 2025 at 9:00 AM**

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*950 Senoia Road, Tyrone, GA 30290*

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**Billy Campbell**, Chairman

**Jeni Mount**, Vice-Chairwoman

**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**

**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 the November 11, 2024 meeting minutes.

**VII. PRESENTATIONS**

**VIII. OLD BUSINESS**

2. Consideration of conceptual alternative food truck park site layouts for 935 Senoia Road.  
*- Phillip Trocquet, Assistant Town Manager*

**IX. NEW BUSINESS**

3. Discussion: First Friday Plans for 2025

**X. PUBLIC COMMENTS**

**XI. STAFF COMMENTS**

**XII. BOARD COMMENTS**

**XIII. EXECUTIVE SESSION**

**XIV. ADJOURNMENT**



**TYRONE DOWNTOWN  
DEVELOPMENT AUTHORITY**

**MINUTES**

**November 11, 2024 at 9:00 AM**

**Billy Campbell**, Chairman  
**Jeni Mount**, Vice-Chairwoman

**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

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**V. APPROVAL OF AGENDA**

A motion was made to approve the agenda.

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

**VI. APPROVAL OF MINUTES**

1. Approval of the October 14,2024 meeting minutes.

A motion was made to approve the October 14, 2024 meeting minutes.

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

**VII. PRESENTATIONS**

**VIII. OLD BUSINESS**

2. Consideration to approve demolition services for 935 Senoia Road. - ***Phillip Trocquet, Assistant Town Manager***

Mr. Trocquet shared that he obtained quotes for demolition services for the old fire station property at 935 Senoia Road. He added that asbestos testing returned negative results for the entire property, which did not require abatement.

He stated that he contacted Southern Demolition Services, Aultman Grading, and Crawford Grading for demolition quotes. He noted that he had not received a quote from Aultman Grading but anticipated receiving it soon. He also pointed out that the lowest current quote was Crawford Grading, but a final decision on a company would not be made until the quote from Aultman Grading's was received.

Staff recommended approval of demolition services for 935 Senoia Road not exceeding \$35,415 due to that being the current lowest price.

A motion was made to approve demolition services for 935 Senoia Road in an amount not to exceed \$35,415.

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

**IX. NEW BUSINESS**

**X. PUBLIC COMMENTS**

**XI. STAFF COMMENTS**

Mr. Perkins shared his research on a food truck park for 935 Senoia Road. He stated that he contacted several electrical companies for estimates to run power to six food truck spots. One company quoted approximately \$50,000 for electrical services, but the contractor could not provide an accurate cost because construction drawings were unavailable.

Mr. Perkins mentioned that the City of Thomaston has a food truck park and would research their model. He then expressed concerns about a food truck park, including personnel, bathroom facilities, site plan renderings, and power sources. The DDA had \$165,000 in available funds that could go towards completing the project.

Mr. Trocquet stated that he would create a site plan and renderings of the property at 935 Senoia Road for a food truck park concept.

**XII. BOARD COMMENTS**

**XIII. EXECUTIVE SESSION**

**XIV. ADJOURNMENT**

A motion was made to adjourn.

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

The meeting adjourned at 9:36 a.m.

By: \_\_\_\_\_  
Billy Campbell, Chairman

Attest: \_\_\_\_\_  
Ciara Willis, Secretary



# DDA ITEM AGENDA REQUEST FORM

**Meeting Date:** 01/13/2025

**Staff Contact:** Phillip Trocquet

**Agenda Section:** Old  
Business

**Department:**

## Staff Report:

**Item Description:** Consideration of a conceptual layout for 993 Senoia Road.

### Background/History:

With a direction elected to demolish the building (to be completed this week) and move towards a proof-of-concept food truck park, staff has developed a few conceptual layouts with varying options for consideration.

### Findings/Current Activity:

If a particular concept is preferred, staff will move forward with next steps sourcing costs and bids for site improvements.

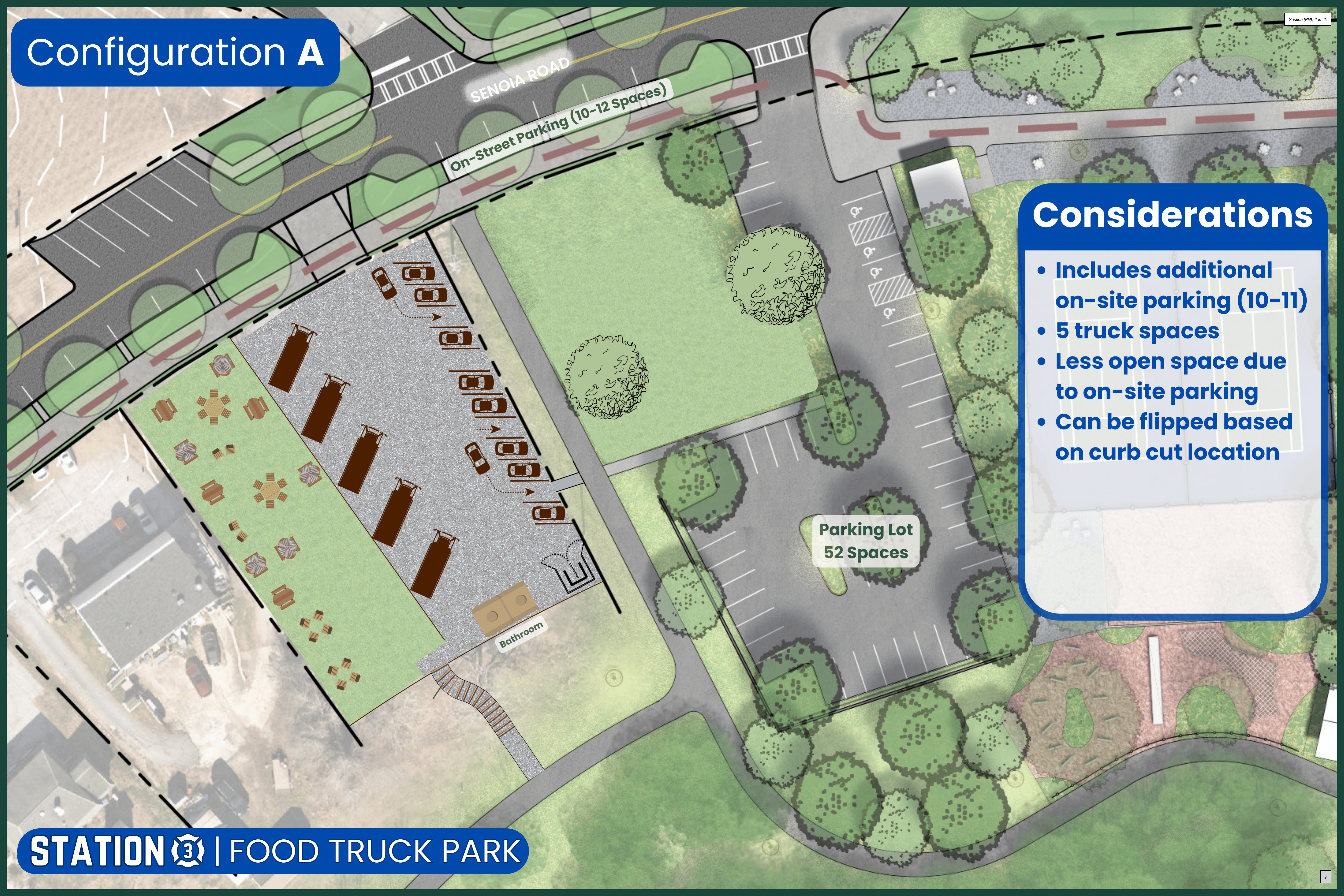
**Is this a budgeted item?** \_\_\_\_\_ **If so, include budget line number:** \_\_\_\_\_

### Actions/Options/Recommendations:

Staff requests board member input on pursuit of one of the proposed concept layouts.



# Configuration A

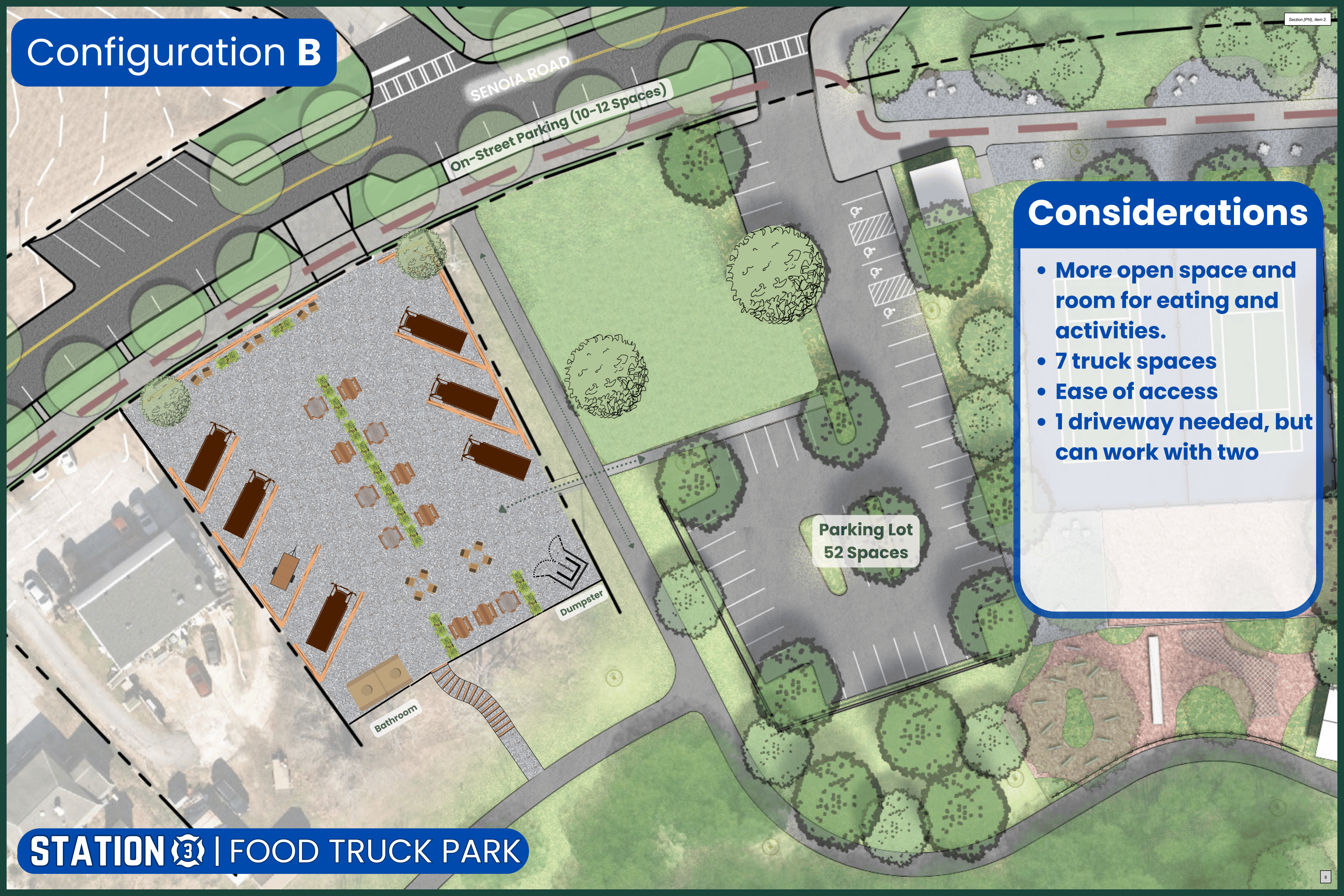


## Considerations

- Includes additional on-site parking (10-11)
- 5 truck spaces
- Less open space due to on-site parking
- Can be flipped based on curb cut location



# Configuration B

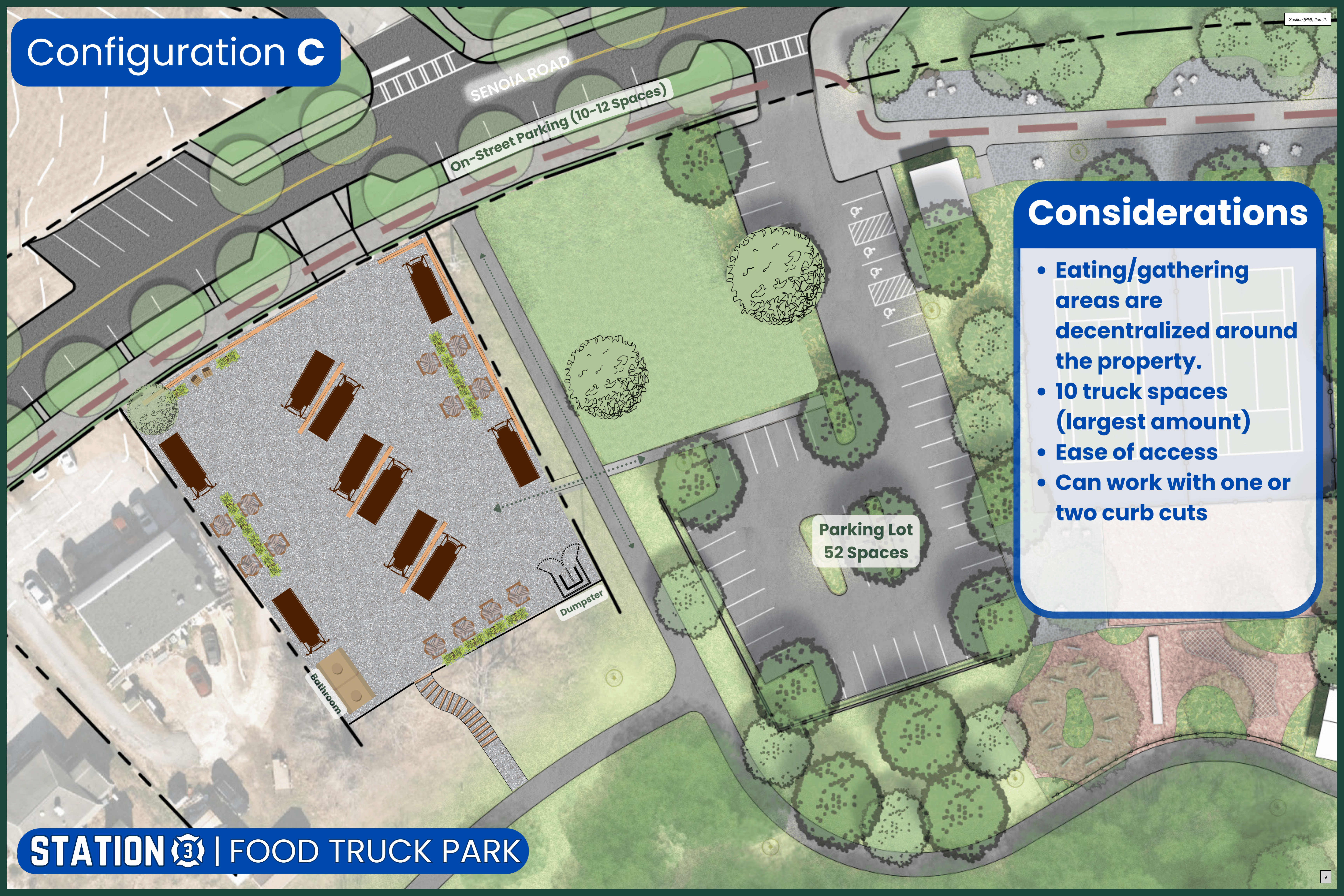


## Considerations

- More open space and room for eating and activities.
- 7 truck spaces
- Ease of access
- 1 driveway needed, but can work with two



# Configuration C

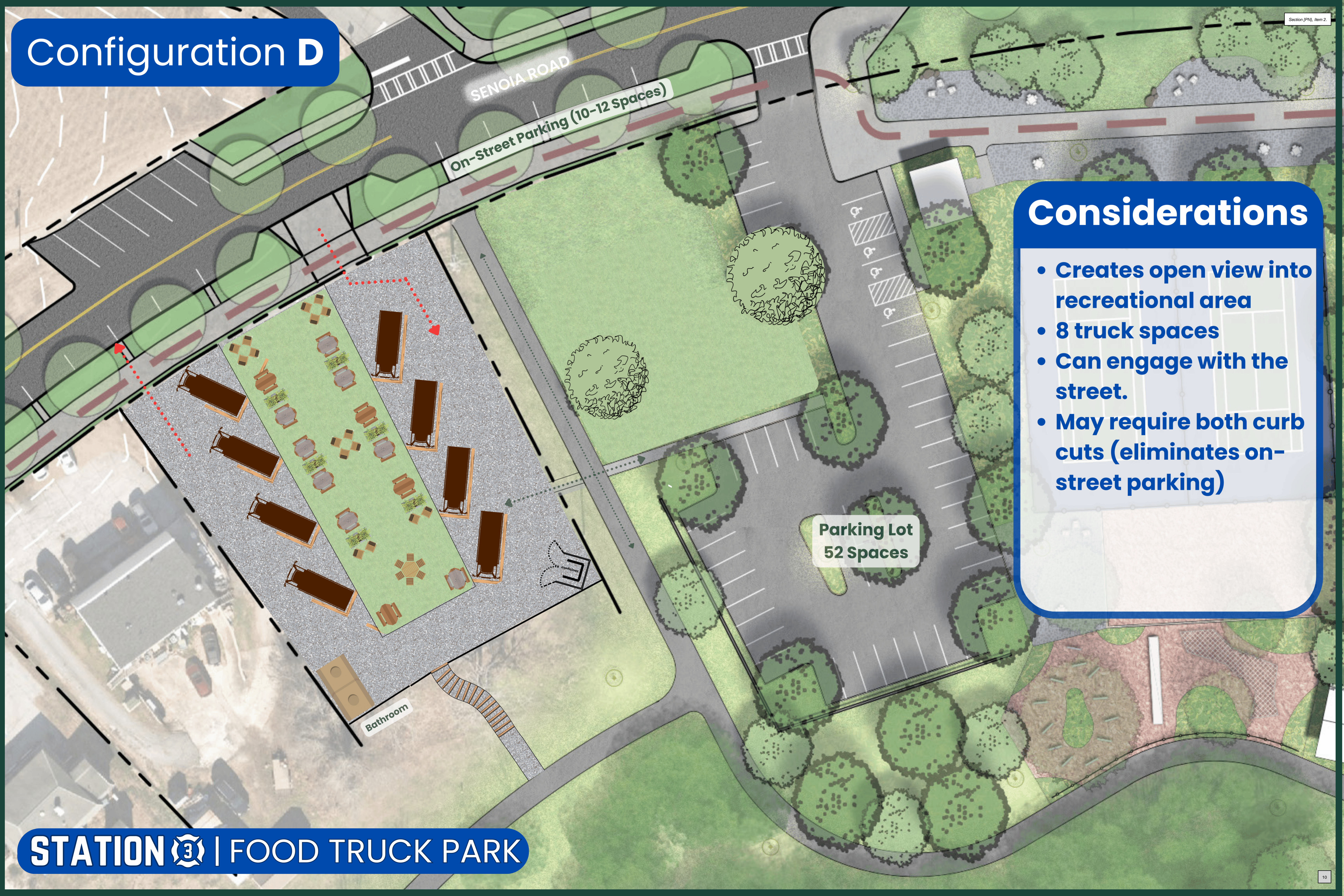


## Considerations

- Eating/gathering areas are decentralized around the property.
- 10 truck spaces (largest amount)
- Ease of access
- Can work with one or two curb cuts



# Configuration D

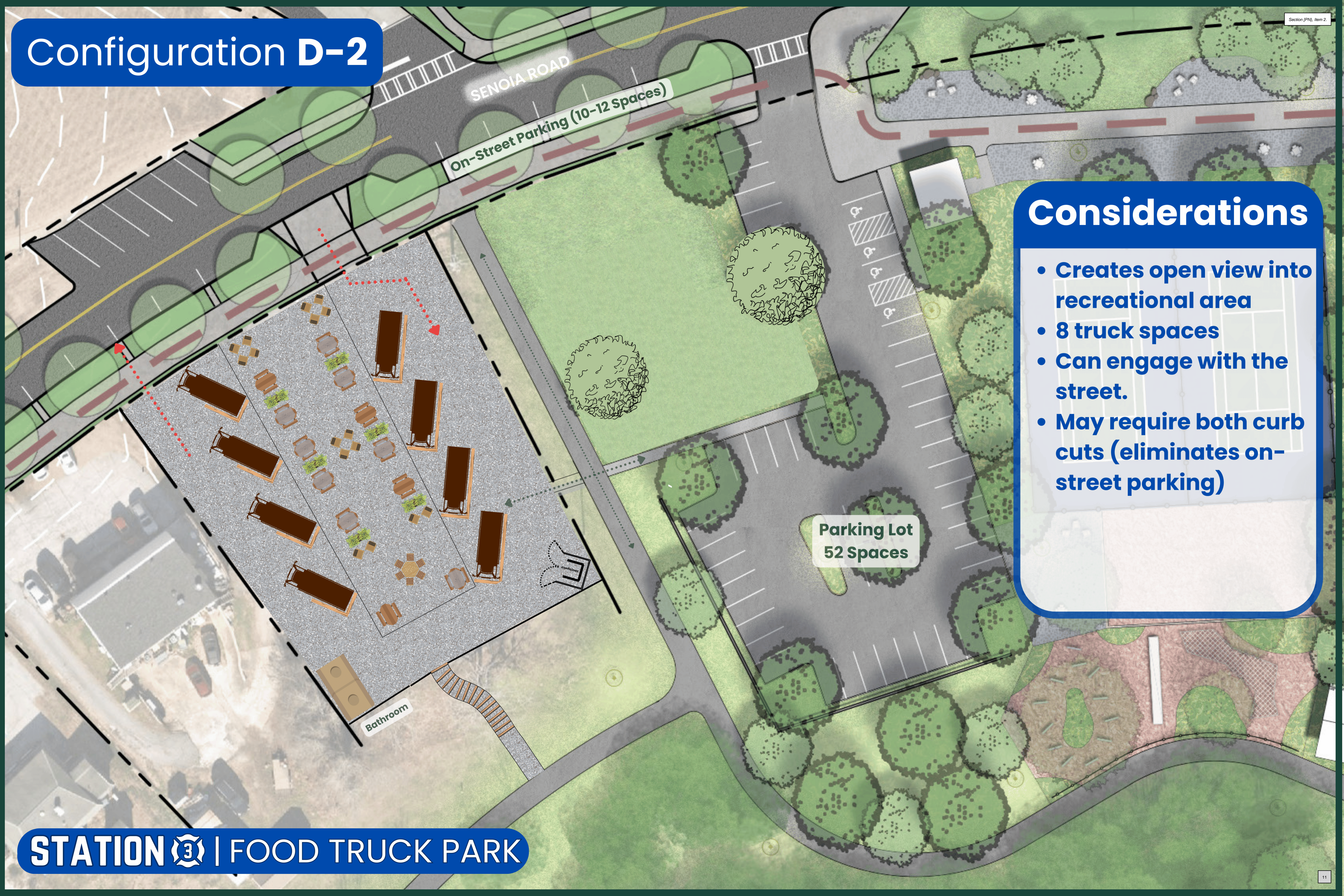


## Considerations

- Creates open view into recreational area
- 8 truck spaces
- Can engage with the street.
- May require both curb cuts (eliminates on-street parking)



# Configuration D-2

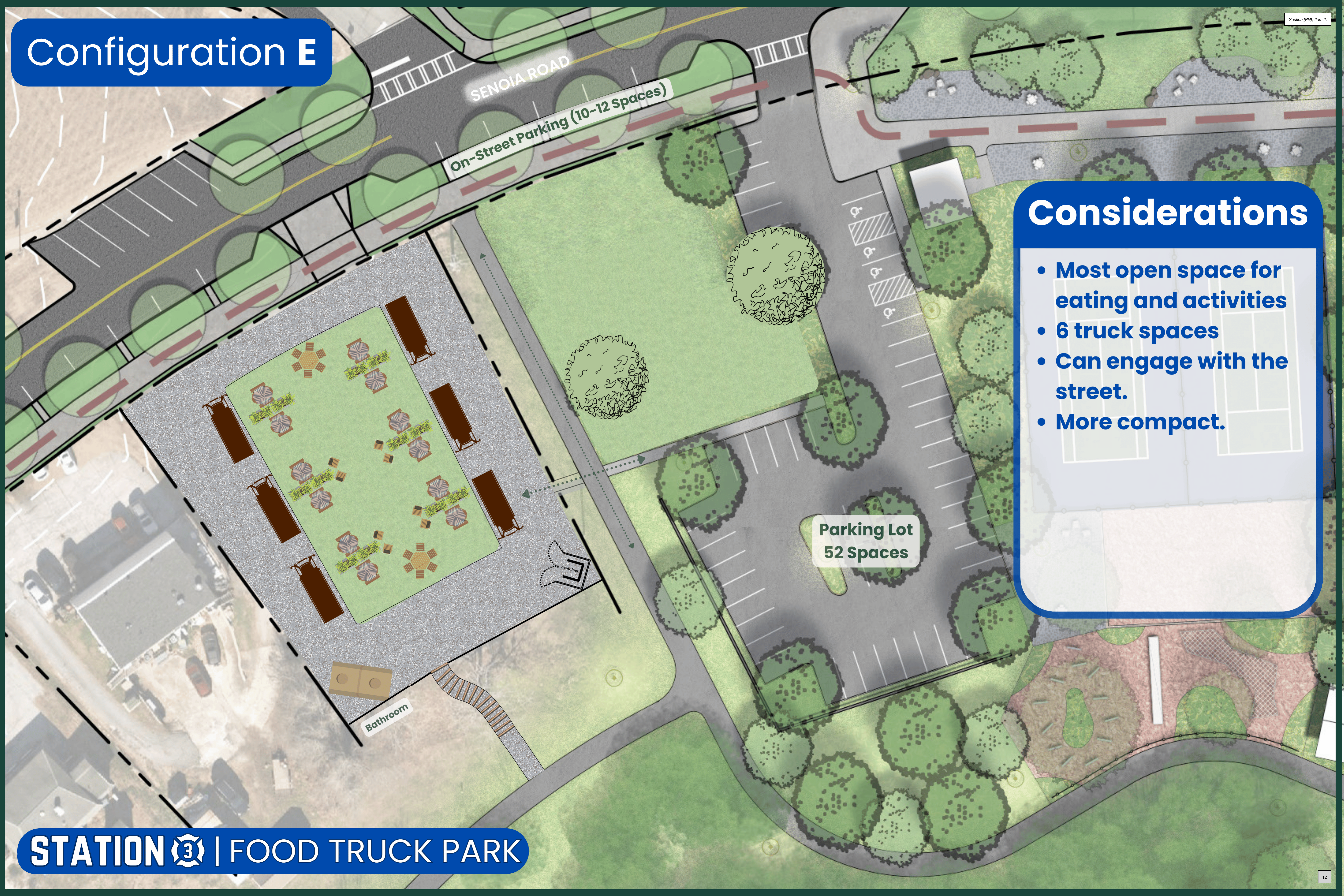


## Considerations

- Creates open view into recreational area
- 8 truck spaces
- Can engage with the street.
- May require both curb cuts (eliminates on-street parking)



# Configuration E

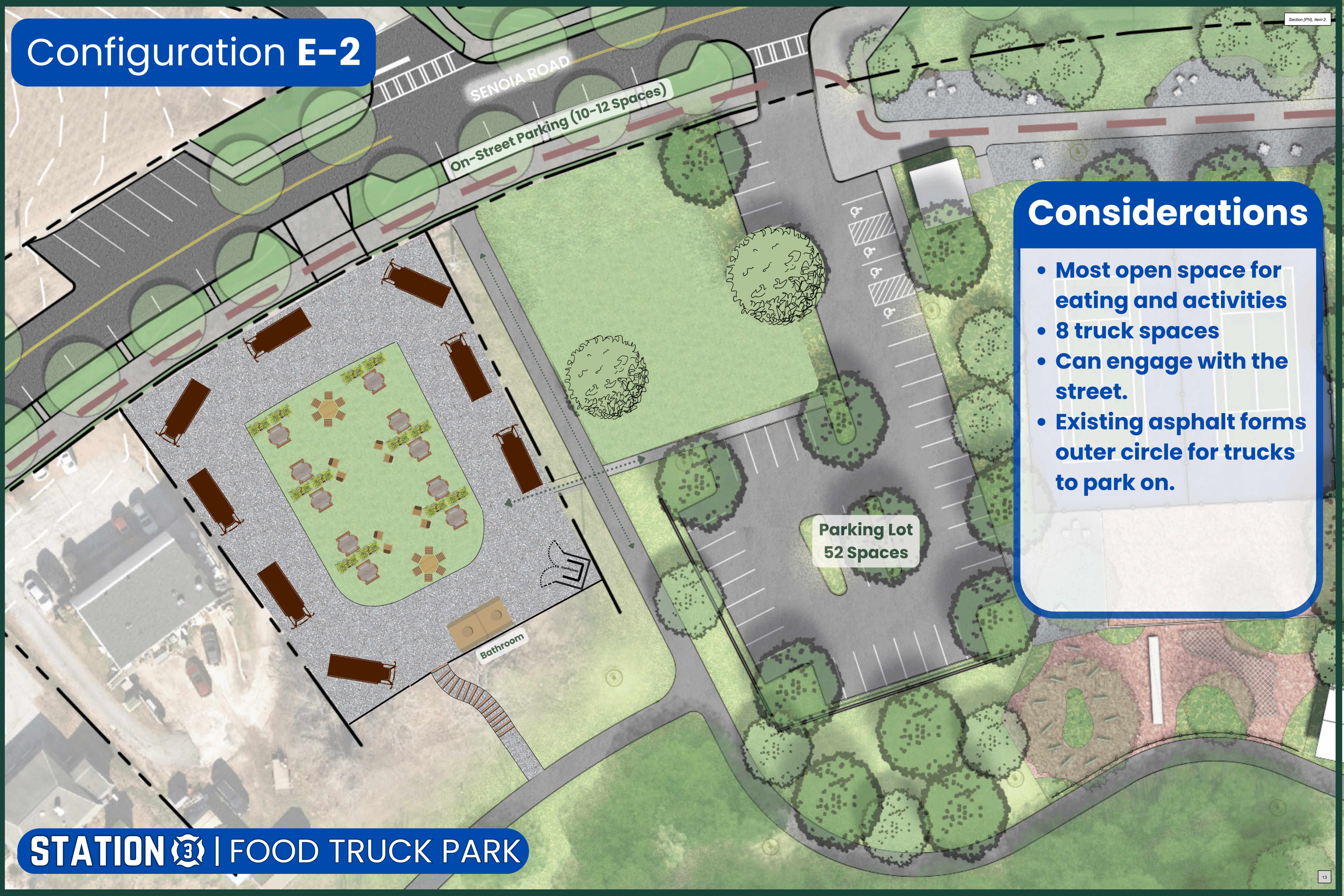


## Considerations

- Most open space for eating and activities
- 6 truck spaces
- Can engage with the street.
- More compact.



# Configuration E-2

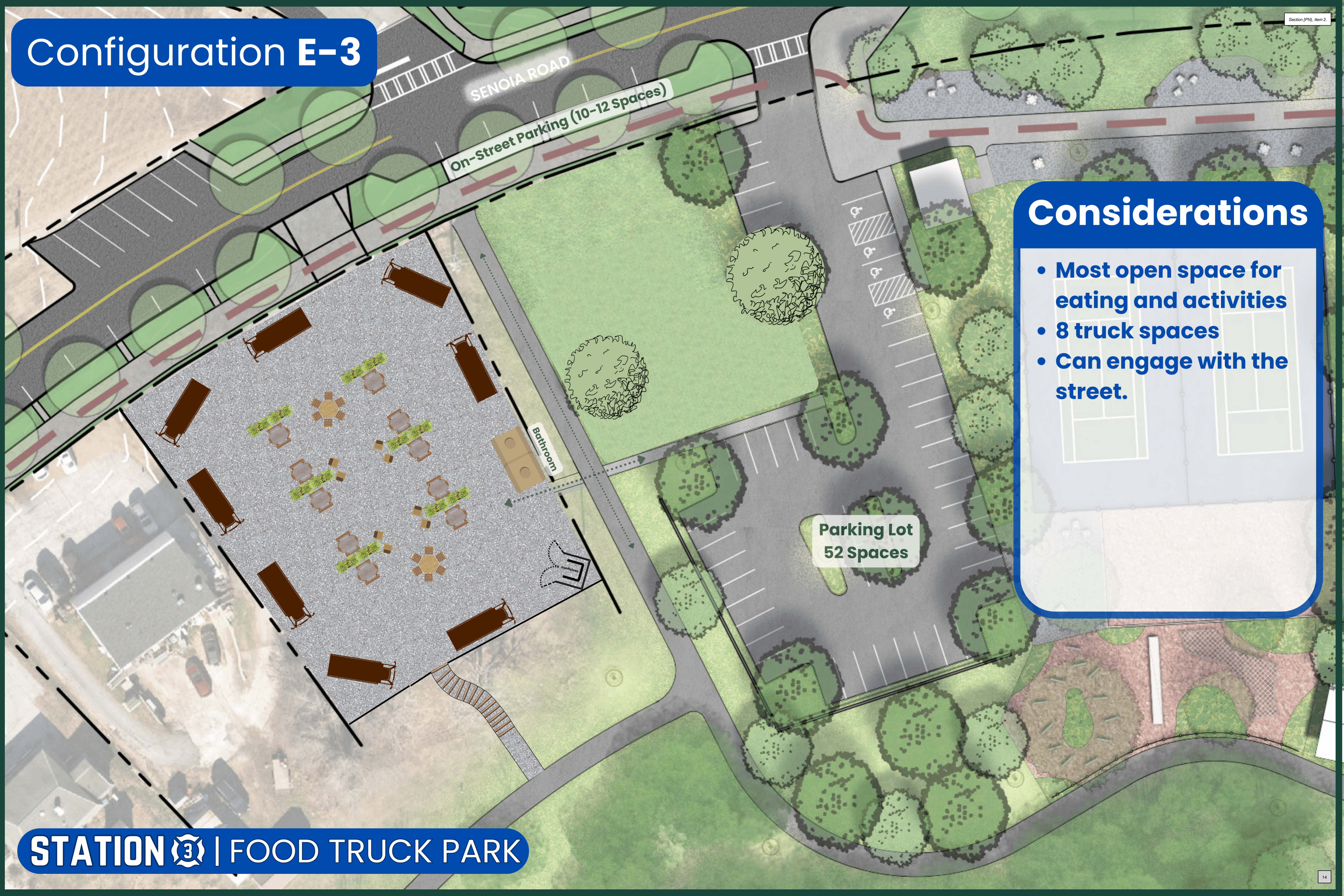


## Considerations

- Most open space for eating and activities
- 8 truck spaces
- Can engage with the street.
- Existing asphalt forms outer circle for trucks to park on.



# Configuration E-3



## Considerations

- Most open space for eating and activities
- 8 truck spaces
- Can engage with the street.

On-Street Parking (10-12 Spaces)

Bathroom

Parking Lot  
52 Spaces





# COUNCIL ITEM AGENDA REQUEST FORM

**Department:** DDA

**Meeting Date:** 01/13/2025

**Staff Contact:** Brandon Perkins, Town Manager

**Agenda Section:** New Business

## Staff Report:

### Item Description:

Discussion: First Friday Plans for 2025

### Background/History:

The DDA introduced First Fridays shortly after its inception as a means to get citizens and their families together in our Downtown during the spring and summer for entertainment, food, and kid-friendly activities. For two seasons now, this program has been extremely popular with our citizens and has been quite successful. Continuing with that tradition, staff wishes to obtain feedback from the Board so that planning for the 2025 season can begin.

### Findings/Current Activity:

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

### Actions/Options/Recommendations:

Staff recommends a discussion about this topic and input from the Board on what the lineup and offerings should look like for the 2025 season.