



DOWNTOWN DEVELOPMENT AUTHORITY

FINANCE SUBCOMMITTEE

August 29, 2023 at 3:00 PM

950 Senoia Road, Tyrone, GA 30290

Billy Campbell, Chairman
Luci McDuffie, Treasurer
Ernie Johnson, Board Member

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 minutes from January 26, 2023.

VII. PRESENTATIONS

VIII. OLD BUSINESS

IX. NEW BUSINESS

2. Discussion of Neighbors Restaurant Financing and Next Steps. - ***Phillip Trocquet, Assistant Town Manager***

X. PUBLIC COMMENTS

XI. STAFF COMMENTS

XII. BOARD COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

**TYRONE DOWNTOWN
DEVELOPMENT AUTHORITY -
FINANCE SUBCOMMITTEE**

Section [PN], Item 1.

MINUTES

January 26, 2023 at 9:00 AM

Billy Campbell, Chairman
Ernie Johnson, Board Member
Luci McDuffie, Treasurer

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

Absent:

E. Allison Ivey Cox, Town Attorney

Also Present:

Nathan Reese, DDA Board Member

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

A motion was made to approve the agenda.

Motion made by Treasurer McDuffie, Seconded by Board Member Johnson.

Voting Yea: Chairman Campbell.

VI. APPROVAL OF MINUTES

VII. PRESENTATIONS

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. Discussion regarding DDA property assets, financing options, and RFQ process for redevelopment. - ***Phillip Trocquet, Community Development***

Mr. Trocquet discussed selection criteria requirements that could be used to draft a Request for Qualifications (RFQ) for the 935 Senoia Road property. He stated that he had reviewed different RFQ examples from other cities for direction in creating an RFQ for

the DDA's project. In addition, he shared that an RFQ development project for Perry Downtown Development Authority (DDA) was an excellent example, but the DDA's proposed project would be specifically tailored for a restaurant business. Mr. Perkins suggested that a prospective restaurant tenant be an established concept and an operator with a minimum of five years of successful operations. Additionally, Mr. Perkins shared that the property could offer a full bar but would need at least 55 percent of its total sales comprised of food sales.

Mr. Perkins stated that the DDA's project would require two different bid proposals. The first RFQ would be for a qualified restaurant business that would lease 935 Senoia Road. In addition, the second bid proposal would be for the property's interior design. Mr. Trocquet shared that the City of Jonesboro had a similar economic development project where they converted the old Jonesboro Firehouse into a restaurant. Thus, members discussed visiting the City of Jonesboro for concepts while planning the DDA's development project.

Board Member Johnson asked staff if potential businesses were interested in the Town Center District (Downtown). Mr. Trocquet stated that a potential developer was interested in the property at 969 Senoia Road, but the property was still for sale. Board members emphasized that the property could further revitalize the Town Center District for citizens.

Chairman Campbell inquired about funds from the Town that were usually paid to the Fayette County Development Authority (FCDA) every year. Mr. Perkins stated that he would propose a budget request from Council every year to have those funds transferred to the DDA. Additionally, Chairman Campbell discussed budget options for the upcoming "First Fridays" events. Mr. Trocquet stated that the DDA had over \$10,000 available for the current fiscal year, ending in June 2023.

Mr. Trocquet stated that he would finalize the RFQ by the end of February, and it would go before the entire DDA board at the March 13 meeting for approval. He also noted that the DDA Finance Subcommittee would hold one to two more meetings before releasing the RFQ to the public. In addition, the RFQ would be advertised in various ways to promote the property and obtain qualified businesses.

X. PUBLIC COMMENTS

XI. STAFF COMMENTS

XII. BOARD COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Board Member Johnson.

Voting Yea: Chairman Campbell, Treasurer McDuffie.

The meeting adjourned at 10:30 am.

By: _____
Billy Campbell, Chairman

Attest: _____
Ciara Willis, Secretary