



**DOWNTOWN DEVELOPMENT
AUTHORITY**

November 11, 2024 at 9:00 AM

950 Senoia Road, Tyrone, GA 30290

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 October 14,2024 meeting minutes.

VII. PRESENTATIONS

VIII. OLD BUSINESS

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

IX. NEW BUSINESS

X. PUBLIC COMMENTS

XI. STAFF COMMENTS

XII. BOARD COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

TYRONE DOWNTOWN DEVELOPMENT AUTHORITY

MINUTES

October 14, 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

Absent:

Jeni Mount, Vice-Chairwoman

John Kaufman, Board Member

Phillip Trocquet, Asst. Town Manager

Also Present:

Dia Hunter, Council Member

Lynda Owens, Recreation Manager

Krista McClenny, Recreation Assistant

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 Reese.

Voting Yea: Chairman Campbell, Treasurer McDuffie, Board Member She, Board Member Reese.

VI. APPROVAL OF MINUTES

1. Approval of the September 9, 2024 meeting minutes.

A motion was made to approve the September 9, 2024 meeting minutes.

Motion made by Board Member Reese, Seconded by Treasurer McDuffie.
Voting Yea: Chairman Campbell, Treasurer McDuffie, Board Member She, Board Member Reese.

VII. PRESENTATIONS

VIII. OLD BUSINESS

2. Re-consideration of a staff report regarding renovation and demolition options for the Fire Station at property address 935 Senoia Road. - ***Phillip Trocquet, Assistant Town Manager***

Mr. Perkins presented the item and stated that asbestos testing services were approved at the last meeting. He added that the exterior renovations were quoted at \$96,526, and demolition costs ranged between \$36,000 and \$45,000. The DDA had a total budget of \$100,000 in available funds.

Board members unanimously agreed that the building's demolition was the best financial decision. Chairman Campbell emphasized the importance of using the site to bring additional food options to the downtown district.

Board Member Johnson arrived at 9:07 a.m.

A motion was made to demolish the old fire station at property address 935 Senoia Road.

Motion made by Board Member Reese, Seconded by Treasurer McDuffie.
Voting Yea: Chairman Campbell, Treasurer McDuffie, Board Member She, Board Member Johnson, Board Member Reese.

IX. NEW BUSINESS

3. A discussion of alternative uses of the Fire Station Property.

Mr. Perkins stated that the primary goal for the property at 935 Senoia Road was to activate the site. He shared several options as alternative uses, which included a food truck park, a modified shipping container park, and marketing the property for sale or lease.

Treasurer McDuffie asked if patrons could utilize the restrooms at Shamrock Park if the board decided on a food truck park. Mr. Perkins explained the importance of having a restroom on site.

Board members began a comprehensive discussion regarding probable options and objectives for the property. They then discussed integrating those concepts into the forthcoming Shamrock Park design modifications.

Board Member Johnson mentioned that obtaining quotes for restroom facilities and the base costs to activate this site for a food truck park would be vital. Discussions continued regarding vendor fees and business models.

Mr. Perkins stated that he would research the proposed food park information by the next meeting to develop a plan to assist the DDA in moving the project forward.

X. PUBLIC COMMENTS

XI. STAFF COMMENTS

Mr. Perkins shared that the Fayette County Development Authority organized a three-day trip to Bentonville, Arkansas, at the end of the month for business and city leaders to identify how that community handled economic development in its downtown area.

XII. BOARD COMMENTS

Chairman Campbell thanked the Recreation staff for organizing a great Founders Day event.

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Board Member Reese.

Voting Yea: Chairman Campbell, Board Member She, Board Member Reese, Treasurer McDuffie, Board Member Johnson.

The meeting adjourned at 10:08 a.m.

By: _____
Billy Campbell, Chairman

Attest: _____
Ciara Willis, Secretary



DDA ITEM AGENDA REQUEST FORM

Meeting Date: 11/11/2024

Staff Contact: Phillip Trocquet

Agenda Section: Old

Department:

Staff Report:

Item Description:

Consideration to accept demolition services for 935 Senoia Road.

Background/History:

Staff was directed to obtain final quotes for demolition services for the fire station property. Asbestos testing came back negative for the entire property which does not require abatement.

Findings/Current Activity:

Exterior Renovation Cost Breakdown:

Work	Company	Estimate
Demolition	Southern Demolition Services	\$59,775
Demolition	Aultman Grading	\$--,---
Demolition	Crawford Grading	\$35,415 (Old)
Lowest Quote	-----	\$--,---

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

Actions/Options/Recommendations:

Staff recommends approval of the low quote provider.