



**DOWNTOWN DEVELOPMENT  
AUTHORITY**

**October 14, 2024 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 September 9, 2024 meeting minutes.

**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***

**IX. NEW BUSINESS**

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

**X. PUBLIC COMMENTS**

**XI. STAFF COMMENTS**

**XII. BOARD COMMENTS**

**XIII. EXECUTIVE SESSION**

**XIV. ADJOURNMENT**

# TYRONE DOWNTOWN DEVELOPMENT AUTHORITY

## MINUTES

September 09, 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:  
Ciara Willis, Assistant Town Clerk  
Ernie Johnson, Board Member  
John Kaufman, Board Member  
Luci McDuffie, Treasurer

Also Present:  
Dia Hunter, Council Member  
Leonardo McClarty, Fayette Chamber of Commerce President  
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 Vice-Chairwoman Mount, Seconded by Board Member Reese.  
Voting Yea: Chairman Campbell, Vice-Chairwoman Mount, Board Member She, Board Member Reese.

**VI. APPROVAL OF MINUTES**

1. Approval of the August 12, 2024 meeting minutes.

A motion was made to approve the August 12, 2024 meeting minutes.

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

## VII. PRESENTATIONS

## VIII. OLD BUSINESS

2. 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. Trocquet shared that staff was directed to obtain information regarding the cost of exterior renovations and demolition of the property at 935 Senoia Road to make a more informed decision regarding the property's future. Quotes were obtained regarding different options, although not all vendors replied in time to approve services at this time. He added that staff was seeking recommendations from the board to formalize the procurement process for either renovation or demolition services to move the project forward.

The total quote for the roof, paint, doors, siding repairs, and asbestos remediation was \$96,526. He stated that if the total project amount was over \$100,000, the services would need to be published on the Georgia Procurement Registry. If this occurred, the services could not be individualized and would be bid out as an entire project.

The building demolition cost range was quoted at \$36,000-45,000. He received quotes from Crawford Grading and Southern Demolition & Environmental for demolition services. He added that another quote would be necessary if the board decided on this option.

A discussion began with the board regarding the next steps. Chairman Campbell expressed his desire to demolish the existing building and construct a more economical building closer to the street. Mr. Trocquet noted that the Fayette County Development Authority (FCDA) grant funds could not be utilized if we decided to go in this direction. Board Member Reese agreed that demolition was financially enticing and that a greenfield site would be more marketable for future purposes.

Mr. Trocquet suggested a food court concept with food trucks that could be used to occupy the site as a temporary option. Board Member She stated that the current challenge regarding making a decision one way or the other should be focused on the DDA's vision for the property. He added that having a defined vision of the property was prudent so the land was not vacant. Mr. Trocquet expressed that the board could source services from an architectural or civil firm to identify the optimum building layout for the property as a proactive assessment. Board Member She agreed with that recommendation.

Mr. Trocquet stated that the project would be progressing with asbestos testing and that he would obtain the costs for architectural rendering or preliminary site design. Attorney Cox then explained the risks if a developer constructed a new building. Board Members agreed they did not feel comfortable making a final decision regarding the property's future without the other members present.

Board Member She suggested erecting 6,000 sq ft. individual buildings for business owners as an option. He added that this idea was a potential vision for people to support and made sense for the town. Board Member Reese concurred with that suggestion. In response to that suggestion, Mr. Perkins mentioned several concepts of small cluster businesses for activating a green space. Examples included the Piazza Pod Park in Philadelphia, cottages in Auburn, and the Tionesta Market Village in Pennsylvania. The board discussed this option as a combo space that could include food and retail. This option would be low-cost and viable due to the uncertainty of the economy.

Mr. Trocquet stated that he would obtain costs to determine if building sheds on the property in the interim was feasible. He added that he would have that information and a quote for remediation by the next meeting.

**IX. NEW BUSINESS**

- 3. Consideration to approve asbestos testing services to Bruce Environmental in an amount not to exceed \$817.00 for the Fire Station Property, 935 Senoia Road. - ***Phillip Trocquet, Assistant Town Manager***

Mr. Trocquet informed the board that he obtained three quotes to test for asbestos in the Old Fire Station at 935 Senoia Road. This work was deemed necessary regardless of the future of the building. Each company stated they could not provide a remediation quote without testing information. He explained that Bruce Environmental was the low quote for asbestos testing.

He stated that staff recommended approval of these services for the amount quoted.

A motion was made to approve asbestos testing services to Bruce Environmental in an amount not to exceed \$817.00 for 935 Senoia Road.

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

**X. PUBLIC COMMENTS**

**XI. STAFF COMMENTS**

**XII. BOARD COMMENTS**

Chairman Campbell recognized Leonardo McClarty with the Fayette Chamber of Commerce, who was present in the audience.

Mr. McClarty shared that he planned to attend future meetings to identify how the Fayette Chamber of Commerce could be a resource and partner for Tyrone moving forward.

**XIII. EXECUTIVE SESSION**

**XIV. ADJOURNMENT**

A motion was made to adjourn.

Motion made by Board Member Reese.  
Voting Yea: Chairman Campbell, Vice-Chairwoman Mount, Board Member She, Board Member Reese.

The meeting adjourned at 9:57 a.m.

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

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



# DDA ITEM AGENDA REQUEST FORM

**Meeting Date:** 10/14/2024

**Staff Contact:** Phillip Trocquet

**Agenda Section:** Old

**Department:**

## Staff Report:

### Item Description:

Consideration of a staff report regarding renovation and demolition options for the Fire Station at 935 Senoia Road.

### Background/History:

Staff was directed to obtain information regarding associated costs with exterior renovation or demolition of 935 Senoia Road in order to make a more informed decision regarding the future of the property. Quotes were obtained regarding different options, although not all vendors replied in time to approve services at this time.

### Findings/Current Activity:

#### Exterior Renovation Cost Breakdown:

Work	Providers Contacted	Avg. Cost Estimate
Roof	Matts Exteriors, Advanced Roofing,	\$30,000.00
Siding/Facia/Soffit	Matts Exteriors, Advanced Roofing, Five-Star Paint	\$10,000.00
Paint	360 Paint, Five-Star Paint	\$8,000.00
Doors	Aaron Overhead Doors	\$33,526.95
Asbestos Remediation	Unknown	\$15,000.00
<b>TOTAL</b>		<b>\$96,526.00</b>

**Building Demolition Cost Range:** \$36,000 - \$45,000 | Crawford Grading and Southern Demolition & Environmental

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

### Actions/Options/Recommendations:

Staff is seeking a discussion and recommendation from the Board in moving forward to formalize the procurement process for either renovation or demolition services.