

TYRONE DOWNTOWN DEVELOPMENT AUTHORITY

MINUTES

August 12, 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:

Adam She, Board Member

Also Present:

Eric Dial, Mayor

Krista McClenny, Recreation Assistant

Lynda Owens, Recreation Manager

Niki Vanderslice, Fayette County Development Authority President

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, Vice-Chairwoman Mount, Treasurer McDuffie, Board Member Johnson, Board Member Kaufman, Board Member Reese.

VI. APPROVAL OF MINUTES

1. Approval of the July 8, 2024 meeting minutes.

A motion was made to approve the July 8, 2024 meeting minutes.

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

VII. PRESENTATIONS

VIII. OLD BUSINESS

IX. NEW BUSINESS

2. Consideration to terminate a Memorandum of Understanding with Mr. Collins Woods regarding the Fire Station Redevelopment Project. - ***Phillip Trocquet, Assistant Town Manager***

Mr. Trocquet informed the board that Mr. Collins Woods had notified staff that his core investment team had withdrawn their financial support for establishing Neighbor's Restaurant due to current economic uncertainty.

Staff recommended terminating the Memorandum of Understanding with Mr. Collins Woods in order to discuss the next steps for the DDA and the future of the property.

A motion was made to terminate the Memorandum of Understanding with Mr. Collins Woods regarding the Fire Station Redevelopment Project.

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

Mr. Trocquet started a discussion with the board about potential next steps for the property at 935 Senoia Road. He stated that staff invited Niki Vanderslice with the Fayette County Development Authority (FCDA) to discuss future options regarding the property.

Mr. Trocquet suggested that the DDA use its funds to demolish the building and create a greenfield site for development. He explained that depending on the project's scope, the DDA may have to reapply to the FCDA for grant funds. He expressed that there were several options to move the project forward.

Nikki Vanderslice with the FCDA gave options for applying the grant funds to other possibilities for the fire station property. She stated that the grant program was developed in 2023 with four main components: infrastructure, workforce development, job creation, and tourism product development. The DDA applied for the grant under the job creation component. She added that she could go to the FCDA board and request the grant application be transferred to a different project. She reiterated that the new redevelopment plan for the project must fit within one of the four components.

Treasurer McDuffie inquired if razing the building would fall under one of the four components the FCDA had established. Ms. Vanderslice stated that it would depend on

many factors and that the case could be made to the FCDA board if it was part of the long-term plan as a community.

Board Member Johnson began discussing ways the DDA could improve the building with available funds at the DDA's disposal. He stated that renovations could be made to the building without going through the RFQ process if quotes were under \$100,000. Mr. Perkins clarified that a quote over \$100,000 would not have to be published on the state procurement website but would require three bids.

Board Member Johnson then asked if the grant funds could be used for roof, paint, and garage door renovations. Ms. Vanderslice confirmed that the FCDA funds could be used for exterior renovations, and the DDA funds could be used for interior modifications. She stated that the grant funds were a 50/50 match up to \$300,000.

Chairman Campbell suggested that the old fire station and police buildings be demolished as a single project due to the costly renovation quotes. He added that it might be more feasible to demolish the old fire station building and construct a new building closer to the street. As a result, the area in the rear could be utilized more efficiently.

Mr. Trocquet continued to discuss what it would take to rehab the building compared to demolishing it. He stated that the old fire station building was built by citizens in the 1970s and 1980s, so it was not built to long-lasting standards. Treasurer McDuffie indicated that it would be more feasible if the building was demolished, making the space more marketable. Board Member Johnson agreed that it made financial sense.

Mr. Perkins pointed out that the DDA only had \$100,000 in available funds, not \$200,000, since Mr. Woods' investors pulled out.

Attorney Cox implored the board to consider bonds. Though the DDA would be responsible for those payments, it was another financing option. Mr. Trocquet agreed that bonds were a viable option, but we needed to have a development partner lined up before we could pursue an application.

Chairman Campbell asked the board which direction they wanted to go in. Mr. Trocquet stated that he could get quotes for demolition and renovation improvements.

Mr. Perkins mentioned that many factors, such as Council's approval, could prevent the old police building from being demolished. The building was also a voting precinct for Fayette County. He emphasized that it was essential to manage everyone's expectations.

Board Member Johnson inquired about demolishing the building and selling the property. Mr. Perkins emphasized that if the property was sold, the board would lose control of what business would go there. Treasurer McDuffie suggested getting quotes before making a final decision.

Board Member Johnson then suggested tearing down the building and creating pads for food trucks as a temporary solution. Mr. Trocquet recapped the options the board discussed, including demolition, renovations, and bonds.

Mr. Trocquet stated that he would obtain quotes for demolition and renovation costs and present that information to the board at the September meeting.

A motion was made to allow staff to obtain quotes for the property at 935 Senoia Road.

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

X. PUBLIC COMMENTS

Mr. Trocquet shared that the Town had published an RFP for Shamrock Park. The project was slated to be completed by next September, and construction would affect the next First Friday season.

XI. STAFF COMMENTS

XII. BOARD COMMENTS

Board Member Reese offered to assist staff in obtaining quotes for the old fire station property.

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

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

The meeting adjourned at 9:54 a.m.

By: _____
Billy Campbell, Chairman

Attest: _____
Ciara Willis, Secretary