

**TYRONE DOWNTOWN
DEVELOPMENT AUTHORITY-
SPECIAL CALLED MEETING**

MINUTES

November 17, 2025 at 10:00 AM

Billy Campbell, Chairman
Nathan Reese, Vice-Chair

Luci McDuffie, Treasurer
Ernie Johnson
John Kaufman
Jeni Mount
Adam She

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

Absent:
Ernie Johnson, 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 Mount.

Voting Yea: Chairman Campbell, Vice-Chair Reese, Treasurer McDuffie, Board Member Mount, Board Member She, Board Member Kaufman.

VI. APPROVAL OF MINUTES

1. Approval of the August 11, 2025, meeting minutes.

A motion was made to approve the August 11, 2025 meeting minutes.

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

Voting Yea: Chairman Campbell, Vice-Chair Reese, Treasurer McDuffie, Board Member Mount, Board Member She, Board Member Kaufman.

VII. PRESENTATIONS

VIII. OLD BUSINESS

2. Consideration to discontinue participation in the FCDA Grant Program for the Fire Station Redevelopment Project. -***Phillip Trocquet, Assistant Town Manager***

Mr. Trocquet explained that, after receiving FCDA grant funds to redevelop the old fire station property into a food truck park, the DDA directed staff to conduct a pilot project at Shamrock Park to evaluate feasibility before committing additional funds.

He shared that staff managed the food truck park at Shamrock Park on Fridays and Saturdays from September through November for lunch and dinner. Due to limited success, staff concluded that a full-food truck park would not generate enough revenue to break even or earn modest profits for future redevelopment.

Staff recommended that the DDA discontinue participation in the FCDA Grant Program for the Fire Station Redevelopment Project.

A motion was made to discontinue participation in the FCDA Grant Program for the Fire Station Redevelopment Project and to refund the \$50,000 seed funds.

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

IX. NEW BUSINESS

X. PUBLIC COMMENTS

XI. STAFF COMMENTS

3. Discussion of property and development options for 935 Senoia Road. - ***Phillip Trocquet, Assistant Town Manager***

Mr. Trocquet highlighted statistics for the pop-up food truck park. He noted that 15 food trucks participated, with a 72% participation rate. Chairman Campbell commented that the DDA should continue the pop-up truck park at Shamrock Park on a seasonal basis.

Mr. Trocquet shared that the DDA had two options for the property. The DDA could either outright sell the property or enter into a ground lease. Attorney Cox then mentioned bonds as another option through a private investor.

Mr. Trocquet requested the next steps for the 935 Senoia Road property from the board. Treasurer McDuffie requested more information on those options.

Mr. Perkins suggested that staff come back to the board with additional information regarding the property by the next meeting.

XII. BOARD COMMENTS

Board Member Mount announced that the Christmas Tree Lighting at Shamrock Park would be held on November 30.

Chairman Campbell wished everyone a Happy Thanksgiving.

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Board Member Kaufman, Seconded by Vice-Chair Reese.

Voting Yea: Chairman Campbell, Vice-Chair Reese, Treasurer McDuffie, Board Member Mount, Board Member She, Board Member Kaufman.

The meeting adjourned at 10:45 a.m.

By: _____
Billy Campbell, Chairman

Attest: _____
Ciara Willis, Secretary