

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

**MINUTES**

**June 01, 2026 at 9:00 AM**

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Tracy Young, Chair

Nathan Reese, Vice-Chair

Ciara Willis, Secretary

E. Allison Ivey Cox, Town Attorney

Luci McDuffie, Treasurer

Ernie Johnson, Board Member

John Kaufman, Board Member

Jeni Mount, Board Member

Adam She, Board Member

Absent:

Luci McDuffie, Treasurer

Also Present:

Sandy Beach, Finance Manager

**I. CALL TO ORDER**

**II. APPROVAL OF AGENDA**

A motion was made to approve the agenda.

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

Voting Yea: Chair Young, Vice-Chair Reese, Board Member She, Board Member Johnson, Board Member Kaufman.

**III. APPROVAL OF MINUTES**

1. May 11th, 2026

A motion was made to approve the May 11, 2026, meeting minutes.

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

Voting Yea: Chair Young, Vice-Chair Reese, Board Member She, Board Member Johnson, Board Member Kaufman.

**IV. OLD BUSINESS**

2. Workshop discussion regarding Fiscal Year 2026-2027 Budget. **Phillip Trocquet, Assistant Town Manager**

Board Member Mount arrived at 9:03 a.m.

Mr. Trocquet presented a draft budget for the upcoming fiscal year, focusing on revenue and expense line items. Revenue discussions included the annual Town contribution, conservative estimates for vendor fees and interest, and a significant new line item for the sale of the property at 969 Senoia Road.

Expense discussions centered on major increases in insurance costs (public official liability and general liability), which offset savings from reduced event expenses. The budget also allocated funds for potential legal services related to development agreements, education and training, and site improvements for the property at 969 Senoia Road.

Vice-Chair Reese raised a question about signage for Shamrock Park. Mr. Trocquet confirmed that a new, non-digital sign was planned once all Shamrock Park Phase II improvements were complete.

Vice-Chair Reese asked whether anything would prevent the DDA from completing an appraisal at the property at 969 Senoia Road in June. Mr. Trocquet stated that an appraisal could be completed within the current fiscal year. The DDA then discussed the need for an appraisal. Vice-Chair Reese noted that, although the DDA's appraisal would assist with valuation, a lender for a potential buyer would likely require a separate appraisal. The DDA agreed to proceed with an appraisal in June, before the end of the current fiscal year.

Mr. Trocquet stated that he would prepare the final budget for adoption at the next meeting, along with resolutions to accept the 969 Senoia Road property and to join Georgia Fund One.

A motion was made to obtain an appraisal of the property at 969 Senoia Road.

Motion made by Vice-Chair Reese, Seconded by Board Member Kaufman.  
Voting Yea: Chair Young, Vice-Chair Reese, Board Member Mount, Board Member She, Board Member Johnson, Board Member Kaufman.

## **V. NEW BUSINESS**

**VI. PUBLIC COMMENTS** - *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.*

## **VII. STAFF COMMENTS**

Mr. Trocquet thanked Board Member Mount for providing baked goods for the meeting.

## **VIII. BOARD COMMENTS**

## **IX. EXECUTIVE SESSION**

## **X. ADJOURNMENT**

A motion was made to adjourn.

Motion made by Board Member Kaufman, Seconded by Vice-Chair Reese.  
Voting Yea: Chair Young, Vice-Chair Reese, Board Member Mount, Board Member She, Board Member Johnson, Board Member Kaufman.

The meeting adjourned at 9:32 a.m.

By: \_\_\_\_\_  
Tracy Young, Chair

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