

# TYRONE DOWNTOWN DEVELOPMENT AUTHORITY

## MINUTES

March 09, 2026 at 9:00 AM

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Nathan Reese, Vice-Chair

Luci McDuffie, Treasurer  
Ernie Johnson, Board Member  
John Kaufman, Board Member  
Jeni Mount, Board Member  
Adam She, Board Member  
Tracy Young, Board Member

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

Absent:

Adam She, Board Member

### I. CALL TO ORDER

Vice-Chair Reese called the meeting to order at 9:05 a.m.

### 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 Board Member Kaufman, Seconded by Board Member Mount.

Voting Yea: Vice-Chair Reese, Treasurer McDuffie, Board Member Mount, Board Member Johnson, Board Member Kaufman, Board Member Young.

### VI. APPROVAL OF MINUTES

1. Approval of the February 18, 2026, Special Called Meeting Minutes.

A motion was made to approve the February 18, 2026, Special Called meeting minutes.

Motion made by Board Member Mount, Seconded by Board Member Johnson.

Voting Yea: Vice-Chair Reese, Treasurer McDuffie, Board Member Mount, Board Member Johnson, Board Member Kaufman, Board Member Young.

### VII. PRESENTATIONS

### VIII. OLD BUSINESS

## IX. NEW BUSINESS

### 2. Appointment of DDA Officers. - *Phillip Trocquet, Asst. Town Manager*

Mr. Trocquet stated that, per the Downtown Development Authority's bylaws, the Board must annually appoint and elect a Chair, Vice-Chair, Treasurer, and Secretary.

Staff recommended that the Board consider nominations for these roles by its members and then vote to approve the appointments.

A nomination was made to appoint Board Member Young as Chair.

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

Voting Yea: Vice-Chair Reese, Treasurer McDuffie, Board Member Mount, Board Member Johnson, Board Member Kaufman, Board Member Young.

A nomination was made to appoint Board Member Reese as Vice-Chair.

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

Voting Yea: Vice-Chair Reese, Treasurer McDuffie, Board Member Mount, Board Member Johnson, Board Member Kaufman, Board Member Young.

A nomination was made to appoint Board Member McDuffie as Treasurer.

Motion made by Board Member Kaufman, Seconded by Board Member Mount.

Voting Yea: Vice-Chair Reese, Treasurer McDuffie, Board Member Mount, Board Member Johnson, Board Member Kaufman, Board Member Young.

A nomination was made to appoint Ciara Willis as secretary.

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

Voting Yea: Vice-Chair Reese, Treasurer McDuffie, Board Member Mount, Board Member Johnson, Board Member Kaufman, Board Member Young.

### 3. Consideration and approval of revisions to the by-laws of the Downtown Development Authority of Tyrone. - *Phillip Trocquet, Asst. Town Manager*

Mr. Trocquet explained that the current bylaws require officers to be elected annually in March. He noted that staff recommended revising this provision to hold elections in January to align with the calendar year.

He also proposed revising the Secretary/Treasurer position, noting that the Board had historically appointed a member as Treasurer and the Assistant Town Clerk as Secretary. Staff recommended updating the bylaws to formally establish two separate positions.

A motion was made to allow staff to revise the by-laws for approval at the next meeting.

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

#### **X. PUBLIC COMMENTS**

Mr. Jonathan Bonner, a resident of Millbrook Village Drive, introduced himself to the Board and shared his candidacy for Georgia House District 68.

#### **XI. STAFF COMMENTS**

Mr. Trocquet announced that the Board would conduct preliminary budget discussions at the next meeting.

Mr. Perkins reported an update on the 945 Senoia property, noting that it was owned by the Public Facilities Authority and was not part of Shamrock Park.

#### **XII. BOARD COMMENTS**

Board Member Johnson announced that Peachtree City recently launched its “First Friday” series. Mr. Perkins noted that such events were a key component of many Downtown Development Authorities.

Board Member Kaufman inquired about the status of the Post Office. Mr. Perkins stated that it was currently open for P.O Box services only and that a full reopening date was unknown.

Board Member Kaufman inquired about the former Shamrock Kitchen property. Mr. Trocquet stated that the property was believed to have been purchased by a plumbing company, though no permits had been issued to date.

Board Member Young inquired about discussing investment strategies at the next meeting. Mr. Trocquet confirmed that investment options could be addressed.

Treasurer McDuffie inquired about the Scarsborough properties. Mr. Trocquet reported that the preliminary plat for Ardmore Subdivision would be considered by the Planning Commission on Thursday, with construction expected to begin within 60 days. He also noted that plans for the property across the railroad tracks remain under development due to site complexity.

Board Member Mount asked about the dilapidated yellow house located across the street from Red Door Consignment. Mr. Trocquet reported that the property was owned by Operation Mobilization (OM) and was currently secured and inaccessible to the public.

#### **XIII. EXECUTIVE SESSION**

#### **XIV. ADJOURNMENT**

A motion was made to adjourn.

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

The meeting adjourned at 9:25 a.m.

By: \_\_\_\_\_  
Nathan Reese, Vice-Chair

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