TYRONE DOWNTOWN DEVELOPMENT AUTHORITY

MINUTES

June 08, 2026 at 9:00 AM

Tracy Young, Chair
Nathan Reese, Vice-Chair
Luci McDuffie, Treasurer
Ernie Johnson, Board Member
John Kaufman, Board Member
Jeni Mount, Board Member
Adam She, Board Member
Ciara Willis, Secretary
E. Allison Ivey Cox, Town Attorney

Also Present:
Sandy Beach, Finance Manager

I. CALL TO ORDER

Chair Young called the meeting to order at 9:00 a.m.

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

III. APPROVAL OF MINUTES

1. Approval of the June 1, 2026, Special Called meeting minutes.

   A motion was made to approve the June 1, 2026, Special Called meeting minutes.

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

IV. OLD BUSINESS

2. Consideration to approve a budget for the 2026-2027 Fiscal Year. **Phillip Trocquet, Assistant Town Manager**

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

   Mr. Trocquet explained that several adjustments had been made since the previous workshop meeting held the prior week. He noted that a key change involved the anticipated revenue from the sale of the property at 969 Senoia Road. He added that the property-sale revenue had a line item, but that it did not necessarily need to be reflected as a revenue source if the DDA was not planning to spend all of that money next fiscal year. For accounting clarity, the property-sale line item was set to zero in the budget. Mr.

Trocquet noted that it was preferable to handle additional revenue through a later budget amendment if more revenue was received than anticipated.

Mr. Trocquet also explained that the technical services and contingency line items were adjusted, but everything else was essentially unchanged from the workshop meeting.

Staff recommended approval of the budget for the 2026-2027 Fiscal Year.

A motion was made to approve the budget for the 2026-2027 Fiscal Year.

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

V. NEW BUSINESS

3. Consideration to approve Resolution No. 2026-02 to accept the transfer of property at 969 Senoia Road to the Downtown Development Authority. **Phillip Trocquet, Assistant Town Manager**

   Mr. Trocquet explained that the Town had already approved the transfer of the property at 969 Senoia Road to the DDA, and that Resolution No. 2026-02 documented the DDA's acceptance of the transfer.

   A motion was made to approve Resolution No. 2026-02 to accept the transfer of property at 969 Senoia Road to the Downtown Development Authority.

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

4. Consideration to approve Resolution No. 2026-03 to request participation in GA Fund 1 for the Georgia State Depository Board. **Phillip Trocquet, Assistant Town Manager**

   Mr. Trocquet explained that Resolution No. 2026-03 did not require the DDA to invest a specific amount of money. He stated that under the Georgia Fund 1 trust policy, the initial deposit must remain invested with at least 30% held for no less than 30 days. He emphasized that any amount submitted by the DDA should be one that the Authority was comfortable keeping in the fund, subject to the minimum percentage and holding-period requirement.

   Mr. Trocquet stated that the resolution allowed the DDA to participate in Georgia Fund 1, provided the Authority was satisfied with the terms. He noted that the fund would likely provide a better return than the current idle-funds arrangement and added that the DDA had initially anticipated investing approximately $30,000.

   A motion to approve Resolution No. 2026-03 to request participation in Ga Fund 1 for the Georgia State Depository Board.

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

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

VIII. BOARD COMMENTS

Chair Young requested an update on the appraisal for the property at 969 Senoia Road. Mr. Trocquet stated that Attorney Cox was working on the matter.

Chair Young reported that Ms. McClenny (Recreation Manager) had contacted him to ask whether the Authority would sponsor inflatables for the America 250 Celebration. Mr. Trocquet suggested that the Board determine a contribution amount for the event, and the Board discussed the request.

A motion was made to approve the rental of inflatables for the America 250 Celebration on July 4, 2026, not to exceed $1,000.

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

Chair Young announced that the Night Market was scheduled for June 12, 2026, at Shamrock Park.

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, Treasurer McDuffie, Board Member She, Board Member Johnson, Board Member Kaufman.

The meeting adjourned at 9:20 a.m.

By: ______________________________
Tracy Young, Chair

Attest: ______________________________
Ciara Willis, Secretary