



**DOWNTOWN DEVELOPMENT
AUTHORITY (SPECIAL-CALLED)**

February 18, 2026 at 9:00 AM

950 Senoia Road, Tyrone, GA 30290

Nathan Reese, Vice-Chair

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

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

AGENDA

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

VI. APPROVAL OF MINUTES

1. November 17th, 2025

VII. PRESENTATIONS

VIII. OLD BUSINESS

2. Review of the DDA's current Financial Position.

3. Downtown Events & Engagement Strategy.

IX. NEW BUSINESS

4. Downtown Development Strategy.

5. DDA Strategic Plan & Mission Discussion.

X. PUBLIC COMMENTS

XI. STAFF COMMENTS

XII. BOARD COMMENTS

6. March/April Workshop Meeting Discussion.

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

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

Section [PN], Item 1.

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



DDA ITEM AGENDA REQUEST FORM

Meeting Date: 02/18/2026

Staff Contact: Phillip Trocquet

Agenda Section: Old Bus.

Department: DDA

Staff Report:

Item Description:

Review of the DDA's current Financial Position

Background/History:

As the DDA enters its fourth year of operation, it is a good time to review where we have been and look ahead to future planning for the DDA's activities and opportunities.

Findings/Current Activity:

Included is the DDA's current financial position and budget. The only outstanding item not included in the financial report is the DDA's pending \$30,000 contribution from the Town.

Is this a budgeted item? _____ If so, include budget line number: _____

Actions/Options/Recommendations:

Discussion



Tyrone, GA

Detail vs Budget Report Account Summary

Section [PN], Item 2.

Date Range: 07/01/2025 - 02/10/2026

Account	Name	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
750 - DOWNTOWN DEVELOPMENT AUTHORITY FUND								
Asset								
750-00-111100	DDA CASH	0.00	0.00	130,094.50	-62,632.77	67,461.73	-67,461.73	0.00%
750-00-112700	INTERGOVERNMENTAL RECEIVABLE	0.00	0.00	18,207.50	0.00	18,207.50	-18,207.50	0.00%
750-00-113800	PREPAID ITEMS	0.00	0.00	3,645.83	-3,645.83	0.00	0.00	0.00%
	Asset Totals:	0.00	0.00	151,947.83	-66,278.60	85,669.23	-85,669.23	0.00%
Liability								
750-00-121100	A/P PENDING	0.00	0.00	-2,711.77	2,711.77	0.00	0.00	0.00%
750-00-125100	UNEARNED REVENUE	0.00	0.00	-50,000.00	50,000.00	0.00	0.00	0.00%
	Liability Totals:	0.00	0.00	-52,711.77	52,711.77	0.00	0.00	0.00%
Equity								
750-00-134200	FUND BALANCE	0.00	0.00	-95,590.06	0.00	-95,590.06	95,590.06	0.00%
750-00-135100	NONSPENDABLE FUND BALANCE	0.00	0.00	-3,646.00	0.00	-3,646.00	3,646.00	0.00%
	Equity Totals:	0.00	0.00	-99,236.06	0.00	-99,236.06	99,236.06	0.00%
Revenue								
750-00-336010	LOCAL GOVT UNIT GRANTS	0.00	-194,000.00	0.00	0.00	0.00	-194,000.00	-100.00%
750-00-336300	TOWN OF TYRONE CONTRIBUTIONS	0.00	-30,000.00	0.00	0.00	0.00	-30,000.00	-100.00%
750-00-347310	VENDOR APPLICATION FEES	0.00	-2,000.00	0.00	-65.00	-65.00	-1,935.00	-96.75%
750-00-347920	CONCESSION REVENUE	0.00	-150.00	0.00	0.00	0.00	-150.00	-100.00%
750-00-361100	INTEREST REVENUES	0.00	-200.00	0.00	-88.34	-88.34	-111.66	-55.83%
750-00-371000	PRIVATE CONTRIB & DONATIONS	0.00	-1,500.00	0.00	0.00	0.00	-1,500.00	-100.00%
750-00-381000	RENTS & ROYALTIES	0.00	-9,047.00	0.00	0.00	0.00	-9,047.00	-100.00%
750-00-391001	FUNDS CARRIED FORWARD	0.00	-111,453.00	0.00	0.00	0.00	-111,453.00	-100.00%
	Revenue Totals:	0.00	-348,350.00	0.00	-153.34	-153.34	-348,196.66	-99.96%
Expense								
750-75-521201	LEGAL SERVICES	0.00	2,500.00	0.00	2,047.50	2,047.50	452.50	18.10%
750-75-521350	SPECIAL PROGRAM SERVICES	0.00	8,000.00	0.00	1,729.99	1,729.99	6,270.01	78.38%
750-75-522206	BUILDING MAINTENANCE	0.00	0.00	0.00	-1,797.31	-1,797.31	1,797.31	0.00%
750-75-522320	RENTAL OF EQUIPMENT & VEHICLES	0.00	3,000.00	0.00	1,492.15	1,492.15	1,507.85	50.26%
750-75-523101	BUILDING INSURANCE	0.00	1,500.00	0.00	0.00	0.00	1,500.00	100.00%
750-75-523103	PUBLIC OFFICIALS LIABILITY INS	0.00	1,500.00	0.00	2,833.64	2,833.64	-1,333.64	-88.91%
750-75-523107	FESTIVAL INSURANCE	0.00	50.00	0.00	101.52	101.52	-51.52	-103.04%
750-75-523108	GENERAL LIABILITY INSURANCE	0.00	300.00	0.00	710.67	710.67	-410.67	-136.89%
750-75-523300	ADVERTISING	0.00	1,000.00	0.00	0.00	0.00	1,000.00	100.00%
750-75-523400	PRINTING & BINDING	0.00	500.00	0.00	0.00	0.00	500.00	100.00%
750-75-523500	TRAVEL	0.00	500.00	0.00	0.00	0.00	500.00	100.00%

Detail vs Budget Report

Account	Name	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
750-75-523700	EDUCATION & TRAINING	0.00	1,000.00	0.00	0.00	0.00	1,000.00	100.00%
750-75-531005	SPECIAL PROGRAM SUPPLIES	0.00	2,000.00	0.00	768.82	768.82	1,231.18	61.56%
750-75-531101	OFFICE SUPPLIES	0.00	200.00	0.00	0.00	0.00	200.00	100.00%
750-75-531103	POSTAGE	0.00	100.00	0.00	0.00	0.00	100.00	100.00%
750-75-531210	WATER	0.00	1,000.00	0.00	0.00	0.00	1,000.00	100.00%
750-75-531231	ELECTRICITY - BUILDING	0.00	5,500.00	0.00	0.00	0.00	5,500.00	100.00%
750-75-531601	SIGNS	0.00	1,500.00	0.00	216.00	216.00	1,284.00	85.60%
750-75-531700	OTHER SUPPLIES	0.00	200.00	0.00	130.94	130.94	69.06	34.53%
750-75-541100	SITES	0.00	0.00	0.00	5,486.25	5,486.25	-5,486.25	0.00%
750-75-541200	SITE IMPROVEMENTS	0.00	309,000.00	0.00	0.00	0.00	309,000.00	100.00%
750-75-579000	CONTINGENCIES	0.00	9,000.00	0.00	0.00	0.00	9,000.00	100.00%
Expense Totals:		0.00	348,350.00	0.00	13,720.17	13,720.17	334,629.83	96.06%
750 - DOWNTOWN DEVELOPMENT AUTHORITY FUND Totals:		0.00	0.00	0.00	0.00	0.00	0.00	
Report Total:		0.00	0.00	0.00	0.00	0.00	0.00	

Detail vs Budget Report

Date Range: Section [PN], Item 2. 6

Fund Summary

Fund	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
750 - DOWNTOWN DEVELOPMENT AUTHOR...	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Report Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00



DDA ITEM AGENDA REQUEST FORM

Meeting Date: 02/18/2026

Staff Contact: Phillip Trocquet

Agenda Section: Old Bus.

Department: DDA

Staff Report:

Item Description:

Downtown Events & Engagement Strategy

Background/History:

As the DDA enters its fourth year of operation, it is a good time to review where we have been and look ahead to future planning for the DDA's activities and opportunities.

Findings/Current Activity:

The Town's previous strategy for downtown events surrounded the "First Fridays" concert and event series in Shamrock Park every month from May – September for a total of 5 events.

Items to consider moving into 2026:

- Change to alcohol policy
- Pavilion is constructed and available for events.
- Shamrock Park Phase II Plans
- Budget and strategy

Is this a budgeted item? _____ If so, include budget line number: _____

Actions/Options/Recommendations:

Requested discussion on a direction and strategy for staff to prepare potential contracts and agreements.



DDA ITEM AGENDA REQUEST FORM

Meeting Date: 02/18/2026

Staff Contact: Phillip Trocquet

Agenda Section: New Bus.

Department: DDA

Staff Report:

Item Description:

Downtown Events & Engagement Strategy

Background/History:

As the DDA enters its fourth year of operation, it is a good time to review where we have been and look ahead to future planning for the DDA's activities and opportunities.

Findings/Current Activity:

The Town has put forth many plans, studies, and capital projects for the Downtown area. A review of these as well as the DDA's role in furthering/highlighting these efforts and plans is a requested discussion. The following are included in this topic:

Projects:

- *Shamrock Pavilion*
- *Shamrock Park Phase II & III*
- *Senoia Road Streetscape Enhancements & TIP Solicitation*

- *Tyrone Streetscape and Mobility Study (LCI)*

Topics:

- *Public Properties (DDA & Town-Owned)*
- *Catalytic Properties*
- *Development Strategy*
- *Zoning Allowances*
- *Financing Development*

Plans/Studies:

- *Town of Tyrone Comprehensive Plan*
- *Envision Tyrone Downtown Master Plan (LCI)*

Is this a budgeted item? _____ If so, include budget line number: _____

Actions/Options/Recommendations:

Requested discussion and questions regarding these topics, studies, and plans.



DDA ITEM AGENDA REQUEST FORM

Meeting Date: 02/18/2026

Staff Contact: Phillip Trocquet

Agenda Section: New Bus.

Department: DDA

Staff Report:

Item Description:

DDA Strategic Plan & Mission Discussion

Background/History:

As the DDA enters its fourth year of operation, it is a good time to review where we have been and look ahead to future planning for the DDA's activities and opportunities.

Findings/Current Activity:

The DDA's current mission statement is: *The mission of the Downtown Development Authority of Tyrone is revitalization and redevelopment of the Town Center District by promoting and stimulating economic development leading to a sustainable and vibrant downtown.*

We do have a logo and brand guide, but no strategic plan or vision has been created. The last few years have been instead focused specifically on transforming the 945 Senoia Road Property (Old Fire Station) as a dedicated project.

Some Discussion Topics:

- Development of a more defined strategic plan
- Review of surrounding peers (Fayetteville)
- Branding/Logo/Public Facing Presence (Website/Social Media/etc. . .)

Is this a budgeted item? _____ If so, include budget line number: _____

Actions/Options/Recommendations:

Requested discussion and questions regarding these topics, studies, and plans.