Downtown Tyrone

DOWNTOWN DEVELOPMENT AUTHORITY

September 14, 2026 at 9:00 AM

950 Senoia Road, Tyrone, GA 30290

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

AGENDA

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

1. Approval of the August 10, 2026, Meeting minutes.

2. Approval of the August 26, 2026, Special Called Meeting minutes.

IV. OLD BUSINESS

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

VIII. BOARD COMMENTS

IX. EXECUTIVE SESSION

X. ADJOURNMENT

TYRONE DOWNTOWN DEVELOPMENT AUTHORITY

MINUTES

August 10, 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

Absent:
Tracy Young, Chair
John Kaufman, Board Member
Adam She, Board Member

I. CALL TO ORDER

Vice-Chair Reese called the meeting to order at 9:07 a.m.

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

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

III. APPROVAL OF MINUTES

1. Approval of the July 20, 2026, Special Called Meeting Minutes.

   A motion was made to approve the July 20,2026 Special Called meeting minutes.

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

IV. OLD BUSINESS

2. Consideration to approve a new logo for the Town of Tyrone Downtown Development Authority. **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet stated that the Board had discussed a proposed new logo at the previous meeting and had expressed a preference for a design resembling a shamrock. He displayed the updated DDA logo on the screen, noting slight modifications from the prior designs. He stated that, following the Board's approval, the new logo would be posted on the DDA webpage.

A motion was made to approve a new logo for the Town of Tyrone Downtown Development Authority.

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

3. Consideration of a contract with Night Market LLC for an event at Shamrock Park on September 18th, 2026. **Phillip Trocquet**

Mr. Trocquet explained that the contract was substantively the same as the previous Night Market contract. The main changes were the event date and sponsorship revenue. The Board agreed to amend the sponsorship revenue section of the contract as a condition. He added that the change would be made to the contract and sent to Jason Bass for approval.

A motion was made to approve a contract with Night Market LLC for the September 18, 2026 event at Shamrock Park, subject to the stipulation that event revenue applied first to the sponsorship coordinator and Town expenses, with any remaining net sponsorship split 50/50 between Night Market and the DDA.

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

V. NEW BUSINESS

4. Consideration to approve an MOU with Mr. David Millican for the redevelopment of 969 Senoia Road (a.k.a "The Clark Property"). **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet explained that a draft MOU had been sent to Mr. Millican for review, but had not yet been returned. He stated that Mr. Millican requested that the MOU include a reference to phase two, which would involve the former police and fire station properties. Mr. Trocquet noted that because the DDA did not have full control over the police station property, it would not be prudent to include it in the MOU. He clarified that the MOU would only address the redevelopment of 969 Senoia Road. He then displayed the MOU on the screen for the Board to review.

A motion was made to approve an MOU with David Millican for the redevelopment of 969 Senoia Road.

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

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

Treasurer McDuffie inquired about the redevelopment project behind Town Hall. Mr. Trocquet stated that the Ardemore Subdivision contractor had received the land disturbance permit, and tree removal was underway. He added that the street would divide the subdivision, which would consist entirely of single-family homes.

Treasurer McDuffie asked whether golf carts were permitted on the roadway or sidewalk along Senoia Road. Mr. Trocquet stated that the speed limit on Senoia Road in the downtown area was 30 mph and that golf carts were permitted on either the road or sidewalk. He also noted that share-the-road signage would be placed along Senoia Road.

IX. EXECUTIVE SESSION

A motion was made to approve the July 20, 2026, Special Called executive session minutes.

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

X. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 10:06 a.m.

By: ______________________________ Attest: ______________________________

Nathan Reese, Vice-Chair Ciara Willis, Secretary

TYRONE DOWNTOWN DEVELOPMENT AUTHORITY- SPECIAL CALLED MEETING

MINUTES

August 26, 2026 at 3:00 PM

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

Absent:
Tracy Young, Chair

I. CALL TO ORDER

Vice-Chair Reese called the meeting to order at 3:00 p.m.

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

III. APPROVAL OF MINUTES

IV. OLD BUSINESS

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

VIII. BOARD COMMENTS

IX. EXECUTIVE SESSION

A motion was made to move into Executive Session for one real estate item.

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

A motion was made to reconvene.

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

X. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 3:43 p.m.

By: ______________________________ Attest: ______________________________

Nathan Reese, Vice-Chair — Ciara Willis, Secretary