



**DOWNTOWN DEVELOPMENT
AUTHORITY**

June 08, 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 June 1, 2026, Special Called meeting minutes.

IV. OLD BUSINESS

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

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**
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**

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-
SPECIAL CALLED MEETING**

MINUTES

June 01, 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:
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

FY 2026/2027 DOWNTOWN DEVELOPMENT AUTHORITY PROPOSED BUDGET

Account ID	Description	FY25 Actuals	FY26 Adopted Budget	FY26 Actuals At 05/29/2026	FY27 Proposed Budget	Difference	% Change	Notes
750-00-336010	LOCAL GOVT UNIT GRANTS	\$ 17,707.50	\$ 194,000.00	\$ -	\$ -	\$ (194,000.00)	-100.00%	
750-00-336300	TOWN OF TYRONE CONTRIBUTIONS	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -	0.00%	
	TOTAL INTERGOVERNMENTAL	\$ 17,707.50	\$ 224,000.00	\$ 30,000.00	\$ 30,000.00	\$ 206,292.50	-86.61%	
750-00-347310	VENDOR APPLICATION FEES	\$ 310.00	\$ 2,000.00	\$ 65.00	\$ 1,000.00	\$ (1,000.00)	-50.00%	
750-00-347920	CONCESSION REVENUE	\$ -	\$ 150.00	\$ -	\$ 100.00	\$ (50.00)	-33.33%	
	TOTAL CHARGES FOR SERVICES	\$ 310.00	\$ 2,150.00	\$ 65.00	\$ 1,100.00	\$ 1,840.00	-48.84%	
750-00-361100	INTEREST REVENUES	\$ 255.83	\$ 200.00	\$ 113.33	\$ 800.00	\$ 600.00	300.00%	<i>If approx. \$30,000 in GA FUND1</i>
	TOTAL INVESTMENT INCOME	\$ 255.83	\$ 200.00	\$ 113.33	\$ 800.00	\$ (55.83)	300.00%	
750-00-371000	PRIVATE CONTRIB & DONATIONS	\$ -	\$ 1,500.00	\$ -	\$ -	\$ (1,500.00)	-100.00%	<i>Nothing included here unless we pursue sponsorships</i>
	TOTAL CONTRIBUTIONS & DONATIONS	\$ -	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	-100.00%	
750-00-381000	RENTS & ROYALTIES	\$ -	\$ 9,047.00	\$ -	\$ -	\$ (9,047.00)	-100.00%	<i>No rents anticipated</i>
	TOTAL MISCELLANEOUS REVENUE	\$ -	\$ 9,047.00	\$ -	\$ -	\$ 9,047.00	-100.00%	
750-00-391001	FUNDS CARRIED FORWARD	\$ -	\$ 111,453.00	\$ 30,178.33	\$ 10,250.00	\$ (101,203.00)	-90.80%	<i>Funds carried forward from our current \$92,570.99 bank balance</i>
750-00-392200	PROPERTY SALE	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	<i>Potential Clark property sale (\$250k-\$350k)</i>
	TOTAL OTHER FINANCING SOURCES	\$ -	\$ 111,453.00	\$ 30,178.33	\$ 10,250.00	\$ 111,453.00	-90.80%	
	DDA TOTAL REVENUE	\$ 18,273.33	\$ 348,350.00	\$ 60,356.66	\$ 42,150.00	\$ 330,076.67	-87.90%	
750-75-521201	LEGAL SERVICES	\$ 3,172.50	\$ 2,500.00	\$ 2,047.50	\$ 4,000.00	\$ 1,500.00	60.00%	<i>Potential increase associated with additional services</i>
750-75-521300	TECHNICAL SERVICES	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	0.00%	<i>\$8k for additional Consulting services associated with phase 2. Soil testing, surveyor, etc.</i>
750-75-521350	SPECIAL PROGRAM SERVICES	\$ 7,259.98	\$ 8,000.00	\$ 1,729.99	\$ 6,000.00	\$ (2,000.00)	-25.00%	<i>Event services</i>
750-75-522206	BUILDING MAINTENANCE	\$ 38,029.31	\$ -	\$ (1,797.31)	\$ -	\$ -	0.00%	
750-75-522320	RENTAL OF EQUIPMENT & VEHICLES	\$ 1,860.00	\$ 3,000.00	\$ 1,492.15	\$ 3,000.00	\$ -	0.00%	<i>Event rentals</i>
750-75-523101	BUILDING INSURANCE	\$ 1,795.32	\$ 1,500.00	\$ -	\$ -	\$ (1,500.00)	-100.00%	
750-75-523103	PUBLIC OFFICIALS LIABILITY INS	\$ 1,667.30	\$ 1,500.00	\$ 3,423.74	\$ 4,000.00	\$ 2,500.00	166.67%	<i>Major increase from previous years</i>
750-75-523105	BOILER & MACHINERY INSURANCE	\$ 527.56	\$ -	\$ -	\$ -	\$ -	0.00%	
750-75-523107	FESTIVAL INSURANCE	\$ 48.11	\$ 50.00	\$ 118.90	\$ 200.00	\$ 150.00	300.00%	<i>Increase</i>
750-75-523108	GENERAL LIABILITY INSURANCE	\$ 336.71	\$ 300.00	\$ 832.36	\$ 1,200.00	\$ 900.00	300.00%	<i>Major increase from previous years</i>
750-75-523300	ADVERTISING	\$ 30.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	0.00%	
750-75-523400	PRINTING & BINDING	\$ 184.78	\$ 500.00	\$ 39.00	\$ 500.00	\$ -	0.00%	
750-75-523500	TRAVEL	\$ -	\$ 500.00	\$ 636.00	\$ 750.00	\$ 250.00	50.00%	
750-75-523700	EDUCATION & TRAINING	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	0.00%	
	TOTAL SERVICES COSTS	\$ 54,911.57	\$ 19,850.00	\$ 8,522.33	\$ 33,650.00	\$ (35,061.57)	69.52%	
750-75-531005	SPECIAL PROGRAM SUPPLIES	\$ 1,373.65	\$ 2,000.00	\$ 768.82	\$ 2,000.00	\$ -	0.00%	<i>Event Supplies</i>
750-75-531101	OFFICE SUPPLIES	\$ 73.54	\$ 200.00	\$ -	\$ 200.00	\$ -	0.00%	
750-75-531103	POSTAGE	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	0.00%	
750-75-531210	WATER	\$ 59.09	\$ 1,000.00	\$ -	\$ -	\$ (1,000.00)	-100.00%	
750-75-531231	ELECTRICITY - BUILDING	\$ 230.94	\$ 5,500.00	\$ -	\$ -	\$ (5,500.00)	-100.00%	
750-75-531601	SIGNS	\$ 216.00	\$ 1,500.00	\$ 216.00	\$ 1,000.00	\$ (500.00)	-33.33%	
750-75-531700	OTHER SUPPLIES	\$ 20.00	\$ 200.00	\$ 152.44	\$ 200.00	\$ -	0.00%	
	TOTAL SUPPLIES COSTS	\$ 1,973.22	\$ 10,500.00	\$ 1,137.26	\$ 3,500.00	\$ 8,526.78	-66.67%	
750-75-541200	SITE IMPROVEMENTS	\$ -	\$ 309,000.00	\$ -	\$ -	\$ (309,000.00)	-100.00%	
750-75-541310	BUILDING IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
	TOTAL CAPITAL OUTLAY	\$ -	\$ 309,000.00	\$ -	\$ -	\$ 309,000.00	-100.00%	
750-75-579000	CONTINGENCIES	\$ -	\$ 9,000.00	\$ -	\$ 5,000.00	\$ (4,000.00)	-44.44%	
	TOTAL OTHER COSTS	\$ -	\$ 9,000.00	\$ -	\$ 5,000.00	\$ 9,000.00	-44.44%	
	DDA TOTAL EXPENSES	\$ 56,884.79	\$ 348,350.00	\$ 9,659.59	\$ 42,150.00	\$ 291,465.21	-87.90%	
	DOWNTOWN DEVELOPMENT AUTHORITY TOTAL	\$ (38,611.46)	\$ -	\$ 50,697.07	\$ -	\$ 38,611.46	0.00%	

STATE OF GEORGIA

TOWN OF TYRONE

RESOLUTION NO.

2026-__

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF TYRONE, GEORGIA; TO PROMOTE THE REVITALIZATION AND REDEVELOPMENT OF THE CENTRAL BUSINESS DISTRICT OF TYRONE; TO ACCEPT PROPERTY KNOWN AS 969 SENOIA ROAD HAVING TAX PARCEL ID 0738 098 FROM THE TOWN OF TYRONE TO ENCOURAGE THE REVITALIZATION AND REDEVELOPMENT OF THE CENTRAL BUSINESS DISTRICT OF TYRONE; AND TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND WELFARE; AND FOR OTHER PURPOSES.

WITNESSETH:

WHEREAS, the Board of Directors of the Downtown Development Authority of Tyrone, hereinafter referred to as the “Authority”, is the duly appointed governing body for the Authority; and

WHEREAS, the Town of Tyrone, hereinafter referred to as the “Town”, created and empowered the Downtown Development Authority of Tyrone for the purpose of revitalization and redevelopment of the central business district of the Town of Tyrone;

WHEREAS, in furtherance of this purposes, the Town has made the decision to transfer a certain parcel of property known as the 969 Senoia Road having Tax Parcel ID 0738 098 from the Town to the Authority for use by the Authority as it deems necessary for the promotion of the revitalization and redevelopment of the central business district of the Town.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the
Downtown Development Authority of Tyrone that the Authority hereby accepts the property
known as the 969 Senoia Road having Tax Parcel ID 0738 098 from the Town of Tyrone.

SO RESOLVED, this _____ day of _____, 2026.

**THE DOWNTOWN DEVELOPMENT
AUTHORITY OF TYRONE**

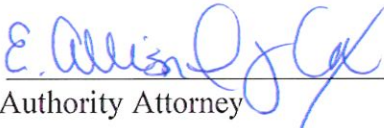
By: _____
Tracy Young , Chairman

ATTEST:

(AUTHORITY SEAL)

Ciara Willis, Secretary

Approved as to form:



Authority Attorney

**STATE OF GEORGIA
TOWN OF TYRONE**

**RESOLUTION NO.
2026-___**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN
DEVELOPMENT AUTHORITY OF TYRONE, GEORGIA AUTHORIZING
PARTICIPATION IN GEORGIA FUND 1 (LOCAL GOVERNMENT INVESTMENT POOL)
AND DESIGNATING AUTHORIZED REPRESENTATIVES**

W I T N E S S E T H:

WHEREAS, the Board of Directors of the Downtown Development Authority of Tyrone (the “Authority”) is the duly appointed governing body for the Authority, created for the purpose of revitalization and redevelopment of the central business district of the Town of Tyrone; and

WHEREAS, O.C.G.A. §§ 36-83-1 through 36-83-8 authorizes local governments and other authorized entities created for a public purpose to invest funds in the Local Government Investment Pool (“LGIP”), managed by the Georgia Office of the State Treasurer as Georgia Fund 1 (“GF1”), subject to prior approval of the State Depository Board; and

WHEREAS, the Authority is a body created for a public purpose and it may be advantageous from time to time to deposit idle Authority funds in Georgia Fund 1 pending their deployment in authorized development activities;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Downtown Development Authority of Tyrone that the Authority is authorized to participate in and deposit funds from time to time in Georgia Fund 1 in the manner prescribed by law and in accordance with the applicable policies and procedures for the Local Government Investment Pool; that Sandra Beach, Tracy Young, and Luci McDuffie are each hereby designated as authorized representatives to make deposits and withdrawals on behalf of the Authority; and that the initial deposit is expected to remain invested with a minimum of thirty percent (30%) held for no less than thirty (30) days, consistent with the LGIP Trust Policy.

SO RESOLVED, this _____ day of _____, 2026.

**THE DOWNTOWN DEVELOPMENT
AUTHORITY OF TYRONE**

By: _____
Tracy Young, Chairman

ATTEST:

(AUTHORITY SEAL)

Ciara Willis, Secretary

Approved as to form:

Authority Attorney