



A G E N D A
MAIN STREET/DDA MONTHLY BOARD MEETING
April 22, 2026, at 4:00 PM

Mission & Vision Statements:

The Development Authority/Main Street Program is an inclusive program through the City of Tybee Island that focuses on economic development within the context of historic preservation in a balanced fashion. The Vision of the Program is to improve the quality of life for those that live, work, and visit Tybee Island and enhance the cultural experience while preserving the community's barrier island heritage.

Call to Order

Approval of Minutes

1. March 19, 2026

Financial Report

2. March 2026 Financial Report

New Business

3. Official Guides of Savannah Presentation – Laura Simpson

Ongoing Business

4. Main Street Chair
5. Staff Report
6. Board Updates
7. Committee Updates
 - a. Promotion
 - b. Design
 - c. Organization/ Economic Vitality

Upcoming Meeting Dates- TENTATIVE SCHEDULE

8. Organization/ EV Committee Meeting: May 14, 2026, 10:00 AM
9. Promotion Committee Meeting: TBD
10. Design Committee Meeting: May 14, 2026, 3:00 PM
11. Board Meeting: May 21, 2026, 4:00 PM

Announcements/ Upcoming Events

12. Upcoming Events:

- a. Mornings with Main Street: May 6, 2026, 10:00 AM – 12:00 PM, Sand Cat
- b. Tybee Turtle Trot: April 25, 2026, 9:00 AM, North Beach
- c. SCAD Sand Arts Festival, May 1, 2026, 10:00 AM, Tybee Pier & Pavilion

Adjournment





MINUTES MAIN STREET/DDA MONTHLY BOARD MEETING

- **Date & Time:** March 19, 2026, 4:00 PM
- **Present:** Charissa Murray, Steve Farace, Ansley Howze, Ron Rimawi, Jane Hall, Maggie Wright, Laura Hughes (via Teams)
- **Absent:** Ricardo Ochoa, Chrissy Campbell, Anna Burgard
- **Observers:** Melanie Clearman (Forever Tybee), Tony Ploghe, Cam Jackson
- **Location:** Public Safety Building (78 Van Horne Avenue)

Call to Order

Chair Ansley Howze called the meeting to order at 4:04 PM.

Approval of Minutes

The minutes from the Feb 18th meeting were presented for approval. No changes were requested. A motion to approve the minutes was made by Joy Horn and seconded by Dillon Patel. The motion passed.

Financial Report

Maggie Wright presented the financial report for the DDA account.

- Beginning Balance: \$44,950.14
- Debits: \$3574.39
- Credits: \$1236.03
- Ending Balance: \$42,611.78

Staff Report

Maggie shared that she and Charissa had the opportunity to ride in the Shrimp Mobile during the Irish Heritage Parade, noting a strong community turnout and very positive response. She also thanked Charissa for participating in the St. Patrick's Day Parade and highlighted how well-received the activation was. Looking ahead, Maggie noted she will be out of town March 24-25 to attend a Main Street New Manager Retreat in Thomasville, a training designed for

managers with three years or less of experience, and expressed enthusiasm about bringing back new ideas to Tybee. She also reminded board members to continue working toward completing their required training.

Committee Updates

Promotion Committee

Maggie provided updates on behalf of the Promotion Committee, noting that the Love Local Receipt Program concluded on February 28 with \$528.53 in total receipts submitted and four winners selected, and that the committee is considering adjustments for future iterations, such as extending the timeline or modifying prize structures. She also shared that the digital billboard program contract has been renewed with one panel, outlined updated participation pricing, and is preparing materials for business outreach. The committee agreed to keep 2026 holiday event dates consistent with 2025 and discussed several upcoming initiatives, including a May Bike Month Bicycle Decorating Contest with potential prizes, early ideas for America's 250th programming with family-friendly activities and partnerships, and ongoing efforts to support local businesses through manageable monthly promotion activations without adding new large-scale events.

Design Committee

Ron reported that the team met with DPW to install the photo booth at Park of 7 Flags, but it was relocated due to safety concerns and is now being considered for placement at Carbo House. He shared updates on the South End Business assessment, including collaboration with the City to evaluate building facades and efforts to develop a plan to encourage property improvements. Additional updates included ongoing work to refine an approach for improvements at Park of 7 Flags following completed landscaping, exploring pricing for consistent and uniform bike path signage upgrades, the concept of installing digital signage, and supporting inclusivity and promoting community events on the North End.

Organization and Economic Vitality Committee

Ansley shared the Organization and Economic Vitality Committee update, noting follow-up steps from the Synovus meeting and clarifying that Main Street cannot recommend a specific bank but can provide resources through partner organizations. She highlighted the opportunity to participate in the UGA SBDC Small Business Summit, with potential board representation and

setup details. Additional discussions included administrative needs such as ordering a pull-up banner and bylaws revisions. The committee also reviewed the opportunity for Georgia Main Street GEM status and discussed the potential for a resident survey to better understand desired businesses on the island.

Upcoming Meeting Dates- TENTATIVE SCHEDULE

1. Organization/ EV Committee Meeting: April 9, 2026, 10:00 AM
2. Promotion Committee Meeting: April 9, 2026, 4:00 PM
3. Design Committee Meeting: April 16, 2026, 2:00 PM
4. Board Meeting: April 15, 2026, 4:00 PM

Announcements/ Upcoming Events

5. Upcoming Events:
 - a. Mornings with Main Street: April 1, 2026, 10:00 AM – 12:00 PM, Tybean
 - b. Hotel Tybee Carnival, April 3-12, 2026
6. City Hall Closures:
 - a. Good Friday, April 3, 2026, 12:00 PM – 4:00 PM

Adjournment

There being no further business, a motion to adjourn was made by Charissa and seconded by Dillon Patel. The motion passed unanimously. The meeting was adjourned at 4:34 PM.



March 2026 Financial Report

→ Reporting Period: March 1- 31, 2026

Beginning Balance:

\$42,611.78

Ending Balance:

@41,015.25

Credits:

\$984.38

Debits:

\$2,580.91

RECEIPT PROGRAM	
Debits	
Gift Cards	\$207.00
BILLBOARD PROGRAM	
Credits	
Payments	\$984.38
Debits	
Lamar	\$1,200.00
OTHER	
Debits	
Square	\$88.00
Synovus	\$58.11
Stop Pay Charge	\$36.00
TURTLE-FRIENDLY BUSINESS PROGRAM (RESTRICTED)	
Debits	
Stipends	\$1,000.00

Summary of Account Balance

Account	Ending Balance
Scm Checking	\$41,015.25

PINNACLE BANK (TN) DBA SYNOVUS BANK

Scm Checking

Beginning balance	42,611.78		
Deposits/Credits	984.38	Low balance	41,015.25
Withdrawals/Debits	2,580.91	Average balance	41,846.02
Ending balance	41,015.25	Average collected balance	41,846.00

Checks

Number	Date	Amount
1135	03/03	250.00
1136	03/10	250.00
1138 *	03/09	250.00
1139	03/05	250.00

Other Debits

Date	Transaction Type	Description	Amount
03-03	Preauthorized Wd	Square Inc SQ260303 260303 T36HXJEHSAK1BRM	88.00
03-05	Check Card Purchase	MERCHANT PURCHASE TERMINAL 405522 BACK RIVER BREWERY TYBEE ISL GA TRAN DATE 03-04-26XXXXXXXXXXXX0792	51.75
03-05	Check Card Purchase	MERCHANT PURCHASE TERMINAL 405522 DIZZY DEANS LIQUOR STORETYBEE ISL GA TRAN DATE 03-04-26XXXXXXXXXXXX0792	51.75
03-06	Check Card Purchase	MERCHANT PURCHASE TERMINAL 444500 SPO PIER16SEAFOODRESTAURTYBEE ISL GA TRAN DATE 03-05-26XXXXXXXXXXXX0792	50.00
03-09	Check Card Purchase	MERCHANT PURCHASE TERMINAL 444500 SPO ROCKHOUSEBAR GRILL TYBEE ISL GA TRAN DATE 03-07-26XXXXXXXXXXXX0792	53.50
03-13	Service Charge	STOP PAY CHARGE	36.00
03-23	Maintenance Fee	ANALYSIS ACTIVITY FOR 02/26	49.91
03-26	Preauthorized Wd	Lamar PURCHASE TRN*1*S6QS8C4KLG6J BLX3**4VXOI36AFXRHWKRS\RMR*IK*Lamar\	1,200.00

Deposits/Other Credits

Date	Transaction Type	Description	Amount
03-09	Preauthorized Credit	Square Inc SQ260309 260309 T3TYN9CWV6V8SG8	328.48
03-16	Preauthorized Credit	Square Inc SQ260316 260316 T3Z2EAQ92KDP6X3	327.95
03-17	Preauthorized Credit	Square Inc SQ260317 260317 T3VM7QQ449BG76W	327.95



Tybee Island Main Street committee report

Committee Name:	Design	Date and Time:	April 9, 2026, 3:00 PM
Members Present:	Ron Rimawi, Dillon Patel (via phone), Maggie Wright		
Observers/ Guests:	N/A		
Overview:	The Design Committee met to review current projects, budget requests, and placemaking initiatives aimed at enhancing the visual cohesion, accessibility, and overall experience of Tybee Island’s commercial districts.		
Summary:	<p>Budget Request Update</p> <p>Maggie provided an overview of items included in the Main Street City budget request:</p> <ul style="list-style-type: none"> • Lighting Enhancements: Funding has been requested to expand the existing tree lighting program to the Park of 7 Flags and Inlet Avenue. The request includes installation for seven trees using the same ring lighting design currently in place on Butler Avenue, creating a more cohesive look throughout the south end district. • Trash Receptacle Replacement: The budget includes new trash receptacles to match those on Tybrisa Street and Strand Avenue. These will replace the existing blue metal trash cans on Butler Avenue to improve visual consistency. • Bike Route Signage: Funding has been requested to install additional bike route signage on the north end of the island, aligning with the signage already in place south of Butler Avenue. • Landscaping Upgrades: The budget request includes funding to complete the turf and permeable pavement project on the south end, specifically finishing the islands in the Tybrisa Street traffic circle and the 17th Street parking lot. <p>Bike Route Update:</p> <p>Maggie shared updates on efforts to enhance the island’s bike route experience through digital and physical improvements:</p>		

- After researching available platforms, Komoot was identified as the preferred app due to its accessibility and functionality, including:
 - Free to use
 - Ability to publicly publish routes
 - Options to add images and descriptions
 - Interactive navigation features
 - Smartwatch compatibility
 - The committee agreed to designate Memorial Park as the official starting and ending point for the route within the app.
- Ron confirmed with the Department of Public Works that existing bike route stencils are still available. Plans are underway to refresh and expand these markings as needed.
- Additional promotional and wayfinding efforts will include:
 - QR code “Scan to Ride” stickers installed on signage
 - Printed flyers for distribution through bike rental companies and local businesses
 - Increased marketing to build awareness and usage of the bike route

Selfie Stations:

- Maggie introduced the concept of installing selfie stations inspired by examples observed in Dublin, Georgia. These installations feature mounted phone holders that allow visitors to easily take photos at designated locations.
- This initiative is intended to:
 - Encourage social media engagement
 - Create shareable, branded visitor experiences
 - Highlight key locations around the island
- Maggie has reached out to vendors to gather pricing and product information. Further evaluation will be conducted to determine feasibility and placement.

Business Focus Groups:

- The committee discussed organizing focus groups to better understand the needs and priorities of business owners, particularly on the north end and within the Arts and Entertainment District.
- Key discussion points included:
 - Identifying and engaging a representative group of business owners
 - Starting with outreach to two to three stakeholders to help

	<p>shape broader participation</p> <ul style="list-style-type: none">○ Using feedback to guide future Main Street initiatives and programming
Recommended Next Steps:	<ul style="list-style-type: none">● Monitor progress of budget request items● Finalize and publish bike route on Komoot● Coordinate with DPW to refresh bike route markings● Develop and distribute QR code signage and promotional materials● Continue research and pricing for selfie station installations● Initiate outreach for business focus groups
Date of Next Meeting:	5/14/2026 3:00 PM



Tybee Island Main Street

committee report

Committee Name:	Organization/EV	Date and Time:	April 9, 2026, 10:00 AM
Members Present:	Ansley Howze, Bob Matkowski, Steve Farace, Maggie Wright		
Observers/ Guests:	N/A		
Overview:	The Main Street Organization Committee met to discuss ongoing initiatives, program updates, and strategic priorities, including economic development partnerships, board training, upcoming events, and operational improvements.		
Summary:	<p>Economic Development Follow Up</p> <ul style="list-style-type: none"> The committee discussed continued coordination with economic development partners. Maggie will follow up with Tommy Butler to identify the best contact at the Small Business Assistance Corporation. Ongoing engagement with Synovus Bank remains a priority. The committee discussed exploring potential sponsorship opportunities, as well as opportunities to partner on business education initiatives. Consideration was given to hosting such programming on Tybee, with acknowledgment of past attendance challenges that will need to be addressed in planning future events. <p>Board Training</p> <ul style="list-style-type: none"> Maggie proposed incorporating training recordings before or after regularly scheduled board meetings to help members meet required training hours. The committee agreed this is a practical and efficient approach. Additionally, seven Main Street board members still need to complete Main Street 101 training. Maggie will work to schedule a group session in the near future. <p>Small Business Summit</p> <ul style="list-style-type: none"> Preparations for the upcoming Small Business Summit are underway. Maggie has ordered a pull up banner that can be used for this and future events, as well as vinyl stickers for distribution. Existing promotional items including water bottles, notepads, and pens 		

	<p>will also be utilized. Maggie will develop additional printed materials, such as trifold brochures or similar informational pieces, to support outreach and engagement.</p> <p>Bylaws Update</p> <ul style="list-style-type: none"> • Maggie has contacted the City Attorney to follow up on the proposed bylaw revisions. The goal is to schedule a meeting to review and finalize updates in collaboration with legal counsel. <p>Resident Survey</p> <ul style="list-style-type: none"> • The committee discussed the need to establish a clear timeline for the resident survey. Further planning will determine distribution, promotion, and data collection goals. <p>Turtle Friendly Business Program</p> <ul style="list-style-type: none"> • All currently certified businesses have received their stipends from both the Downtown Development Authority and Fight Dirty Tybee. • Maggie continues to promote the program through social media reels and is actively recruiting new participating businesses. A program advertisement is currently running in the Beachcomber, highlighting the program, participating businesses, and how to get involved. An additional advertisement has been placed in the Where to Eat guide, providing added visibility and value for participating businesses. <p>SeeMyLegacy Software</p> <ul style="list-style-type: none"> • Maggie met with a representative from SeeMyLegacy to explore implementation opportunities. The platform has the potential to streamline a variety of Main Street operations, including vendor registration, ticketing, volunteer sign up, sponsorship management, and other administrative functions. Further evaluation will be conducted to determine feasibility and alignment with program needs.
<p>Recommended Next Steps:</p>	<ul style="list-style-type: none"> • Follow up with SBAC contact and continue Synovus engagement • Schedule Main Street 101 training session • Finalize materials and prepare for Small Business Summit • Coordinate with City Attorney on bylaw updates • Establish timeline for resident survey • Continue outreach for Turtle Friendly Business Program • Evaluate SeeMyLegacy software for potential implementation
<p>Date of Next Meeting:</p>	<p>5/14/2026 10:00 AM</p>