

Downtown Development Authority of the City of Perry
Minutes - January 23, 2023

1. Call To Order – Chairman Rhodes called the meeting to order at 5:00pm.

Roll: Chairman Rhodes; Directors George, Kinnas, Cossart, Tuggle, and Yasin were present. Director Gordon was absent.

Staff: Alicia Hartley – Downtown Manager, Robert Smith – Asst. City Attorney, Holly Wharton – Economic Development Director and Christine Sewell – Recording Clerk.

2. Invocation – was given by Director Kinnas
3. Guests/Speakers -None
4. Citizens with Input – None
5. Old Business
 - a. Historic Society Sign Request

Ms. Hartley advised in follow up from November meeting the Historical Society had requested assistance for five signs in the downtown area. However, the City has opened the bid process for streetscaping and since this is a private investment the City will be performing in their scope of work. Ms. Hartley advised there are (20) remaining signs out of the (60) total. The board requested staff provide the location of the remaining signs for review and determination of assistance.

- b. RFQ Administration Building

Ms. Hartley advised two proposals had been received and provided the scorecard evaluator and it was the recommendation of staff to consider the Loudermilk proposal with some edits. Ms. Wharton asked the board for their general thoughts and comments. Director George noted neither had specifically laid out what type of retail they were considering, there was not enough city office space. Director Kinnas concurred not a lot of detail was provided, as well there was no project design. Director George suggested a meeting with both; Mr. Smith advised that was permissible as outlined in the RFQ. Director Cossart suggested gathering a list of questions prior. Some general questions mentioned were: retailers being considered, why three stories and not four, any hospitality, size of apartments, time frame, and design. Ms. Hartley will contact and coordinate to set up a meeting time.

6. New Business
 - a. Election of 2023 officers

Director George motioned to elect Marlon Rhodes as Chairman; Director Kinnas seconded; all in favor and was unanimously approved.

Director Cossart motioned to elect Kelly Gordon as Vice Chairman; Director Kinnas seconded; all in favor and was unanimously approved.

Director Kinnas motioned to elect Curtis George as Secretary/Treasurer; Director Yasin seconded; all in favor and was unanimously approved.

b. Approve minutes of November 28, 2022, meeting

Director George motioned to approve as submitted; Director Cossart seconded; all in favor and was unanimously approved.

c. Approve November and December 2022 Financials

Director George motioned to approve the November 2022 financials as submitted; Director Yasin seconded; all in favor and was unanimously approved. December 2022 financials were tabled.

d. Review of FY2022 Audit

Ms. Hartley advised the audit was complete and there had been no issues; a copy was distributed. Director George motioned to accept the FY2022 audit as presented; Director Kinnas seconded; all in favor and was unanimously approved.

7. Other Business – None

8. Member Items – None

9. Main Street Report – Director Cossart advised the board had recently adopted design guidelines. The promotion committee is working on the April wine tasting.

10. Downtown Update

- a. Downtown Projects Update – Ms. Hartley provided updates for the downtown district. She advised the Main Street Advisory Board will be presenting to the Dept of Community Affairs the three-year assessment.
- b. Strategic Plan Update – Ms. Hartley advised the golf cart ordinance was approved and the signage and speed limit sign changes are being installed.

11. Chairman Items – None

12. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:37pm.

Approved 02.27.23