

Downtown Development Authority of the City of Perry
Minutes - March 27, 2023

1. Call To Order: Chairman Rhodes called the meeting to order at 5:11pm.

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

Staff: Alicia Hartley – Downtown Manager, and Christine Sewell – Recording Clerk

2. Invocation – was given by Chairman Rhodes

3. Guests/Speakers

- a. Middle Georgia Regional Commission – Downtown Parking Study

Mr. Greg Boike presented the study which included the methodology overview, summary of findings, summary of finding for the peak areas, summary of findings in underutilized spaces, parking management and use of underutilized spaces, parking management and creating a shift in demand.

4. Citizens with Input – None

5. Old Business

- a. Administration Mixed Use Project Update – Ms. Hartley advised staff had met with the Loudermilk Company and Parrish Construction and presented a revised design, which reflected a two-story building, with city offices on the second floor and restaurant space on the bottom one facing each street; Carroll and Main; no retail was included. The developer is looking for incentives, whether a pad ready site or the underground retention vault. The developer did not provide residential as more parking would be required and this would be asked for by banks for financing. An estimate of \$40 per square foot for city offices was also proposed, which was over the \$25 the city anticipated. Director George said there must be a retail component to draw people downtown and to have half the building as city offices is a waste of space; Director Kinnas stated it was not a mixed-use development as requested. Chairman Rhodes clarified the city is not interested in owning; Ms. Hartley advised they are not. Commissioner Yasin agreed there needs to be residential. Ms. Hartley advised she had solicited quotes and will address later in the meeting to conduct a study of the need for residential in the downtown area; she noted the city was willing to pay half of the proposal. Director George motioned to table the project until a residential study can be completed; Director Yasin seconded; all in favor and was unanimously recommended to table.

6. New Business

- a. Approve minutes of February 27, 2023, meeting

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

b. Approve February 2023 Financials

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

c. FY24 Budget Discussion

Ms. Hartley advised discussions have commenced; and noted the upcoming fiscal year city allocation will be \$6200 annually and as always requests can be made at any time to Council for funding.

d. Residential Study Proposals

Ms. Hartley provided a spreadsheet of the three companies and a comparison of price, timeframe, past work, and process for producing the study. Staff is recommending Zimmerman Volk in the amount of \$25,000; half to be paid by the city with a timeframe for completion of three months.

Director George motioned to authorize expenditure of \$12,500 for half of payment for study to be conducted by Zimmerman Volk; Director Yasin seconded; all in favor and was unanimously approved.

7. Other Business – None

8. Member Items – None

9. Main Street Report – Ms. Hartley advised the sidewalk sale will be on April 9th and wine tasting on April 21st; to which 340 tickets have been sold to date.

10. Downtown Update

a. Downtown Projects Update – Ms. Hartley advised the following:

- Downtown Solid Waste: new toters are in; new program to roll out week of April 24; restaurants will have 2 pickups a day instead of the 1 pickup initially discussed
- Collaborations with Perry CVB
- Metro Atlanta Field Trips – with CVB to showcase downtown
- Main Street Advisory Board vacancy
- Thornton's Closet building: new windows have been installed; progress continues
- COAs for 933 Carroll Street and 766 Commerce Street to Main Street next week
- Communicating with GDOT to get no-truck signage at non-state routes where they intersect with a state route
- PURE Station plans have been submitted; haven't seen work begin; 1 individual inquired in purchasing property

b. Strategic Plan Update

11. Chairman Items – None

12. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:37pm.

Approved 04.24.23