

Downtown Development Authority of the City of Perry
Minutes- June 26, 2023

1. Call To Order: Chairman Rhodes called the meeting to order at 5:04pm.

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

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

2. Invocation – was given by Chairman Rhodes
3. Guests/Speakers - None
4. Public Hearing – FY2024 Proposed Operating Budget

Chairman Rhodes opened the public hearing at 5:05pm and called for anyone in favor or opposed; there being none the public hearing was closed at 5:06pm.

5. Citizens with Input – None
6. Old Business – None
7. New Business

- a. Approve minutes of April 24, 2023 meeting

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

- b. Approve April and May 2023 Financials

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

- c. Adoption of resolution for continuation of FY 2023 budget

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

- d. Review of Housing Study draft

Ms. Hartley advised the study had been completed and the executive summary was presented and reviewed. Some of the highlights included Annual market potential of new housing units in Downtown Study Area = 257; 162 of which are likely multi-family for rent; Estimated 62% of the market for new housing would be compiled of younger singles and couples. Ms. Hartley also presented a breakdown of the option market position for the rental units and estimated rental rates; she noted comparisons were done and there is the need for downtown living and the study shows the potential for growth. Ms. Hartley advised now

that the study is complete the board needs to determine the non-negotiable aspects of the administration building project. Ms. Hartley also calculated and estimated the number of parking spaces as the potential developer questioned and although not required by ordinance for the district it was estimated at 50, which would be for both the residential and retail/restaurant component. Ms. Hartley asked the board to be specific on what is required, it is a given the city will need 20,000 square feet of office space. Discussion ensued and the consensus was for twelve residential units, with retail varying in size and restaurant a minimum of 800 square feet to 4000 square feet, building frontage on both Main and Carroll Streets, and 16 parking spaces for residential with a project minimum of 50. Director George felt more interest was needed in the project and to get to more interested parties; the board agreed.

8. Other Business - None

9. Member Items - None

10. Main Street Report – Ms. Hartley advised the sidewalk/warehouse sale will be on August 19th and the Muse Theatre has a COA for review for the addition of a storage room.

11. Downtown Update

a. Downtown Projects Update – Ms. Hartley provided the following updates:

Drink & Dine Promotion – 21 gift cards issued; Continue promotion through the end of August; 5 additional parking signs to be installed downtown; Restriping of main public lots being done today (pending weather); Jernigan and Main Street sidewalk projects underway. Business Updates: Kollier & Co closed. Caty's on Carroll opened mid- June; Weatherly Grey closed; MadiGrace Boutique open; Grand opening July 15; Sweet Evelyn's opened June 24; Durden's Prime Meats opened; Talton & Co last day on June 29; new boutique going in; Pizza restaurant at 725 Commerce Street coming soon.

b. Strategic Plan Update – Ms. Hartley advised progress continues.

12. Chairman Items – None

13. Adjourn; there being no further business to come before the board the meeting was adjourned at 5:58pm.

Approved 07.24.23