

Downtown Development Authority of the City of Perry  
Minutes - July 24, 2023

1. Call To Order: Chairman Rhodes called the meeting to order at 5:08pm.

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

Staff: Alicia Hartley – Downtown Manager, Holly Wharton – Economic  
Development Director and Christine Sewell – Recording Clerk

2. Invocation – was given by Chairman Rhodes

3. Guests/Speakers - None

4. Citizens with Input – None

5. Old Business- None

6. New Business

- a. Adopt Fy2024 Operating Budget

Director Gordon motioned to adopt as presented; Director Kinnas seconded; all in favor and was unanimously approved.

- b. Approve minutes of June 26, 2023, meeting

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

- c. Approve June 2023 Financials

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

- d. Downtown Mixed-Use Building Update

Ms. Hartley advised based on last month's discussion she has emailed and mailed out to all parties of the development group on July 7<sup>th</sup> and outlined the following parameters: Office space for City of Perry functions (approximately 13,000 square feet), minimum of 12 residential units. The breakdown of units shall follow the percent mix of the Optimum Market Position table on page 28 of the residential study, restaurant space with approximately 3,000 – 4,000 square feet, additional retail/commercial spaces or restaurant spaces with smaller unit sizes. A diverse mix of uses is preferred. Using the Shared Parking Demand table and the minimum parking requirements in the Land Management Ordinance the maximum number of parking spaces for the development is 36. 18 of which would be designated for residential parking. City employees would be instructed to park off site. Considering

the new railroad parking lot and on street parking this will accommodate over 100 available parking spots near the development.

The development should have an urban street design along the entirety of Carroll Street and some store frontage along Main Street. No additional incentives or local assistance available for the project. DDA would be supportive of DDRLF and Georgia Cities Loan. Deadline of Wednesday, August 23 for a revised plan addressing all parameters to be reviewed by DDA on August 26. Ms. Hartley advised she has not heard back on a revised response; but she will reach out as another follow-up.

7. Other Business - None

8. Member Items – None

9. Main Street Report

10. Downtown Update

a. Downtown Projects Update

Ms. Hartley advised August 19: Sidewalk/Warehouse Sale. Upcoming COAs: Muse Expansion and All State Construction updated façade. Drink & Dine Promotion – \$738 remains in the budget; 84 -- \$25 gift cards. Meeting location change: DDA will meet at the new City Hall starting in September at 808 Carroll Street, Economic Development Conference Room. New City Hall Open House – August 18 | 5pm. Main Street Messenger newsletter. The New Perry Hotel closed late last week. Business Updates: Ember & Ash opened July 21; MadiGrace Boutique Co opened July 15<sup>th</sup>.

b. Strategic Plan Update – Ms. Hartley advised that efforts continue, and Main Street is looking to partner with the CVB on their next project.

11. Chairman Items – None

12. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:28pm.

*Approved 08.28.23*