

Downtown Development Authority of the City of Perry  
Minutes - August 28, 2023

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

Roll: Chairman Rhodes; Directors Cossart, George, Tuggle were present. Directors Kinnas, Gordon, 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. Citizens with Input – None

5. Old Business

- a. Mixed Use Building Project Update

Ms. Hartley advised Parrish Construction has declined to resubmit with the residential component. She has reached out to a developer in Macon, but they have declined as the residential scale is not large enough. Ms. Hartley advised staff will pull together information for a City/DDA funded/financed project and will present a proforma for review at the next meeting. The DDA would do the project and be back by city bonds; the board would select the architect, contractor and management company for leasing spaces or suggest the hiring of additional city staff to handle, but the specifics will be discussed. Ms. Hartley noted this could provide a revenue source for the DDA for future projects. The board concurred to request staff to proceed with a proforma.

6. New Business

- a. Approve minutes of July 24, 2023, meeting

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

- b. Approve July 2023 Financials

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

- c. Approve FY23 final budget amendment

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

7. Other Business – None

8. Member Items – None

9. Main Street Report

Director Cossart advised she had attended a recent session at the annual Main Street Conference in Canton, where the board had won an award for the wine tasting event, as well learned a lot about public art and will be pursuing in the future.

10. Downtown Update

a. Downtown Projects Update

Ms. Hartley advised the new special events coordinator starts next week. The Commodore building restaurant is moving forward; plans are on the horizon. The City has installed five new parking location signs as a result of the parking study, the kiosk map is updated and installed. Working with community partners on a Perry Start Up week in 2024. The Main Street board will be reviewing COA's for 742 Main Street and 717 Commerce Street. Anticipating several applications for DDA support of the gap financing programs, such as the DDRLF. Registration is open for Sweets & Treats and the Scarecrow Fest. Gift card program was a success and has been completed.

b. Strategic Plan Update - Still in progress, if the Muse expansion moves forward will be developing a vacant corner, which is a task in the plan.

11. Chairman Items – None

12. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:30pm.

*Approved 09.25.23*