

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

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

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

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. Approve minutes of September 25, 2023 meeting

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

- b. Approve September 2023 Financials

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

- c. Visual Preference/Design Discussion – Mixed Use Building

Ms. Hartley advised from the discussions today staff will present to Council and request their support, and if granted will move forward with preparing a request for proposal for architectural services.

Ms. Hartley started the conversation with asking the following questions:

- 1). Building Shape Rectangle, L-shape or other, 2). Number of Buildings - One large or two smaller , 3). How many levels - 3 or 4, 4). Street frontage - Carroll or Carroll and Main, and 5). Parking - Underground, surface, or combo

The board viewed projects from Sugar Hill, Woodstock, and the Gainesville Renaissance building, along with some unrealized concepts provided from other sources. Discussion commenced recommending the project maximizing as much of the footprint as possible, should L-shape three story with residential facing the railroad tracks, Carroll Street retail with the second story for city offices, if necessary, two buildings with a connection, if necessary. Suggestion of more than one building, if that route was taken, keep the city offices separate from the residential building for security purposes in accessing offices and residential space. Combination parking, surface and underground if possible, and consideration in design phase

of working with the slope of the property. The board advised staff they were open to any type of design as long as it meets the requirements of 15,000 square feet of each for residential, office, and retail. Ms. Wharton advised an updated estimate of construction costs should be received later in the week. Ms. Hartley advised if the project received Council's support the next step would be to request a bid/design RFP.

7. Other Business - None

8. Member Items – None

9. Main Street Report – Director Cossart advised the downtown wine tasting was successful, Sweets & Treats is October 27th, Small Business Saturday November 25th, and First Fridays have begun with merchants staying open late the first Friday of the month through December. There is also a retail promotion spending \$50 to get a \$10 downtown dollars gift card and Main Street is requesting DDA match their contribution of \$1500. Director George motioned to provide Main Street Advisory Board \$1500 for the downtown retail promotion; Director Yasin seconded; all in favor and was unanimously approved.

10. Downtown Update - Ms. Hartley advised Georgia Economic Placemaking Collaborative she will be submitting an application and if selected in the program intends to complete a strategic plan specifically for downtown art. Plans submitted for both downtown pizza restaurants and DDRLF Submitted for Ghost Runner Pizza

Strategic Plan Update – work continues

11. Chairman Items – None

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

Approved 11.28.23