

Downtown Development Authority of the City of Perry  
Minutes – January 22, 2024

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

Roll: Chairman Rhodes; Directors Cossart, George, Tuggle, Rosales, and Forrester were present. Director Gordon was absent.

Staff: Holly Wharton – Economic Development Director, and Joni Ary – Recording Clerk

2. Invocation – was given by Chairman Rhodes

3. Guests/Speakers

Chairman Rhodes introduced new Directors, Rosales and Forrester, to the Board.

4. Citizens with Input – None

5. Old Business – None.

6. New Business

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

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

- b. Approve November 2023 and December 2023 Financials

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

- c. Selection of Chairman and Vice-Chairman for 2024

Chairman Rhodes nominated Director George as Chairman for 2024. Director Tuggle motioned to approve the nomination; Director Cossart seconded; all in favor and was unanimously approved.

Director George motioned to appoint Director Tuggle as Vice-Chairman for 2024. Director Cossart motioned to approve the appointment; Director Forrester seconded the motion, and it was carried unanimously.

- d. Discuss Options for City-owned Property.

It is the DDA's desire for the property to be sold for private development (assuming the City does not wish to pursue administrative offices at the site). However, they are clear they want to collaborate with the City to ensure if the property is sold for development, that they can ensure development guidelines for the project. Chairman George alluded

to a proposed development that he was not ready to share in a public meeting at this time. Director Rhodes inquired if housing would still be a priority for the property.

e. Business Incubator Discussion

The Board was receptive to the idea of the City pursuing a business incubator and would like to work with the City. During the discussion, questions relative to location and funding arose. The Board asked for more research, possibly speaking to Macon about their business incubator (New Town).

f. Communication Efforts

Ms. Wharton asked if the Board would agree to increase communication efforts and have one-on-one meetings once a month for coffee/lunch. The weekly emails will also continue to go out. All members agreed.

g. February Work Session Planning

Ms. Wharton stated the regular February work session meeting is February 26. The agenda is not set, and some significant topics of discussion are the residential density, strategic plan review and update, and evaluation of the highest and best use for specific downtown properties (vacant, City-owned). The meeting will be held upstairs at Orleans on Carroll.

7. Other Business

Ms. Wharton stated the item for residential density for the downtown area will be one of the items discussed at their next meeting.

8. Member Items – None

9. Main Street Report – Director Cossart advised Small Business Saturday was a success. The Spring Wine tasting tickets go on sale on February 12<sup>th</sup>. The Georgia Economic Placemaking Collaborative will have a webinar in February and is still looking for volunteers.

10. Downtown Update

a. Downtown Projects Update – Ms. Wharton stated the City was selected for the Georgia Economic Placemaking Collaborative.

Wingate mixed-use development is under construction.

Ghost Runner Pizza is under construction and is looking to open in March/April.

Italian restaurant is under construction in the Commodore Building and hoping to open in the Spring.

- b. Strategic Plan Update – Ms. Wharton stated this item is for the Board to review and discuss at their next work session in February.

11. Chairman Items – None

12. Adjourn: there being no further business to come before the Board, the meeting was adjourned at 5:32 pm.

*Approved 02.26.24*