

Downtown Development Authority of the City of Perry
Minutes - February 26, 2024

1. Call To Order: Chairman George called the meeting to order at 5:11pm.

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

Staff: Holly Wharton – Economic Development Director and Christine Sewell – Recording Clerk

2. Invocation – was given by Director Rhodes

3. Guests/Speakers - None

4. Citizens with Input - None

5. Old Business – None

6. New Business

- a. Election of Secretary/Treasurer

Chairman George motioned to nominate Director Forrester; Director Cossart seconded; all in favor and was unanimously approved.

- b. Approve minutes of January 22, 2024 meeting

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

- c. Approve January 2024 Financials

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

- d. Review and approve bylaws revision

Ms. Wharton advised change was to note signature would be for assigned staff in lieu of downtown manager. Director Cossart motioned to approve change as submitted; Director Rhodes seconded; all in favor and was unanimously approved.

- e. Adopt Synovus Resolution naming authorized signers

Ms. Wharton advised resolution reflects authorized signers; Chairman, Vice Chairman, Secretary/Treasurer and assigned staff. Director Cossart motioned to approve as submitted; Director Tuggle seconded; all in favor and was unanimously approved.

- f. Work Session
 - i. Strategic Plan

Ms. Wharton advised the plan was initially completed in 2020 and review will update items that may no longer be relevant, completed, and revised to focus on what needs to be done. Each implementation strategy which includes Connectivity, Public Spaces, Downtown Design, Infill Development, Business Development, was reviewed and discussed with changes and revisions. Ms. Wharton will update and bring back for additional review and discussion at the March meeting.

- ii. Residential Density

Ms. Wharton provided the residential density allowable in the downtown district, which there is no maximum and asked for input. Chairman George suggested a minimum of 500 square feet; the board concurred.

- iii. Property Evaluation

Ms. Wharton provided the following parcels for discussion: 700 block of Carroll and Main Streets - the board is working on developing privately. Ball and Main Street – should it remain as parking or be developed; the board suggested enhancing the current parking of the parcel. Macon Road and Meeting Street adjacent to Perry Events Center – after GDOT project would like to see developed as mixed-use. Former Sun Beauty on Washington Street – is currently for sale with numerous inquiries for various uses; board asked staff to inquire if the city is interested in the vacant portion of the parcel. 900 Main Street – currently being used as a tractor display; could be developed as mixed-use or perhaps parking. 1023 Jernigan Street – vacant parcel; DDA should try to acquire for a mixed-use development.

- 7. Chairman Items – None
- 8. Adjourn – there being no further business to come before the board the meeting was adjourned at 6:50pm.

Approved 03.25.24