

Downtown Development Authority of the City of Perry  
Minutes, June 24, 2024

1. Call To Order: Chairman George called the meeting to order at 5:02pm.

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

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

Guests: Bryan Fountain, Robbie Russell, David Forrester, Jim Lay, Scott Ritchie, and Andrea Mehefko

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Public Hearing – FY2025 Proposed Operating Budget

Chairman George opened the public hearing at 5:04pm and called for anyone in favor or opposed; there being none the public hearing was closed at 5:05pm.

5. Guests/Speakers

- a. Dylan Wingate – WCH Homes – tabled to a later date
- b. Alicia Hartley - Main Street Advisory Board and Placemaking Committee Reports

Ms. Hartley as part of the work plan for Placemaking working on bike racks, temporary murals and asphalt art; promoting active environment beyond traditional retail hours and from a historical perspective combining past with present, which encompassed last month posting downtown historic buildings with window clings on their historical significance.

Beautification Initiatives & Design: Improve/expand lighting and enhance seasonal décor, not just Christmas.

Entertainment & Arts: Live at Five – has already started on the 2<sup>nd</sup> and 4<sup>th</sup> Fridays in June thru August. Still searching for a vendor to stream music from the light poles.

Ms. Hartley advised Main Street is an accredited program through Georgia and Main Street America. \$13,500 in façade grants awarded, reviewed COA's for 713 Commerce St., 1214 & 1325 Washington Street for upcoming renovations. Promotions Committee second warehouse sale in September, Drink & Dine campaign, successful spring wine tasting event, and upcoming Beer, Bourbon & BBQ fall event.

6. Old Business
  - a. Northside Small Area Plan Update – Ms. Wharton advised notifications have been sent, not a lot of feedback has been received, with the exception of the church parcels, but will be working on setting a date for a public meeting.
7. New Business

- a. Adoption of resolution for continuation of FY 2024 budget

Director Cossart motioned to adoption Res. 2024-01 for continuation of the FY 2024 budget; Director Rosales seconded; all in favor and was unanimously approved.

- b. Approve minutes of May 28, 2024, meeting

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

- c. Approve May 2024 Financials

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

- d. Canton Visit Update - Chairman George advised he along with the Mayor, Lee Gilmour, Robert Smith, and Ms. Wharton visited downtown Canton, which is a bedroom community of Atlanta, and they have done a remarkable job of re-development which includes restaurants, shops, and a mill project renovation. Chairman George advised the redevelopment was the result of local property owners with an investment in the community. Ms. Wharton advised one property in the downtown is a mixed-use building and has co-working spaces and offices, which would be a good use for Perry. Chairman George noted Canton's DDA facilitates and manages the developments they own; however, this is not what Perry's DDA would do.

- e. 700 Block Brainstorming – Chairman George asked the board to think and verbalize what they would like to see in the downtown district to move it forward and would like the board to work to achieve. Chairman George felt the 700 block is the catalyst to re-development and felt the 900 block could be duplicated there but in a different scale with taller buildings, varying lot options. Director Cossart felt residential should be included; Director Forrester suggested a small grocery store with Georgia grown products. Chairman George noted the project would need a developer and the city would have to support what the DDA needs for projects. Ms. Wharton advised this was being discussed as conceptual renderings would need to be pursued.

Mr. Bryan Fountain felt the new mixed-use development on Northside Drive with the housing would be a good indicator of the need and would units such as this be owned or leased, as well there is a market for Airbnb. Ms. Wharton advised the Northside Drive development has leased their first unit which is a bit above market, but the housing study shows there is a need for downtown housing.

8. Member Items - None

9. Chairman Items

- a. Roughton Street- Chairman George thought the area with the current four housing units may be a good spot for a parking deck; the property has two access points. Mr. Fountain suggested two story town homes.

10. Adjourn- there being no further business to come before the board the meeting was adjourned at 6:00pm.

*Approved 07.22.24*