

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

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

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

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

2. Invocation: was given by Director Rhodes

3. Citizens with Input – None

4. Guests/Speakers

- a. Bryan Wood – Downtown Historic District Review

Mr. Wood advised a Historic Preservation Commission (HPC) had been established in 2022 and was first tasked with the Washington-Evergreen area, which has since been adopted and began working in the downtown at the start of 2024 and what is being presented to the board is the first draft of the designation report. Mr. Wood explained the process which includes the designation of a property as being contributing or non-contributing and the report will be sent to the Department of Community Affairs (DCA) for review and comment. Once comments are received HPC will review and make any modifications, hold public hearings, with proper notification being sent to owners and occupants and the final decision will be made by Council. The proposed area consists of approximately 30 acres located at the center of Perry and contains 89 properties which create the core of downtown. The district is bounded generally on the East by Macon Road, on the North by Commerce Street, on the West by the railroad, and on the South by Main Street including most properties on the south side of the street. Mr. Wood advised design guidelines are followed, and it is only for the exterior of what is visible from the right-of-way and the intent is to keep the historical context of the building and the same for new or additions. Mr. Wood advised there has only been a few Certificate of Appropriateness for the current district and it's the intent of the board to be an approval board, and staff is a resource for property owners. Chairman George inquired if a structure is non-contributing can it be demolished; Mr. Wood advised it could be. Director Cossart asked if a COA is denied by HPC who the appealing authority is; Mr. Wood advised Council. Director Cossart asked if HPC is looking at the bigger picture with regard to re-development for properties such as the Swan Motel and Village Shops. Ms. Wharton suggested a joint meeting between the HPC, DDA and Main Street Advisory Board.

5. Old Business

- a. Northside Small Area Plan Update – Ms. Wharton advised a public meeting has been scheduled with stakeholders on September 10th @ 6pm at the Perry Events Center.

6. New Business

- a. Approve minutes of July 22, 2024, meeting

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

- b. Approve July 2024 Financials

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

- c. Prospective Developer Site Visit Review

- d. Discussion of 700 Block of Carroll Street Proposed RFP Process

Chairman George advised he and Ms. Wharton had met with Mr. Russell Dye of Addison & Young out of Gainesville and had a successful visit, and a second site visit has been scheduled for September 11th. There has also been interest expressed by the Pelham Group who will be visiting on September 6th and a local developer has expressed interest.

Ms. Wharton advised with all the recent interest and after the scheduled visits a draft will be presented at the next meeting of a Request for Qualifications. This will ensure that qualified parties are specifically aware of what the board is requiring.

7. Staff Update - Ms. Wharton advised the Methodist Church has been changing signs, 1139 Macon Road was purchased by Spa Medical. Working on date for visioning plan with Mayor and a joint meeting with DDA and MSAB. Additional code enforcement is being done in downtown and MSAB may make a request for funding for downtown lighting.
8. Member Items – Director Rosales advised Patio 901 is being marketed for leasing and has met with architects, including JMA Architecture on the design for the mixed-use development at 800 Main Street.
9. Chairman Items – Chairman George reminded the board to present any ideas for the development of downtown. Director Forrester suggested a parking garage on Roughton Street.
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:04pm.

Approved 09.23.24