

Downtown Development Authority of the City of Perry
Minutes - September 23, 2024

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

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

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

Guests: John Staurulakis and Jim Lay

2. Invocation – was given by Director Mosley

3. Citizens with Input – None

4. Guests/Speakers

- a. Alicia Hartley - Main Street Advisory Board Request for Funding

Ms. Hartley advised MSAB is updating the string lights on the downtown trees, which will consist of removing existing and rewinding with the project cost of \$8500.00. Part of the project is to add electrical sources on city hall lawn and Jernigan Street/Ball & Carroll Streets at a cost of \$8575.00 which MSAB is requesting DDA's support and funding for this portion of the project. Ms. Hartley advised the city hall landscaping bid has been approved and awarded and the electrical work will be done in conjunction with it. Director Mosely motioned to approve funding in the amount of \$8575.00; Director Tuggle seconded; all in favor of approval with Director Cossart abstaining from the vote.

5. Old Business

- a. Update on draft Request for Qualifications

Ms. Wharton in follow up from previous discussions advised there has been additional site visits with potential developers and at the next meeting will have a draft for review.

- b. Update on Northside Small Area Plan Public Meeting and Activity

Ms. Wharton advised on September 10th a meeting with the stakeholders was held and participants were asked to prioritize the development of the area; it was noted that parking & road improvements, sidewalks & crosswalks, public spaces, and greenspace upgrades were needed.

6. New Business

- a. Approve minutes of August 26, 2024, meeting

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

b. Approve August 2024 Financials

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

c. Natural Gas Grant Reimbursement – 904-4 Commerce Street

Ms. Wharton advised she and the Chairman reviewed the submittal, and the itemized materials as presented and is recommending approval of \$65,451.89. Director Mosely motioned to approve the application as submitted in the amount of \$65,451.89; Director Tuggle seconded; all in favor and was unanimously approved.

d. Natural Gas Grant Incentive Policy Review

Ms. Wharton at the request of the Chairman provided a breakdown of the DDA incentive policy, which includes the natural gas grant, which is used to attract restaurants to the downtown and asked the board for input on any revisions, if necessary.

e. Sign Ordinance Review

Ms. Wharton advised the request is coming from management as Code Compliance has stepped up enforcement in the downtown district, and one of the concerns is with the lighted open signs some businesses have in their windows. Chairman George asked the board to review and provide feedback at the upcoming joint meeting with MSAB and the Mayor.

7. Staff Update

8. Member Items – Director Tuggle advised he and Ms. Wharton had met with Interfor regarding the concern of the log trucks in downtown and they are willing to work with the city, but have concerns as going around the perimeter will be at an added cost for them and the drivers, but they are willing to work with the city on alternative solutions. It was suggested from Hwy 41 to Gen. Courtney Hodges Blvd to Ball Street or Hwy 41 by the Methodist Church then down Main Street. Discussion ensued with the recommendation to speak with Chad McMurrian for guidance and will be brought back forth for the board.

9. Chairman Items – None

10. Executive Session – Chairman George asked for a motion to adjourn the regular meeting for executive session for the purpose of real estate. Director Mosley motioned to adjourn regular meeting and convene to executive session for the discussion of real estate at 5:48pm; Director Rhodes seconded; all in favor and regular meeting was adjourned.

Director Cossart motioned to adjourn executive session and reconvene to the regular meeting; Director Mosley seconded; all in favor and the regular meeting was reconvened.

11. Adjourn: there being no further business to come before the board the regular meeting was adjourned at 6:05pm.

Approved 11.25.24