

Downtown Development Authority of the City of Perry  
Minutes - November 25, 2024

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

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

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

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Guests/Speakers – Jim Lay and David Forrester
5. Old Business – None
6. New Business
  - a. Review and approve amendment to by-laws

Ms. Wharton advised amendment was for the recently adopted amendment by the Georgia General Assembly to allow for authorities to meet via teleconference. City attorney has reviewed revision. Director Cossart motioned to approve the bylaws amendment as presented; Director Forrester seconded; all in favor and was unanimously approved.

- b. Approve minutes of September 23,2024 meeting

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

- c. Approve September and October 2024 Financials

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

- d. Approve FY24 Proposed Final Budget

Ms. Wharton advised the spreadsheet represented the actual spending for fiscal year 2024. Director Forrester motioned to approve as presented; Director Cossart seconded; all in favor and was unanimously approved.

- e. Feasibility Study Proposal

7. Staff Update – Ms. Wharton shared the unexpected passing of New Town Macon’s director Josh Rogers, who was the visionary behind Macon’s revitalization. Advised nothing further on Walgreens closing.

8. Member Items – Chairman George asked for an update from the joint meeting with the Historic Preservation Commission and the downtown report of designation. Ms. Wharton advised management requested nothing further be done until after the first of the year.

Director Cossart reminded everyone of Small Business Saturday on November 30<sup>th</sup>.

9. Executive Session - Chairman George asked for a motion to adjourn the regular meeting for executive session for the purpose of real estate. Director Tuggle motioned to adjourn regular meeting and convene to executive session for the discussion of real estate at 5:16pm; Director Forrester seconded; all in favor and regular meeting was adjourned.

Director Rosales arrived during executive session at 5:22pm.

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

10. Chairman Items

- a. Feasibility Study Proposal – Chairman George advised a proposal has been received from Avison Young for a feasibility study that will be broader in nature than previous studies and will include economic and demographic assessment, housing marketability, and hospitality. Ms. Wharton advised the company also wishes to assist with the future development of the downtown area and once the data has been received the request for qualifications will be revised to include the data. Chairman George felt the cost of \$10,000 was more than acceptable for the data to be provided.

Director Rhodes motioned to approve the expenditure of \$10,000 to Avison Young for a feasibility study; Director Rosales seconded; all in favor and was unanimously approved.

11. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:40pm.

*Approved 01.27.25*