

Downtown Development Authority of the City of Perry
Minutes - March 24, 2025

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

Roll: Vice Chairman Tuggle; Directors Cossart, Forrester, Rhodes, and Way were present. Director Mosley was absent; Chairman George was via teleconference.

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 – None

5. Old Business

- a. Discussion on Downtown Market Analysis and Next Steps

Chairman George summarized the analysis which showed there is ample opportunity for retail, restaurant, residential and some office, but not particularly for hospitality. The next step would be how to execute development for the 700 block of Carroll Street and determine how much the city is willing to be involved, outside of the parcels they currently own. Ms. Wharton advised the city does have some control over what they own and how to include those that do not would be determined by a feasible development project. Chairman George felt the properties abutting the city owned should be pursued for purchase, public or private investment or with a development partner. Vice Chairman Tuggle inquired if developing the city owned properties first was an option; Chairman George felt it could be done as an option. The question was asked if the proposed downtown historic district would be a hurdle; Chairman George advised the Historic Preservation Commission (HPC) would like to see the Village Shops included, but the final decision will be with council.

- b. Downtown Historic District Process Update

Ms. Wharton provided the timeline for the public hearings, which will be April 8th before the HPC and May 6th before Council; and encouraged the board to attend and provide comments. Vice Chairman Tuggle asked once the designation is decided can the request for qualifications be sent out; Ms. Wharton advised it could be with various options for development. Chairman George felt until the designation has been decided to hold off on the request for qualifications; the board concurred.

6. New Business

- a. Approve minutes of February 24, 2025, meeting

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

b. Approve February 2025 Financials

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

c. BOOST Grant Program

Ms. Wharton advised there has been \$900.00 in a reserve account and after consulting with the city attorney and with the board's approval is recommending the funds be transferred to the Main Street Advisory Board's façade grant program. The program was revitalized a few years ago and there has since been no activity and the BOOST program aligns with the façade grant program and staff is requesting the transfer of the funds and closure of the account.

Director Cossart motioned to transfer \$900.00 to the Main Street Advisory Board façade program and close the account; Director Forrester seconded; all in favor and was unanimously approved.

7. Staff Update – Ms. Wharton advised MSAB and Placemaking Committee received approval from Council to pursue the Flint Energies mural grant for the Perry Players property. Wine tasting and Flower Crawl event tickets are on sale.

Business Updates – Madi Grace Boutique sold to another bouquet, which will be a bit different; Chalet Lofts – two residential units remaining; former Rite-Aid building has begun leasing; Walgreens building has officially sold, and 915 Main Street was sold to James Farmer.

8. Member Items – None
9. Chairman Items – Chairman George asked Ms. Wharton to provide attendance numbers from recent events. Ms. Wharton advised for Bourbon Street Bash – 2000 attendees, International Festival – 10,000 plus attendees, and the FMCA concert 2000 attendees.
10. Adjourn – there being no further business to come before the board the meeting was adjourned at 5:39pm.

Approved 06.23.25