

Downtown Development Authority of the City of Perry  
Minutes - March 23, 2026

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

Roll: Vice Chairman Mosley; Directors Bryant, Rhodes, Tuggle and Way were present. Directors George and Forrester were absent.

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

Guests: None

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Guests/Speakers
  - a. Alicia Hartley Downtown Manager - Jernigan Street Small Area Plan project

Ms. Hartley advised the stakeholder meeting had been held, and the following were raised for improvement: Sidewalks & Crosswalks, Parking & Road Improvements, Public Spaces, and Infrastructure. Each board member was given “play money” and asked to place under the four categories where they saw fit. . The board commenced with exercise. Ms. Hartley also advised Main Street Advisory Board and Historic Preservation Commission have also participated. Staff will compile data and create the plan and bring to Council for approval; staff will advise of progress.

5. Old Business – None
6. New Business
  - a. Approve minutes of January 26, 2026, meeting

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

- b. Approve January and February 2026 Financials

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

- c. Potential options for future development of Meeting Street

Ms. Wharton, in follow-up to previous discussion of the conceptual plan for the possible future development asked what the board would like to see; there had been the suggestion of a hotel; Ms. Wharton asked for input for perhaps mixed-use development, which could consist of a combination of retail, restaurant, residential or a mix of some with the hospitality aspect. On discussion the board felt a mixed-use development of retail/office/residential would be feasible. Director Way

inquired about the greenspace adjacent and if that would be developed as part of the project. Ms. Wharton advised the site was to be remediated by the end of year, and possibly could, however funding would be needed and it could possibly be included in the approach with a developer. Ms. Wharton advised the events center after the remediation process intends to resurface and restripe the parking lot, which will assist in pursuing a developer for the adjacent parcels. Chairman Mosley inquired if the events center could be incorporated; Ms. Wharton advised possibly.

7. Staff Update

Ms. Wharton advised of a new business, Smile Palette at Chalet Lofts, and discussions had with prospects for Carroll Street. Sidewalk improvements out for bid for Carroll/Jernigan Streets, the next phase of Legacy Park approved by Council. The audio speakers, which is a Main Street project have been installed and the update for the parklets was presented to Council and will be done in a phased approach. The city as required by state law has commenced with the comprehensive plan update and with this the Downtown Master Plan will be done; additional information when provided will be passed along, as the board will be participating in the process. Advised of upcoming training opportunities.

Ms. Wharton advised of upcoming downtown events: Wine Tasting, Sidewalk sale, Brunch & Bouquets, and Dog Days of Summer.

8. Member Items – Director Way provided a list of proposed short and long-term project ideas for the board’s input and future discussion of.
9. Chairman Items – None
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:57pm.

Approved 04.27.26