

Downtown Development Authority of the City of Perry
Minutes - July 27, 2026

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

Roll: Chairman George; Directors Forrester, Rhodes, Tuggle, and Way were present. Directors Bryant and Mosley were absent. *Bryant absent due to conflict with Meeting Street presentation; did not attend meeting; only present at Loudermilk Companies presentation.

Staff -Holly Wharton – Economic Development Director, Jara Hurt – Downtown Manager, Lyn McDonald – Finance Director, and Christine Sewell – Recording Clerk

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Guests/Speakers – Dan & Joy Peterson, David Forrester, Chad Bryant, Lindsay Bryant, Terry Miller, Anthony Tuskweth, Esteban Morales, Kathy Chamblee, Milt Calloway, Gene Dunwody, Joshua Younger.

5. Old Business – None

6. New Business
 - a. Adoption of FY 2027 operating budget

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

- b. Approve minutes of June 22, 2026, meeting

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

- c. Approve June 2026 Financials

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

- d. Presentations of RFQ responses for Meeting Street Project

Ms. Kathy Chamblee and Mr. Esteban Morales with Patriot Development Group, along with TSW, presented their project proposal via PowerPoint, which was a mixed-use development that included retail and residential spaces, along with a stage area, playground, and splash pad. Project would be approximately (16) homes over ground-floor retail and restaurant space, three stories with greenspace.

Ms. Lindsay Bryant with Loudermilk Companies, Mr. Chad Bryant with Bryant Engineering & Bryant Family Properties, and Mr. Terry Miller, Miller Architecture and Planning, presented their project proposal via PowerPoint, which was a proposed three-story development consisting of ground-floor restaurant/retail/outdoor dining, and the remaining floors professional offices for use for small business or flexible office space. Public use would include green space and a gathering area for events and placemaking. Ms. Bryant advised Loudermilk Companies would provide \$200,000 for the public spaces.

Mr. Milt Calloway, Mr. Gene Dunwody, and Mr. Joshua Younger with Southern Venture Partners presented their project proposal via PowerPoint, which was a proposed three-story mixed-use development consisting of retail on ground level with residences on two floors, which, based on market, would be approximately (30) units, 450 square feet, 1 to 2 bedrooms with a rooftop. Greenspace would be for an amphitheater, to include a gathering area and play area.

At the conclusion of each presentation, the submitter was asked various questions by the board specific to their project proposal. The board was asked to complete a proposal review rubric for each presentation; all completed and provided to Ms. Wharton. For the next board meeting, Ms. Wharton will tabulate scores and present for further discussion and the next steps in the process.

7. Staff Update – Ms. Hurt advised the landscaping project is still under review, working on fall landscape update, working on the 2027 events calendar, and provided business updates. Ms. Wharton advised the sidewalk plan for Jernigan & Carroll Streets has been approved.
8. Member Items – None
9. Chairman Items – None
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:40pm.

Approved 09.28.26