

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

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

Roll: Chairman George; Directors Cossart, Forrester, Rhodes, Tuggle, Mosely, and Way were present.

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

2. Invocation – was given by Director Mosley
3. Citizens with Input – None
4. Guests/Speakers – Amy Fouse, Robbie Russell
5. Old Business – None
6. New Business
 - a. Approve minutes of August 25, 2025, meeting

Director Cossart motioned to approve as submitted; Director Forrester seconded; all in favor, with Chairman George abstaining, and were unanimously approved.

- b. Approve August, September, and October 2025 Financials

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

- c. 700 Block Development Update

Chairman George advised discussions have stalled on acquiring additional properties and are back to developing the property owned by the city. Ms. Wharton advised she has spoken with the city manager who would like the board to work on developing a plan for future development.

- d. Northside Drive Small Area Plan Update

Ms. Wharton advised last year the plan was completed and one of the first steps is implementation of a design for the green space adjacent to the events center, which she provided. The draft concept depicted a fountain/splash pad facing Macon Road with a barrier wall and seating, shade structures, stage, landscaping, and a privately developed building. Ms. Wharton advised the intent is to determine the dynamics of engaging a private developer. Director Tuggle advised with the new traffic pattern on Macon Road, consideration should be given to making Meeting Street one-way headed north to the Chalet Lofts; Ms. Wharton advised Meeting Street is proposed for a sidewalk. Director Forrester inquired about the water tower and perhaps landscaping around the fencing area. Ms. Wharton requested the

consensus of the board to move forward with initial planning which would entail an RFP process for the development with a mix of business types; the board concurred. Ms. Wharton advised the property will be remediate in 2026 and the events center rear parking lot will be repaved and striped.

7. Staff Update – Ms. Wharton provided business updates, the speaker project is anticipated for equipment delivery this month, and the Placemaking Committee musical instruments that the board partnered with Main Street on have shipped. Ms. Hartley is working on sidewalk and right-of-way encroachment policy.
8. Member Items – Director Cossart advised the Placemaking Committee is graduating from the two-year program and the committee will transition to Design/Placemaking under Main Street. Director Forrester advised the brewery project is moving forward with construction and anticipates a summer opening. Chairman George advised carolers will be a part of the December holiday events.
9. Other – None
10. Chairman Items – Chairman George advised a board lunch will be held in December.
11. Adjourn- there being no further business to come before the board the meeting was adjourned at 5:41pm.

Approved 01.26.26