

Perry Downtown Development Authority

Minutes - July 28, 2015

1. Call to Order – Chairman David Grossnickle called the meeting to order at 5:06 p.m.

Roll: Chairman David Grossnickle; Directors Brian Burnham, Bryan Fountain, Carl Lumpkin, Tish Hayward, and Lee Jones.

Absent: Kelly Hillis

Staff: Catherine Edgemon – Main Street Coordinator, Robert Smith – Economic Development Director, and Christine Sewell – Recording Clerk.

2. Invocation – was given by Chairman Grossnickle

3. Guests/Speakers – None

4. New Business

- a. Review and approve June 23, 2015 minutes

Director Burnham motioned to approve the minutes as submitted; Director Jones seconded; all in favor and was unanimously approved.

- b. Review and approve June 2015 financial statements

Director Fountain motioned to approved the financial statements as submitted; Director Burnham seconded; all in favor and was unanimously approved.

- c. Set up Loan Review Committee for Revolving Loan Fund (RLF)

Ms. Edgemon advised, as noted in the RLF set-up, one of the criteria was to establish a loan review committee. By default the Economic and Community Development directors, the DDA Chairman and Main Street Coordinator would be appointed. Three more nominees are needed; Ms. Edgemon solicited Ms. Torri Evans with Flint Energies and inquired of the board recommendations for two others. The board provided four nominees and tasked Ms. Edgemon with contacting them regarding their willingness to participate.

*Director Lumpkin arrived at 5:13 p.m.

- d. Discuss entrepreneurship class

Ms. Edgemon, in follow up to the recently attended National Main Street conference, had sought information on programs that Perry may look at implementing. One program of interest may be an entrepreneur's academy, which would provide valuable information for the success of small business entrepreneurs. Information was provided on a program that currently New Town Macon hosts. The board questioned the need and voiced concern overlapping with current Chamber of Commerce programs. The board inquired if anyone was interested in such a program could they be referred to the New Town Macon program. Ms. Edgemon will research further and bring back at the next meeting.

e. Proposed Perry CID – Mr. Robert Smith

Mr. Smith provided information on a CID – Community Improvement District, which would enhance the economic viability of the General Courtney Hodges Boulevard corridor. The City is exploring the possibility of working with community businesses in the creation of a CID district. Mr. Smith noted as the principal development/redevelopment organization for the downtown district, support from the DDA would be essential in moving this issue forward. Information on the parcels affected and various possible millage rates to be levied for the district was provided. Discussion ensued among the board of the potential pros and cons of the CID and alternative solutions, such as a SPLOST. Mr. Smith requested the board review and consider the information and provide feedback.

f. Discuss potential projects for Stanley property

Ms. Edgemon presented a PowerPoint that had been previously submitted to the DDA in 2013 on the future potential for the current vacant property. Some proposed suggestions were multi-use/multi-story development of both commercial and residential, parking lot, farmers' market, conference/meeting space facilities. Ms. Edgemon inquired of the board their thoughts as a potential project for the DDA to take on. The board discussed potential uses and inquired of the steps to get started and how to recruit a developer. Mr. Smith advised a start would be looking into acquiring the land and preparing the land for build out.

*Director Hayward left at 6:25 p.m.

g. Discuss Design Committee approval of items placed on public rights of way

Ms. Edgemon was requested by the City Manager to ask the board their thoughts on the recent decision of the Design Committee to approve items placed in public rights-of-way. It was the consensus of the board they had no input as functions such as this, which were previously under the DDA, were assumed by the Main Street Advisory Board and its committees last year.

5. Work plan review – Ms. Edgemon reviewed the plan
6. Chairman Items – none
7. Main Street Coordinator's Report
 - a. DDA Advanced Board Member Training – Ms. Edgemon provided information on an upcoming training in September and advised if anyone was interested to please let her know.
8. Update on Main Street Board Advisory Board – Ms. Edgemon advised the Farmer's Market would move to Jernigan Street beginning in October and operational hours will now be 9 a.m. to 1 p.m.
9. Certificates of Appropriateness issued – Ms. Edgemon reviewed the report.
10. Adjourn – There being no further business to come before the board, the meeting was adjourned at 6:50 p.m.