

Downtown Development Authority of the City of Perry
Minutes - May 28, 2024

1. Call To Order: Chairman George called the meeting to order at 5:02pm.

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

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

2. Invocation – was given by Director Forrester

3. Citizens with Input – None

4. Guests/Speakers – Jim Lay and Dan Peterson

- a. Downtown Drink & Dine Promotion – Ms. Wharton advised Main Street will commence with the promotion again for June and July and is asking for a match to their \$1500.00. Director Rosales motioned to contribute \$1500 to the Drink & Dine promotion; Director Mosely seconded; all in favor and was unanimously approved.

Main Street Advisory Board and Placemaking Committee Reports – Ms. Wharton provided a brief update which included the installation of three bike racks in the downtown area and a temporary seasonal plant loom on the side of the Perry Players building.

- b. Carroll Street Planters and Landscaping- Before discussion commenced Chairman George asked if Carroll Street was still to be realigned; Ms. Wharton advised it was, however, the timeline mostly like was five plus years out. Ms. Wharton presented some preliminary concepts provided by Public Works which proposes removing all the pine straw, installing raised brick planter boxes, which will be high enough to not create a trip hazard and not tall enough to be seating. Plantings will be seasonal and is an estimated project cost of \$50,000. The board concurred with the project.

5. Old Business

- a. PTV Parking Update – Ms. Wharton advised the project was complete and future spaces can be researched.

6. New Business

- a. Approve minutes of April 22, 2024, meeting

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

- b. Approve April 2024 Financials

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

c. Ball and Main Street Parking Lot Redesign

Ms. Wharton advised Ms. Fitzner had presented to Council alterations to the lot to ensure ADA compliance and they concurred for the project to move forward. The board had discussed a plan to make the lot more efficient and it can be revisited if elected to do so. Ms. Wharton presented an alteration with a driveway entrance onto Main Street with a right in and right out only and restriping the lot with an estimated cost of \$35,000. Ms. Wharton advised any alterations do not provide more parking spaces. Chairman George suggested any alterations include PTV spaces. The board concurred with the alterations proposed for the ADA accessibility by Public Works and requested Ms. Wharton speak with Administration on what they would provide for financial support on adding the driveway cut onto Main Street.

d. Northside Small Area Plan Update

Ms. Wharton in follow up to last month's discussion with Ms. Carson; letters have been sent to all property owners in the area on what is proposed and will schedule an informational meeting. Ms. Wharton asked for one board member to volunteer and act as a representative for the board and will follow up with this request via email.

7. Member Items

Director Rosales advised a COA will be brought forth to the Main Street Advisory Board on June 6th for the demolition of 800 Main Street. All efforts have been exhausted to rehab the property, but it is just not feasible even with tax credits and grants. It is his goal to redevelop with a project to complement the downtown district. Also, in the process of renovating 901 Carroll Street.

Director Forrester suggested flow charts for the development process and who to contact.

8. Chairman Items – Chairman George advised still pursuing how to develop the 700 block of Carroll Street and hopes to have something by the end of year. Will visit Canton and Woodstock in June to speak with their leaders on how they developed their downtowns successfully. Asked the board to be thinking about development and what's best for the city, merchants, and property owners and how it can be made to be the best it can be.
9. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:59pm.

Approved 06.24.24