

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

1. Call To Order: Chairman George called the meeting to order at 5:01pm.

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

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

Guests: David Forrester, Scott Ritchie, and Robert Tuggle

2. Invocation – was given by Director Mosley
3. Citizens with Input – None

4. Guests/Speakers

- a. Bryan Wood – Downtown Historic Designation District Update

Mr. Wood advised per the direction of Administration the Historic Preservation Commission is moving forward and provided the timeline for the notification process and public hearings. Mr. Wood also advised the City Attorney has reviewed delegating certain reviews to the Main Street Advisory Board and they cannot do. Chairman George asked if any changes to the initial report; Mr. Wood advised there had not been and what was presented at the joint meeting will be the recommended boundary.

- b. Alicia Hartley – Main Street Advisory Board Update

Ms. Hartley advised the program's renewal accreditation has been submitted for 2024; working towards a GEM community, which is the best of the best for the program. Placemaking initiative has received the program's technical assistance and advice for public art, murals, parklets, etc. Received \$500 grant which will assist with painting in the alleyway and working on an AARP grant for a parklet on the corner lot of Ball/Main Street. Promotion has the annual wine tasting in April and a new event a flower crawl in May. Formed a design committee for 2025 and working on landscape improvements. Board held a retreat facilitated by GMA and developed a work plan for 2025 for goals and projects for the next 18 months. Perry is a stop for the Mobilize Main Street visit in the fall.

5. Old Business – None
6. New Business

- a. Approve minutes of January 27, 2025, meeting

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

b. Approve January 2025 Financials

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

c. Review Downtown Market Analysis

Chairman George advised the report shows opportunity for additional retail, restaurant and residential growth, however, not conducive for a hotel or offices. Ms. Wharton requested the board review and will discuss in depth at the March meeting and what the next steps will be moving forward and how to use the data for development opportunities. Ms. Wharton advised that prior to the study there had been a request for qualifications for a developer and this is still a possibility and there is further data for the housing component. Chairman George reiterated the board review the data and will discuss further the possibilities on the development of downtown.

7. Staff Update – Ms. Wharton advised Walgreens will officially close this week and the property may have been sold but has nothing further on a purchaser. The Northside Drive Small Area Plan was presented to Council; and will move forward once adopted at their next meeting. Perry Start Up week kicked off.
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 5:35pm.

Approved 03.24.25