

Downtown Development Authority of the City of Perry  
Minutes - July 28, 2025

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

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

Staff: Holly Wharton – Economic Development Director, Joe Duffy – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Mr. Duffy, the new Community Development Director, introduced himself and the board welcomed him.

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Guests/Speakers – None
5. Old Business – None
6. New Business
  - a. Review Table of Uses for C-3, Central Business District

Ms. Wharton advised the City Manager requested the board review the current allowable uses in the C-3 district with the intent of the review considering where development is now, will be and if there are possible changes needed. The board reviewed each of the use categories and use types and recommended the following for change: 1). Special exception for college/university, 2). Transportation terminals – heliport and all other uses – suggested a breakdown; look toward future with EV20L use, 3). Outdoor entertainment and clarify definition, 4). Convention and Exhibition facility by special exception, 5). Grocery store – define by square footage, allow a neighborhood market. On conclusion of discussion Ms. Wharton advised staff will work on possible amendment and bring back for further discussion.

- b. Adoption of FY 2026 budget

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

- c. Approve minutes of June 23, 2025, meeting

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

- d. Approve June 2025 Financials

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

7. Staff Update- Ms. Wharton advised of the upcoming GDOT road work for the traffic pattern shift at Macon Rd/Commerce St/Swift St. Main Street initiating new programs – key to downtown for new and/or expanding businesses, creation of a downtown welcome guide. Awarded Flint Energies mural grant for the Perry Players building. At the upcoming Main Street training will present the Northside Drive small area plan.
8. Member Items – Director Cossart advised the sidewalk sale will be August 16<sup>th</sup>.
9. Other - None
10. Chairman Items – requested for the September meeting to bring ideas for development of the property adjacent to the events center. Reminder façade grants and revolving loan funds are available.
11. Executive Session –Chairman George requested a motion to enter executive session for the discussion of real estate at 6:03pm. Director Mosley motioned to enter executive session for the purpose of real estate; Director Forrester seconded and all approved.  
  
Chairman George requested a motion to close executive session and reconvene the regular meeting at 6:14pm. Director Cossart motioned to close executive session and reconvene the regular meeting; Director Forrester seconded, and executive session was closed.
12. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:15pm.

*Approved 08.25.25*