

Downtown Development Authority of the City of Perry
Minutes - January 26, 2026

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

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

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

2. Invocation – was given by Director Mosley
3. Citizens with Input – Joy Peterson as the only retail business on Jernigan Street is interested in the proposed Small Area Plan for the area.
4. Guests/Speakers – Dan & Joy Peterson, Dave Forrester, Robbie Russell, and Bryan Fountain
5. Old Business – None
6. New Business
 - a. Election of Chair, Vice Chair, and Secretary/Treasurer for 2026

Director Mosley motioned to nominate Curtis George as Chairman; Director Rhodes seconded; all in favor and was unanimously approved with Director George abstaining.

Director Tuggle motioned to nominate Ryan Mosley as Vice Chairman; Director George seconded; all in favor and was unanimously approved with Director Mosley abstaining.

Director George motioned to nominate Marlon Rhodes as Secretary/Treasurer; Director Tuggle seconded; all in favor and was unanimously approved with Director Rhodes abstaining.

- b. Welcome of new member Lindsay Bryant

The board welcomed Director Bryant, and she provided an introduction of herself.

- c. Approve minutes of November 24, 2025, meeting

Director Mosley motioned to approve as submitted; Director Rhodoe seconded; all in favor and was unanimously approved with Director Bryant abstaining.

- d. Approve November and December 2025 Financials

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

e. Jernigan & Roughton Street Small Area Plan

Ms. Wharton advised a Small Area Plan is an undertaking of an area similar to the recent Northside Drive plan, which does not affect private property, but focuses on public area improvements such as parking, green space, sidewalks, design considerations. The area is seeing growth with the construction of the brewery and bank, and the relocation of Mason Tractor. A letter has been sent to property owners advising of the process and the goal, which is the first step in the process. There will be a public meeting with property owners for their input on goals, concerns and ideas. The DDA along with the Main Street Advisory Board and Historic Preservation Commission will also be requested to provide input. Ms. Wharton advised one main focus is on connectivity and walkability; extending the downtown experience. Ms. Wharton advised she heard from a few property owners, and feedback has been positive. Chairman George asked about the timeline; Ms. Wharton advised the public meeting should be in late February to early March with an anticipated presentation to Council with recommendations late Spring, early Summer.

Ms. Peterson advised during large city events the area by Lanier Hays Design is generally blocked off therefore, no connectivity or walkability and suggested something be done to open the flow to Jernigan Street from Main Street. Ms. Peterson also inquired about what impact the Northside Drive plan has had. Chairman George advised one of the recommendations made for the area was connectivity from Northside Drive to Meeting Street to downtown so there is a natural flow. Ms. Wharton advised the plan creates a vision. Mr. Forrester inquired if any improvements would possibly be approved in the upcoming budget; Ms. Wharton was not certain but would advocate for. Mr. Peterson asked for clarification on a Small Area Plan; Ms. Wharton advised it is utilized in identified areas by development trends of private investment, and the City comes in with public investments with improvements such as lighting, sidewalks, and public space; Ms. Wharton advised there is no financial incentives for the private property owner. Mr. Fountain asked how the plan originated; Ms. Wharton advised it so done so by the City, with input from property owners, and applicable boards, as previously stated.

f. 2026 Project Priorities

Chairman George as follow up to previous conversations with discussions around the 700 block of Carroll and Main & Jernigan Streets; feels important to come up with a design and concept and is suggesting Meeting Street for consideration. There is a lot of opportunity for smart development, and the board should determine what is best for Perry and present to Council and continue the momentum forward. Ms. Wharton requested input for prioritizing potential projects and asked if an RFQ should be done for the 700 block of Carroll Street or Meeting Street. Director Tuggle suggested starting with a smaller area, such as Meeting Street, as it may be more obtainable initially. On conclusion of discussion the board concurred with moving forward with staff researching and bringing back potential options for the Meeting Street area.

7. Staff Update – Ms. Wharton advised of project updates which included the opening of Armour Nail Spa at Chalet Lofts, building plans in review for The Garden on Commerce Street, and potential road closure on Jernigan Street for utility work. The downtown speakers have been received; installation pending. For placemaking the musical instruments have been installed, and the picnic table is soon to follow. Perry Start Up Summit is Feb. 19th & 20th and advised of future training opportunities.

Ms. Wharton advised the city has begun the progress for the state requirement of updating the Comprehensive Plan, which will be done with the assistance of a consultant, and as a part of that process the DDA's plan will be created within.

8. Member Items – None
9. Other – None
10. Chairman Items - None
11. Adjourn- there being no further business to come before the board the meeting was adjourned at 5:43 pm.

Approved 03.23.26