



Downtown Development Authority of the City of Perry

Tuesday, May 28, 2024

5:00pm

808 Carroll Street, Perry City Hall, Downtown Perry

AGENDA

1. Call To Order
2. Invocation
3. Citizens with Input
4. Guests/Speakers
 - a. Alicia Hartley
 - i. Downtown Drink & Dine Promotion
 - ii. Main Street Advisory Board and Placemaking Committee Reports
 - b. Ansley Fitzner – Carroll Street Planters and Landscaping
5. Old Business
 - a. PTV Parking Update
6. New Business
 - a. Approve minutes of April 22, 2024 meeting
 - b. Approve April 2024 Financials
 - c. Ball and Main Street Parking Lot Redesign
 - d. Northside Small Area Plan Update
7. Member Items
8. Chairman Items
9. Adjourn

All meetings are open to the public unless otherwise posted

P.O. Box 2030 | Perry, Georgia 31069-6030

478-988-2755

www.perry-ga.gov

Downtown Development Authority of the City of Perry
Minutes – April 22, 2024

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

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

Staff: Holly Wharton – Economic Development Director, Chad McMurrian – Engineering Services Manager, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: David Forrester and Jim Lay

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Guests/Speakers

- a. Chad McMurrian – Engineering Update

Mr. McMurrian provided updates related to the downtown area. Macon Rd/Commerce Street re-alignment – reviewed the plan provided and to be done by GDOT; no specific date has been provided by them. Jernigan Street extension provided a concept plan which will extend the road after the demolition of the former PVO building. General Courtney Hodges bridge replacement, also a GDOT project, the bridge will be raised and widened; the city is currently in the process of relocating utilities and in the design phase which will take six months to complete and then GDOT will start, expect to take approximately two years for their work. Parking on railroad right-of-way – design is complete and would bring 70 additional parking spaces, however, Council has tabled due to budget constraints. Main Street parallel to angled parking spaces – design was done, but it will not increase parking spaces and there are associated safety concerns with angled parking with entry and into traffic and the loss of the turn lane; project is not anticipated to move forward. Ball & Main Street lot redesign – is feasible to turn onto Ball and exit on Main Street, but the city follows the same standards as GDOT, and this would not meet them.

- b. Emily Carson – Northside Drive/Meeting Street Small Area Plan

Ms. Carson advised a Small Area Plan (SAP) is a plan of development for multiple contiguous properties that guides land use, zoning, transportation, urban design, open space, and capital improvements at a high level of detail within an area. An SAP can be commercial or residential, focuses on a neighborhood scale, complements the Comprehensive Plan, relies on resident/property owner engagement, and is adopted by Council as legislation once complete. Ms. Wharton advised this came about as an area of interest that is currently in transition and includes the remediation of the events center and the city feels is important to look into. Ms. Carson presented two proposed options: 1). 16 parcels to include Meeting Street block, Stanley, WCH, Buzzell and Pensyl properties and 2). 25 parcels to include Meet Street block, Stanley, WCH, Buzzell, Pensyl

Commercial Corner and Perry Presbyterian properties. Ms. Carson advised engagement of the property owners is necessary and it would be more of the goals for the board/city. Director Cossart advised Main Street had been presented with the same plan and concurred with option two and to include the parcels up to Ashley Street. Ms. Wharton recommended first establishing the boundaries and then move forward with future planning. The board was receptive of an SAP and concurred with option two and to include the parcels up to Ashley Street from Macon Road.

5. Old Business

- a. Golf Cart Parking Update – Ms. Wharton advised Council approved the six locations and will work with the Placemaking Committee on the design, which will be done as a stencil and painted on the location.

6. New Business

- a. Approve minutes of March 25, 2024 meeting

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

- b. Approve March 2024 Financials

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

- c. Work Plan Update and Adoption

Ms. Wharton advised there has been no updates since previous discussions, but now that an update has been provided by Mr. McMurrian is there anything the board would like to change. The board agreed to remove the parallel to angle parking on Main Street but leave the railroad parking as a three to five year goal.

- d. 700 Block of Carroll Street Discussion

Ms. Wharton advised Chairman George has spoken with the Mayor regarding the desired development of the parcel, and it was suggested and is being planned to reach out to other communities that have done a successful project of this scope. Ms. Wharton, the Mayor, and Chairman George will be visiting Canton, Woodstock, and Lawrenceville.

7. Member Items – None

8. Main Street Advisory Board Report – Director Cossart advised the spring wine tasting was a success and the fall tasting event Beer, Bourbon, & BBQ is underway.

9. Chairman Items – None

10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:59pm.

Downtown Development Authority
Balance Sheet
April 30, 2024

J. Arland
H. W. [Signature]

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	90,695.93	\$ -	\$ 90,695.93
Interest Receivable		-	-
Loan Receivable	0.00	-	0.00
Due from Other Funds	-	-	-
Total Assets	90,695.93	\$ -	\$ 90,695.93
Liabilities and Fund Balances			
Liabilities			
Accounts Payable		\$ -	\$ -
Due to City of Perry	-	-	-
Due to Other Funds	-	-	-
Total Liabilities	-	\$ -	\$ -
Fund Balances			
NonSpendable			
Loan Reveivable	0.00		\$ 0.00
Reserved for			
BOOST	900.00	-	900.00
Revolving Loan	21,329.19	-	21,329.19
Unreserved	68,466.75	-	68,466.75
Total Fund Balances	90,695.93	\$ -	\$ 90,695.93
Total Liabilities and Fund Balances	90,695.93	\$ -	\$ 90,695.93

DDA Operating

	<u>Jul-23</u>	<u>Aug-23</u>	<u>Sep-23</u>	<u>Oct-23</u>	<u>Nov-23</u>	<u>Dec-23</u>	<u>Jan-24</u>	<u>Feb-24</u>	<u>Mar-24</u>	<u>Apr-24</u>	<u>May-24</u>	<u>Jun-24</u>	<u>Total Expense</u>
Revenues													
Donation													-
Donation - BOOST													-
Rent													-
Main Street Advisory Board													-
Reimbursement from CVB & Chamber													-
Sale of Asset	982.43	984.47	986.52	700.63	989.90	8,793.81	287.15	287.75	288.35				14,301.01
Revolving Loan Repayment-Principal	28.89	28.85	24.80	22.14	21.28	2.40	1.80	1.20	0.60				129.96
Revolving Loan Repayment-Interest													-
Miscellaneous													-
Investment Income													-
Total Revenues	1,011.32	1,011.32	1,011.32	722.77	1,011.18	8,796.21	288.95	288.95	288.95				14,430.97
Expenditures													
Professional Services - Audit													-
Professional Services - Other													-
Telephone													-
Main St Restricted Account													-
Postage & Freight													-
Advertising	72.00												72.00
Promotions - Other													-
Fraudulent Activity													-
BOOST													-
Dues and Fees				6.00									6.00
Meetings													-
Training													-
General Supplies & Materials													-
DDA Revolving Loan													-
Façade Grant	20,000.00	1,000.00					2,500.00	6,500.00		1,000.00			31,000.00
Alleyway Project													-
Street Signs													-
Natural Gas Incentative Program	46.00	46.00	46.18	46.20	46.05	46.05	46.05	46.14	46.16	46.16			460.99
Electricity - Commerce Street Light													-
Water & Sewer Services													-
Total Expenditures	20,118.00	1,046.00	46.18	52.20	46.05	46.05	2,546.05	6,546.14	46.16	1,046.16			31,538.99
Excess (deficiency)	(19,106.68)	(34.68)	965.14	670.57	965.13	8,750.16	(2,257.10)	(6,257.19)	242.79	(1,046.16)			(17,108.02)
Other Financing Sources													
Transfer In - City of Perry	3,017.00	1,517.00	517.00	517.00	517.00	517.00	3,017.00	7,017.00	1,517.00	517.00			18,670.00
Transfer In - Hotel/Motel													-
Transfer In - Capital Projects													-
Fund Balance - Beginning	89,133.95	73,044.27	74,526.59	76,008.73	77,196.30	78,678.43	87,945.59	88,705.49	89,465.30	91,225.09	90,695.93	90,695.93	
Fund Balance - Ending	73,044.27	74,526.59	76,008.73	77,196.30	78,678.43	87,945.59	88,705.49	89,465.30	91,225.09	90,695.93	90,695.93	90,695.93	

Operating Account Summary

<u>Date</u>	<u>Activity Description</u>	<u>Amount</u>	
			*operating & boost
7/1/2023	Beginning Balance	89,133.95	balance
7/3/23	Clover Wine loan pmt	288.55	
7/3/23	Mossy Creek Natural loan pmt	288.95	
7/3/23	S & S Restaurant Mangement loan pmt	433.82	
7/5/23	Houston Home Journal	(72.00)	
7/6/2023	Zimmerman & Volk- Housing Study	(15,000.00)	
7/13/23	July Allocation from City	517.00	
7/13/23	Façade Grant	2,500.00	
7/13/23	Zimmerman & Volk- Housing Study	(2,500.00)	
7/14/23	Triple F Farms façade grant	(2,500.00)	
7/31/2023	GA Power	(46.00)	
8/1/2023	Clover Wine loan pmt	288.55	
8/1/2023	Mossy Creek Natural loan pmt	288.95	
8/1/2023	S & S Restaurant Mangement loan pmt	433.82	
8/10/2023	July Allocation from City	517.00	
8/10/2023	Façade Grant	1,000.00	
8/21/2023	LaRuss Properties façade grant	(1,000.00)	
8/2/2023	GA Power	(46.00)	
9/1/2023	Clover Wine loan pmt	288.55	
9/1/2023	Mossy Creek Natural loan pmt	288.95	
9/1/2023	S & S Restaurant Mangement loan pmt	433.82	
9/5/2023	GA Power	(46.18)	
9/7/2023	Sept Allocation from City	517.00	
10/2/2023	Clover Wine loan pmt	288.41	
10/2/2023	Mossy Creek Natural loan pmt	288.95	
10/2/2023	S & S Restaurant Mangement loan pmt	433.82	
10/4/2023	GA Power	(46.20)	
10/5/2023	Oct Allocation from City	517.00	
10/3/2023	Clover Wine pmt returned	(288.41)	
10/3/2023	Return Fee	(6.00)	
11/1/2023	Mossy Creek Natural loan pmt	288.95	
11/1/2023	S & S Restaurant Mangement loan pmt	433.82	
11/1/2023	GA Power	(46.05)	
11/9/2023	Nov Allocation from City	517.00	
11/1/2023	Clover Wine loan pmt-Check	288.41	
12/1/2023	Mossy Creek Natural loan pmt	288.95	
12/1/2023	S & S Restaurant Mangement loan pmt	433.82	
12/4/2023	GA Power	(46.05)	
12/14/2023	Nov Allocation from City	517.00	
12/6/2023	S & S Restaurant Mangement Loan Payoff	8,073.44	
1/2/24	Mossy Creek Natural loan pmt	288.95	
1/3/24	GA Power Commerce Street lights	(46.05)	
1/5/24	All State Construction Group (façade grant 1007 Jernig.	(2,500.00)	
1/11/24	City Allocation, Façade Project 1007 Jernigan	3,017.00	
2/1/2024	Mossy Creek Natural loan pmt	288.95	
2/1/2024	GA Power Commerce Street lights	(46.14)	
2/7/2024	Landmark Realty façade grant	(3,000.00)	
2/7/2024	Perry UMC façade grant	(3,500.00)	
2/1/2024	City Allocation, Façade Project 904 Jernigan	7,017.00	
3/1/2024	Mossy Creek Natural loan pmt	288.95	
3/1/2024	City Allocaiton, Façade 909 Carroll St	1,517.00	
3/1/2024	GA Power Commerce Street lights	(46.16)	
4/4/2024	April Allocation from City	517.00	

Operating Account Summary

4/1/2024	GA Power Commerce Street lights	(46.16)
4/30/2024	Gottwalls Books Façade Grant	(1,000.00)

Balance as of 4/30/2024

90,695.93
*operating & boost balance

The City of Perry
Reconciliation of Bank Statement for
Downtown Development Authority Synovus
General Operating Account
As of April 30, 2024

Less outstanding checks (Payables)

Balance per Bank Statement	90,325.09	Ending Balance:
		O/S Deposits:
Plus deposits not on statement		
Deposits		
Loan PMT		
Façade Grant		
COP allocation	517.00	
Less Disbursements:		
GA Power	(46.16)	O/S Disbursements:
Ck#5015	(1,000.00)	Checks:
Reconciled bank statement balance	89,795.93	
Balance per transaction register	<u>89,795.93</u>	
Difference	<u><u>0.00</u></u>	

The City of Perry
Reconciliation of Bank Statement for
Downtown Development Authority - Synovus
BOOST Donation Account
As of April 30, 2024

Balance per Bank Statement	900.00
Plus deposits not on statement	0.00
Less outstanding checks (Payables)	

Reconciled bank statement balance	900.00
Balance per transaction register	<u>900.00</u>
Difference	<u><u>0.00</u></u>

Downtown

DEVELOPMENT AUTHORITY



Where Georgia comes together.

Perry Downtown Development Authority

May 28, 2024

1. Call to Order
2. Invocation
3. Citizens with Input
4. Guests/Speakers

Alicia Hartley– Downtown Manager

1. Summer Drink & Dine Campaign
2. Main Street Advisory Board and Placemaking Committee Reports

Ansley Fitzner – Public Works Superintendent

1. Carroll Street Planters and Landscaping

Downtown Perry

Carroll Street - planters



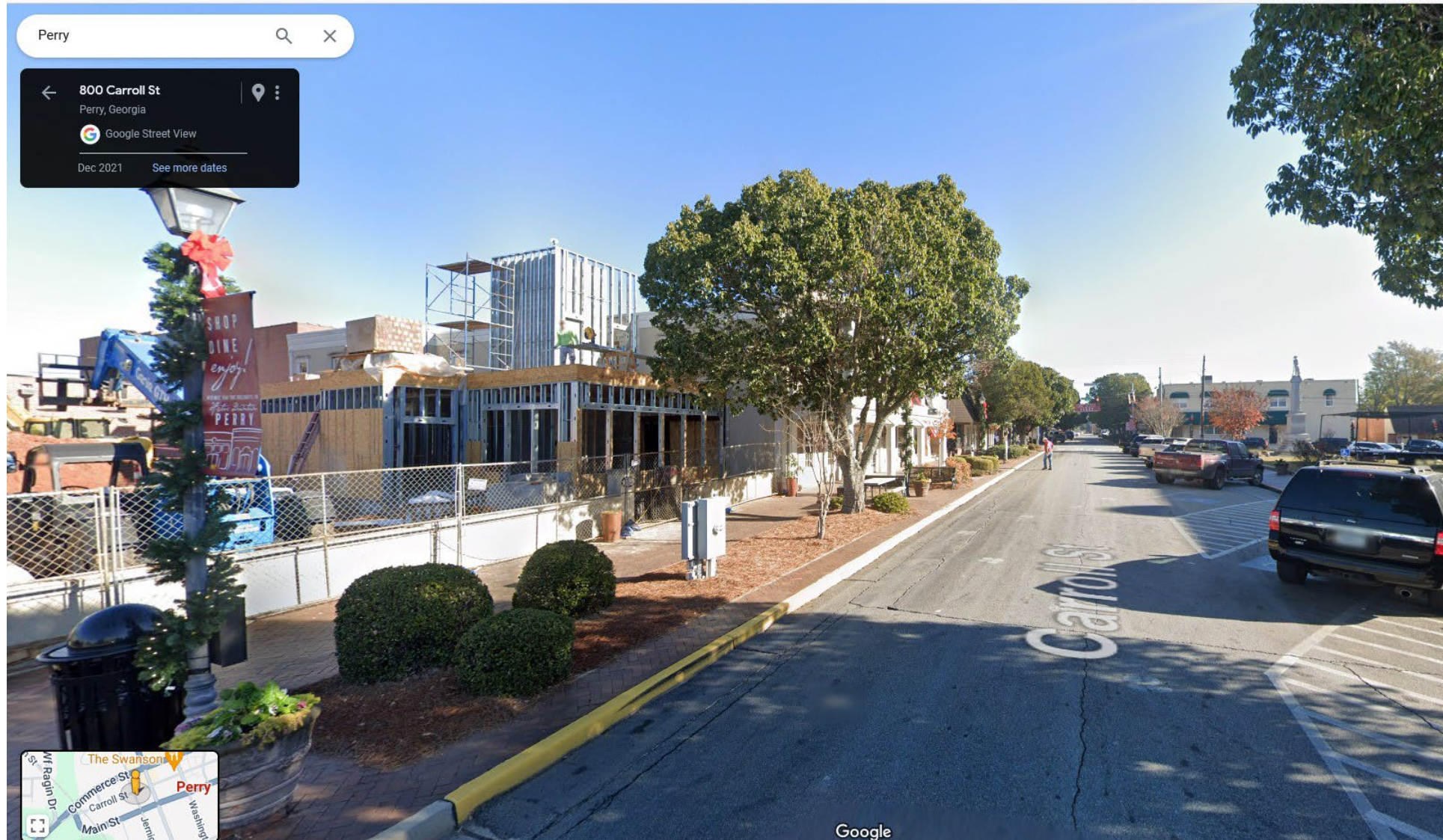
Where Georgia comes together.

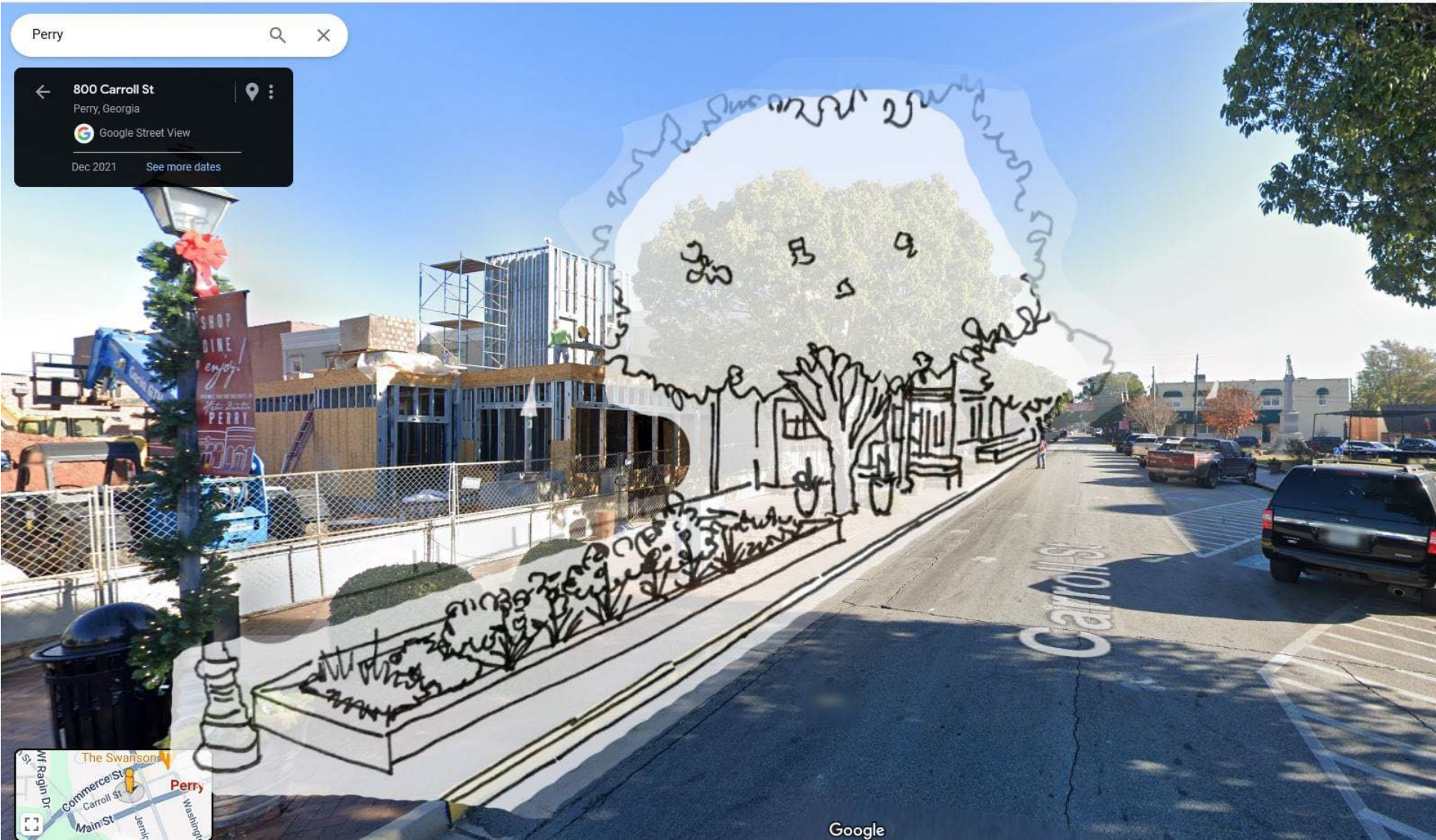


Inspiration Photos



800 Block Carroll Street





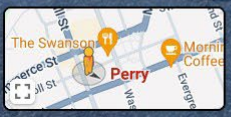
900 Block Carroll Street





Perry

← 905 Carroll St
Perry, Georgia
Google Street View
Dec 2021 See more dates



Google

Old Business

a. PTV Parking Update – Complete!



New Business

- a. Approve minutes of April 22, 2024 meeting
- b. Approve April 2024 Financials
- c. Ball and Main Street Parking Lot Redesign
- d. Northside Small Area Plan Update

Downtown ADA Modifications

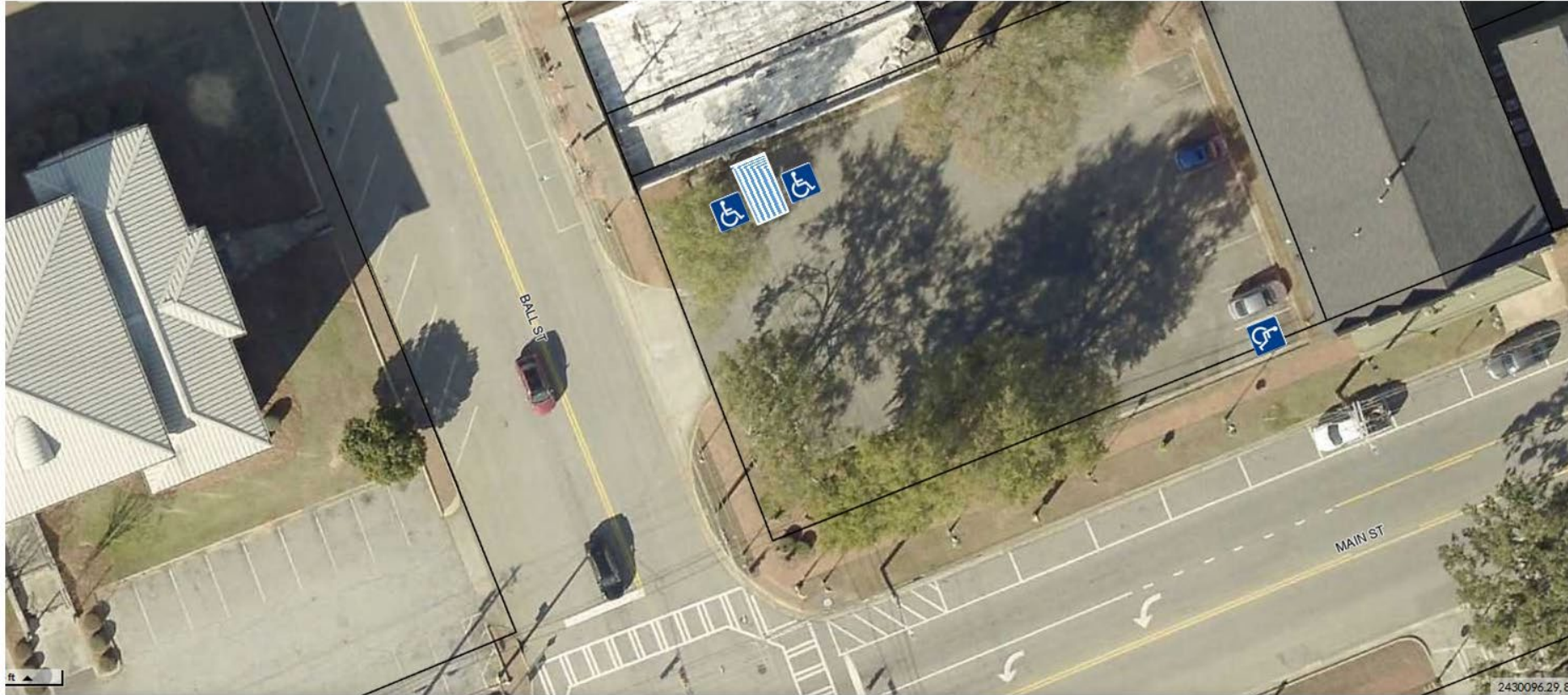


Site Area



Where Georgia comes together.

Existing Conditions



Proposed Design



Member Items

Chairman Items

Adjourn