



Downtown Development Authority of the City of Perry

Monday, March 23, 2026

5:00 pm

808 Carroll Street, Perry City Hall, Downtown Perry

Economic Development Conference Room

AGENDA

1. Call To Order
2. Invocation
3. Citizens with Input
4. Guests/Speakers
 - a. Alicia Hartley Downtown Manager - Jernigan Street Small Area Plan project
5. Old Business
6. New Business
 - a. Approve minutes of January 26, 2026, meeting
 - b. Approve January and February 2026 Financials
 - c. Potential options for future development of Meeting Street
7. Staff Update
8. Member Items
9. Chairman Items
10. 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 - 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 Rhoades 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.

DRAFT

**Downtown Development Authority
Balance Sheet
January 31, 2026**

J. Holland
MS

| | General Fund | Capital Projects Fund | Total Governmental Funds |
|--|------------------|--------------------------|--------------------------------|
| Assets | | | |
| Cash & Cash Equivalents | 74,791.92 | \$ - | \$ 74,791.92 |
| Interest Receivable | | - | - |
| Loan Receivable | | - | - |
| Due from Other Funds | - | - | - |
| Total Assets | 74,791.92 | \$ - | \$ 74,791.92 |
| Liabilities and Fund Balances | | | |
| Liabilities | | | |
| Accounts Payable | | \$ - | \$ - |
| Due to City of Perry | - | - | - |
| Due to Other Funds | - | - | - |
| Total Liabilities | - | \$ - | \$ - |
| Fund Balances | | | |
| NonSpendable | | | |
| Loan Receivable | - | | \$ - |
| Reserved for | | | |
| MSAB Façade Grant | 900.00 | - | 900.00 |
| Revolving Loan | 20,000.00 | - | 20,000.00 |
| Unreserved | 53,891.93 | - | 53,891.93 |
| Total Fund Balances | 74,791.92 | \$ - | \$ 74,791.92 |
| Total Liabilities and Fund Balances | 74,791.92 | \$ - | \$ 74,791.92 |

DDA Operating

| | <u>Jul-25</u> | <u>Aug-25</u> | <u>Sep-25</u> | <u>Oct-25</u> | <u>Nov-25</u> | <u>Dec-25</u> | <u>Jan-26</u> | <u>Feb-26</u> | <u>Mar-26</u> | <u>Apr-26</u> | <u>May-26</u> | <u>Jun-26</u> | <u>Total Expense</u> |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------------|
| Revenues | | | | | | | | | | | | | |
| Donation | | | | | | | | | | | | | |
| Rent | | | | | | | | | | | | | |
| Main Street Advisory Board | | | | | | | | | | | | | |
| Reimbursement from CVB & Chamber | | | | | | | | | | | | | |
| Sale of Asset | | | | | | | | | | | | | |
| Revolving Loan Repayment-Principal | | | | | | | | | | | | | |
| Revolving Loan Repayment-Interest | | | | | | | | | | | | | |
| Miscellaneous | | | | | | | | | | | | | |
| Investment Income | | | | | | | | | | | | | |
| Total Revenues | | | | | | | | | | | | | |
| Expenditures | | | | | | | | | | | | | |
| Professional Services - Audit | | | | | | | | | | | | | |
| Professional Services - Other | | | | | | | | | | | | | |
| Contract Labor | | | | | | | | | | | | | |
| Telephone | | | | | | | | | | | | | |
| Main St Restricted Account | | | | | | | | | | | | | |
| Postage & Freight | | | | | | | | | | | | | |
| Advertising | | | | | | | | | | | | | |
| Promotions - Other | | | | | | | | | | | | | |
| Fraudulent Activity | | | | | | | | | | | | | |
| BOOST | | | | | | | | | | | | | |
| Dues and Fees | | | | | | | | | | | | | |
| Meetings | | | | | | | | | | | | | |
| Training | | | | | | | | | | | | | |
| General Supplies & Materials | | | | | | | | | | | | | |
| Official/Administrative | | | | | | | | | | | | | |
| DDA Revolving Loan | | | | | | | | | | | | | |
| Façade Grant | | | | | | | | | | | | | |
| Downtown Feasibility Study | | | | | | | | | | | | | |
| Street Signs | | | | | | | | | | | | | |
| Welcome Park - Donation | | | 4,103.00 | | | | | | | | | | |
| Natural Gas Incentive Program | | 28,453.00 | | | | | | | | | | | 4,103.00 |
| Electricity - Commerce Street Light | 46.75 | 46.75 | 46.75 | 46.75 | 46.59 | 46.59 | 46.59 | 46.59 | 46.59 | 46.59 | 46.59 | 46.59 | 28,453.00 |
| Water & Sewer Services | 46.75 | 28,499.75 | 4,149.75 | 46.75 | 46.59 | 2,546.59 | 46.59 | 46.59 | 46.59 | 46.59 | 46.59 | 46.59 | 326.77 |
| Total Expenditures | (46.75) | (28,499.75) | (4,149.75) | (46.75) | (46.59) | (2,546.59) | (46.59) | (46.59) | (46.59) | (46.59) | (46.59) | (46.59) | 35,382.77 |
| Excess (deficiency) | | | | | | | | | | | | | (35,382.77) |
| Other Financing Sources | | | | | | | | | | | | | |
| Transfer In - City of Perry (Monthly Allocation) | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 3,612.00 |
| Transfer In - City of Perry (Incentive Program) | | | 28,453.00 | | | 2,500.00 | | | | | | | 30,953.00 |
| Transfer In - Hotel/Motel | | | | | | | | | | | | | |
| Transfer In - Capital Projects | 516.00 | 516.00 | 28,969.00 | 516.00 | 516.00 | 3,016.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 34,565.00 |
| Fund Balance - Beginning | 75,609.69 | 76,078.94 | 48,095.19 | 72,914.44 | 73,383.69 | 73,853.10 | 74,322.51 | 74,791.92 | 74,791.92 | 74,791.92 | 74,791.92 | 74,791.92 | 74,791.92 |
| Fund Balance - Ending | 76,078.94 | 48,095.19 | 72,914.44 | 73,383.69 | 73,853.10 | 74,322.51 | 74,791.92 | 74,791.92 | 74,791.92 | 74,791.92 | 74,791.92 | 74,791.92 | 74,791.92 |

Operating Account Summary

| <u>Date</u> | <u>Activity Description</u> | <u>Amount</u> |
|-------------|---|---------------|
| | Balance as of 6/30/2025 | 75,609.69 |
| 7/1/2025 | Beginning Balance | 75,609.69 |
| 7/3/2025 | GA Power Commerce Street lights | (46.75) |
| 7/7/2025 | July Allocation from City | 516.00 |
| 8/5/2025 | GA Power Commerce Street lights | (46.75) |
| 8/11/2025 | August Allocation from City | 516.00 |
| 8/28/2025 | ck#5029 Fuego Fresco - natural gas grant | (28,453.00) |
| 9/4/2025 | GA Power Commerce Street lights | (46.75) |
| 9/4/2025 | ck#5030 Main Street Advisory Board-Welcome Park | (4,103.00) |
| 9/8/2025 | Reimb from COP Fuego Fresco Natural Gas Grant | 28,453.00 |
| 9/8/2025 | September Allocation from City | 516.00 |
| 10/3/2025 | GA Power Commerce Street lights | (46.75) |
| 10/6/2025 | October Allocation from City | 516.00 |
| 11/3/2025 | GA Power Commerce Street lights | (46.59) |
| 11/13/2025 | November Allocation from City | 516.00 |
| 12/4/2025 | GA Power Commerce Street lights | (46.59) |
| 12/4/2025 | December Allocation from City | 516.00 |
| 12/5/2025 | ck#5031 AKTDB Properties- façade grant 1218 Main Street | (2,500.00) |
| 12/11/2025 | Reimb from COP AKTBF Properties façade grant | 2,500.00 |
| 1/7/2026 | GA Power Commerce Street lights | (46.59) |
| 1/15/2026 | January Allocation from City | 516.00 |

*Balance as of 1/31/2026 74,791.92

*operating & boost balance

**The City of Perry
 Reconciliation of Bank Statement for
 Downtown Development Authority Synovus
 General Operating Account
 As of January 31, 2026**

Less outstanding checks (Payables)

| | | |
|--|--------------------|------------------------------|
| Balance per Bank Statement | 74,322.51 | Ending Balance: |
| | | O/S Deposits: |
| Plus deposits not on statement COP allocation | 516.00 | |
| Less Disbursements: GA Power | (46.59) | O/S Disbursements Checks: |
| | | |
| Reconciled bank statement balance | 74,791.92 | |
| Balance per transaction register | <u>74,791.92</u> | |
| Difference | <u><u>0.00</u></u> | |

Holland

HD

**Downtown Development Authority
Balance Sheet
February 28, 2026**

| | General Fund | Capital Projects Fund | Total Governmental Funds |
|--|------------------|--------------------------|--------------------------------|
| Assets | | | |
| Cash & Cash Equivalents | 75,261.33 | \$ - | \$ 75,261.33 |
| Interest Receivable | | - | - |
| Loan Receivable | | - | - |
| Due from Other Funds | - | - | - |
| Total Assets | 75,261.33 | \$ - | \$ 75,261.33 |
| Liabilities and Fund Balances | | | |
| Liabilities | | | |
| Accounts Payable | | \$ - | \$ - |
| Due to City of Perry | - | - | - |
| Due to Other Funds | - | - | - |
| Total Liabilities | - | \$ - | \$ - |
| Fund Balances | | | |
| NonSpendable | | | |
| Loan Reveivable | - | | \$ - |
| Reserved for | | | |
| MSAB Façade Grant | 900.00 | - | 900.00 |
| Revolving Loan | 20,000.00 | - | 20,000.00 |
| Unreserved | 54,361.34 | - | 54,361.34 |
| Total Fund Balances | 75,261.33 | \$ - | \$ 75,261.33 |
| Total Liabilities and Fund Balances | 75,261.33 | \$ - | \$ 75,261.33 |

DDA Operating

| | Jul-25 | Aug-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | May-26 | Jun-26 | Total Expense |
|--|-----------|-------------|------------|-----------|-----------|------------|-----------|------------|-----------|-----------|-----------|-----------|---------------|
| Revenues | | | | | | | | | | | | | |
| Donation | | | | | | | | | | | | | |
| Rent | | | | | | | | | | | | | |
| Main Street Advisory Board | | | | | | | | | | | | | |
| Reimbursement from CVB & Chamber | | | | | | | | | | | | | |
| Sale of Asset | | | | | | | | | | | | | |
| Revolving Loan Repayment-Principal | | | | | | | | | | | | | |
| Revolving Loan Repayment-Interest | | | | | | | | | | | | | |
| Miscellaneous | | | | | | | | | | | | | |
| Investment Income | | | | | | | | | | | | | |
| Total Revenues | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Expenditures | | | | | | | | | | | | | |
| Professional Services - Audit | | | | | | | | | | | | | |
| Professional Services - Other | | | | | | | | | | | | | |
| Contract Labor | | | | | | | | | | | | | |
| Telephone | | | | | | | | | | | | | |
| Main St Restricted Account | | | | | | | | | | | | | |
| Postage & Freight | | | | | | | | | | | | | |
| Advertising | | | | | | | | | | | | | |
| Promotions - Other | | | | | | | | | | | | | |
| Fraudulent Activity | | | | | | | | | | | | | |
| BOOST | | | | | | | | | | | | | |
| Dues and Fees | | | | | | | | | | | | | |
| Meetings | | | | | | | | | | | | | |
| Training | | | | | | | | | | | | | |
| General Supplies & Materials | | | | | | | | | | | | | |
| Official/Administrative | | | | | | | | | | | | | |
| DDA Revolving Loan | | | | | | | | | | | | | |
| Façade Grant | | | | | | | | | | | | | |
| Downtown Feasibility Study | | | | | | | | | | | | | |
| Street Signs | | | | | | | | | | | | | |
| Welcome Park- Donation | | | | | | | | | | | | | |
| Natural Gas Incentive Program | | | | | | | | | | | | | |
| Electricity - Commerce Street Light | | | | | | | | | | | | | |
| Water & Sewer Services | | | | | | | | | | | | | |
| Total Expenditures | 46.75 | 28,499.75 | 4,149.75 | 46.75 | 46.75 | 2,546.59 | 46.59 | 46.59 | - | - | - | - | 6,000.00 |
| Excess (deficiency) | (46.75) | (28,499.75) | (4,149.75) | (46.75) | (46.59) | (2,546.59) | (46.59) | (3,546.59) | - | - | - | - | (38,929.36) |
| Other Financing Sources | | | | | | | | | | | | | |
| Transfer In - City of Perry (Monthly Allocation) | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | 516.00 | | | | | 4,128.00 |
| Transfer In - City of Perry (Incentive Program) | - | - | 28,453.00 | - | - | 2,500.00 | - | 3,500.00 | - | - | - | - | 34,453.00 |
| Transfer In - Hotel/Motel | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Transfer In - Capital Projects | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | 516.00 | 516.00 | 28,969.00 | 516.00 | 516.00 | 3,016.00 | 516.00 | 4,016.00 | - | - | - | - | 38,581.00 |
| Fund Balance - Beginning | 75,809.69 | 76,078.94 | 48,095.19 | 72,914.44 | 73,383.69 | 73,853.10 | 74,322.51 | 74,791.92 | 75,261.33 | 75,261.33 | 75,261.33 | 75,261.33 | 75,261.33 |
| Fund Balance - Ending | 76,078.94 | 48,095.19 | 72,914.44 | 73,383.69 | 73,853.10 | 74,322.51 | 74,791.92 | 75,261.33 | 75,261.33 | 75,261.33 | 75,261.33 | 75,261.33 | 75,261.33 |

Operating Account Summary

| <u>Date</u> | <u>Activity Description</u> | <u>Amount</u> |
|-------------|---|---------------|
| | Balance as of 6/30/2025 | 75,609.69 |
| 7/1/2025 | Beginning Balance | 75,609.69 |
| 7/3/2025 | GA Power Commerce Street lights | (46.75) |
| 7/7/2025 | July Allocation from City | 516.00 |
| 8/5/2025 | GA Power Commerce Street lights | (46.75) |
| 8/11/2025 | August Allocation from City | 516.00 |
| 8/28/2025 | ck#5029 Fuego Fresco - natural gas grant | (28,453.00) |
| 9/4/2025 | GA Power Commerce Street lights | (46.75) |
| 9/4/2025 | ck#5030 Main Street Advisory Board-Welcome Park | (4,103.00) |
| 9/8/2025 | Reimb from COP Fuego Fresco Natural Gas Grant | 28,453.00 |
| 9/8/2025 | September Allocation from City | 516.00 |
| 10/3/2025 | GA Power Commerce Street lights | (46.75) |
| 10/6/2025 | October Allocation from City | 516.00 |
| 11/3/2025 | GA Power Commerce Street lights | (46.59) |
| 11/13/2025 | November Allocation from City | 516.00 |
| 12/4/2025 | GA Power Commerce Street lights | (46.59) |
| 12/4/2025 | December Allocation from City | 516.00 |
| 12/5/2025 | ck#5031 AKTDB Properties- façade grant 1218 Main Street | (2,500.00) |
| 12/11/2025 | Reimb from COP AKTBF Properties façade grant | 2,500.00 |
| 1/7/2026 | GA Power Commerce Street lights | (46.59) |
| 1/15/2026 | January Allocation from City | 516.00 |
| 2/2/2026 | GA Power Commerce Street lights | (46.59) |
| 2/5/2026 | February Allocation from City | 516.00 |
| 2/6/2026 | ck#5032 Moody Law- façade grant 921 Carrol St | (2,500.00) |
| 2/6/2026 | ck#5033 Spotted Laundry façade grant 1003 Swift st | (1,000.00) |
| 2/19/2026 | Reimb from COP façade grant 921 Carroll & 1003 Swift | 3,500.00 |

*Balance as of 2/28/2026 75,261.33 ✓

*operating & boost balance

(R)

**The City of Perry
 Reconciliation of Bank Statement for
 Downtown Development Authority Synovus
 General Operating Account
 As of February 28, 2026**

Less outstanding checks (Payables)

| | | | |
|-----------------------------------|------------------|--------------------|--|
| Balance per Bank Statement | 74,791.92 | Ending Balance: | |
| | | O/S Deposits: | |
| Plus deposits not on statement | | | |
| COP allocation | 516.00 | | |
| Reimb from COP for façade grants | 3,500.00 | | |
| Less Disbursements: | | | |
| GA Power | (46.59) | O/S Disbursements: | |
| ck5032 - Moody Law | (2,500.00) | Checks: | |
| ck#5033-Spotted Laundry | (1,000.00) | | |
| | | | |
| Reconciled bank statement balance | 75,261.33 | | |
| Balance per transaction register | <u>75,261.33</u> | | |
| Difference | <u>0.00</u> | | |