

Main Street Advisory Board
Agenda – October 5, 2023, 5:00 p.m.

Meeting to be held at Perry City Hall – 808 Carroll Street, Economic Development
Conference Room

1. Call to Order
2. Guests/Speakers
3. Citizens with Input
4. Old Business
5. New Business
 - a. Certificate of Appropriateness Review – 1115 Ball Street
 - b. Certificate of Appropriateness Review – 904 Jernigan Street
 - c. Review of Façade Grant – 904 Jernigan Street
 - d. Certificate of Appropriateness – 1141 Macon Road
 - e. Approve September 7, 2023 minutes
 - f. Approve August and September 2023 financials
6. Chairman Items
7. Downtown Manager's Report
 - a. Downtown Projects update
 - b. Strategic Plan Update
8. Promotion Committee Report
9. Update on Downtown Development Authority
10. Other
11. Adjourn

All meetings are open to the public unless otherwise posted



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STAFF REPORT

September 22, 2023

CASE NUMBER: COA-0120-2023

APPLICANT: Bryan Fountain

REQUEST: Infill existing window

LOCATION: 1115 Ball Street; Parcel No. 0P0060 087000

APPLICANT'S REQUEST: The applicant proposes bricking in the existing window on the side elevation facing the vacant lot adjacent to Commerce Street. The brick will be painted to match the existing painted brick color. The applicant indicates in his application that the cost to infill the window is similar to replacing the broken glass.

STAFF COMMENTS: The proposal is inconsistent with design guidelines which state existing window configuration and dimensions should be maintained, and that infilling windows is a common mistake.

STAFF RECOMMENDATION: Denial.

APPLICABLE DESIGN GUIDELINES ATTACHED. Commercial Rehabilitation – Windows.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
 - (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
 - (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.
- (F) *Building design standards.*
 - (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.

- (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
- (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
- (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
- (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
- (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
- (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
- (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.

(G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.



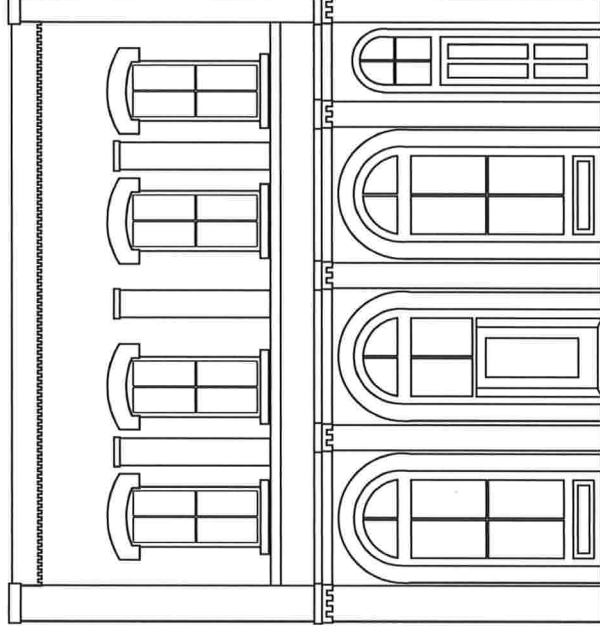
18 REHABILITATION WINDOWS

GOAL:

The primary goal is to maintain the historic windows, their design, and their placement.

Actions to achieve the goal:

- ▶ Maintain and preserve historic windows.
- ▶ Repair damaged portions of historic windows rather than replacing them in total.
- ▶ Historic windows damaged beyond repair should be replaced with windows of matching materials, design, pane configuration, and muntin profile. Aluminum clad wood windows may be allowed on upper story windows, but not windows of vinyl or aluminum construction.
- ▶ Maintain the historic window configuration and dimensions.
- ▶ New windows on side and rear elevations should relate to historic windows in the following ways:
 - a) use matching materials,
 - b) be of matching or similar size, and
 - c) use matching or similar design.
- ▶ Storm windows must match the color of the window frame and obscure the window as little as possible.



Windows refers to glazed openings in the exterior walls of the building. (see also *Storefronts*, p. 30)

Glossary terms:

Beyond repair.

When such a large portion of an element is damaged that repair becomes infeasible, generally, but not specifically, more than 50%.

Double hung window.

A window having two sashes, one sliding vertically over the other.

Fenestration.

The arrangement of window openings in a building.

Lintel.

A horizontal beam over a door or window which carries the weight of the wall above; usually made of stone or wood.

Muntin.

A secondary framing member to divide and hold the panes of glass in a window.

Sash.

The portion of a window that holds the glass and which moves.

Sill.

The horizontal member located at the top of a foundation supporting the structure above; also the horizontal member at the bottom of a window or door.

Solid-to-void.

The total area of wall in comparison to the total area of openings on an elevation.

- more terms found in the *Glossary*, p. 42

Changes requiring a COA Examples:

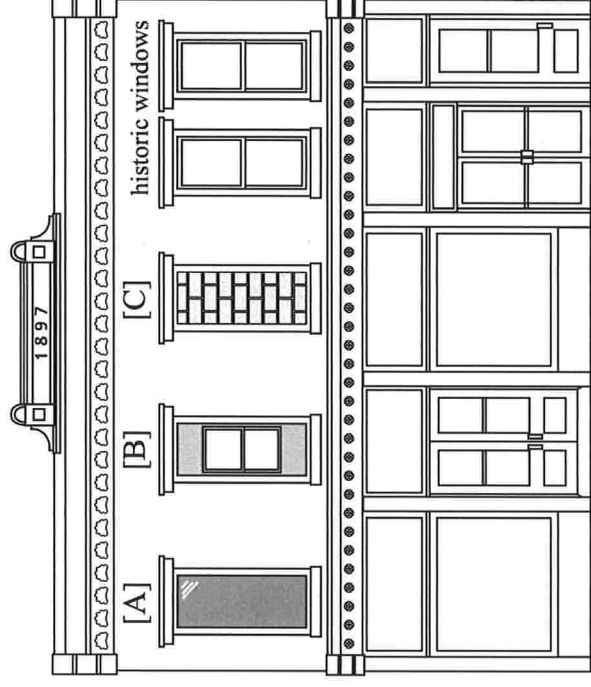
- * Removing and replacing windows.
- * Filling in existing window openings.
- * Adding new window opening.
- * Adding new storm windows and screens.

Changes not requiring a COA Examples:

- * Replacing broken window glass.
- * Repairing damaged portions of existing sashes.
- * Weather-stripping, caulking, painting and other general maintenance.
- * Adding clear UV coating.

Common Mistakes

- ▶ *Replacing viable (deteriorated but repairable) historic windows with new windows, even similar looking windows.*
- ▶ *Replacing windows with flat muntins with no profile.*
- ▶ *Replacing windows with tinted glass, single panes, or smaller windows. [A]*
- ▶ *Reducing the size of windows. [B]*
- ▶ *Infilling windows. [C]*
- ▶ *Adding storm windows which obscure the historic window.*





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Application # COA 0150-2023

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Bryan Fountain	Bryan Fountain
*Title		Triple F Farm LLC
*Address	PO Box 460 Marshallville GA	
*Phone	478-955-0823	
*Email	bfountain@gmail.com	
*Property Address	1115 Ball Street	

Project:

New Building _____ Addition _____ Alteration ☒ Demolition _____ Relocation _____

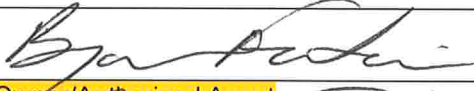
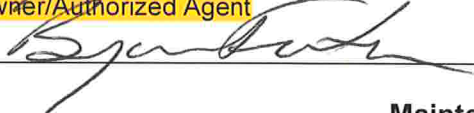
*Please describe the proposed modification:

The side windows are busted and I would like to brick them just as the other windows on the side have been. The cost is about the same as glass but would prevent future breaks and cost. The tenant is a baseball clinic and the exterior is gravel and a break is inevitable. The brick would be painted to match the exterior. Glass isn't something worth filing insurance on.

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:

- _____ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
- _____ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
- _____ Detailed drawing(s) or sketch(s) depicting size, location, and colors of signage,
- _____ Sample(s) for all proposed wall and trim paint colors, Above the windows was recently painted and I have extra.
- _____ Sample(s) or photo(s) of proposed awning/canopy materials and color,
- _____ Photo(s) of proposed doors, windows, lights, or other features that will be added to the building,
- _____ Photo(s) or sample of proposed roofing materials and color if roof will be visible,
- _____ Photo(s) or sample of brick, stone, tile, mortar, or other exterior construction materials that will be added to the building, and
- _____ Other information that helps explain details of the proposal.

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm at the Community Development office, 741 Main Street.
7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
8. Signatures:

*Applicant		*Date	8/30/23
*Property Owner/Authorized Agent		*Date	8/30/23

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located the Downtown Development Overlay District when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$230.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the life of the permit.

Estimated valuation of proposed modification:

~~\$3000~~ ~~\$4000~~

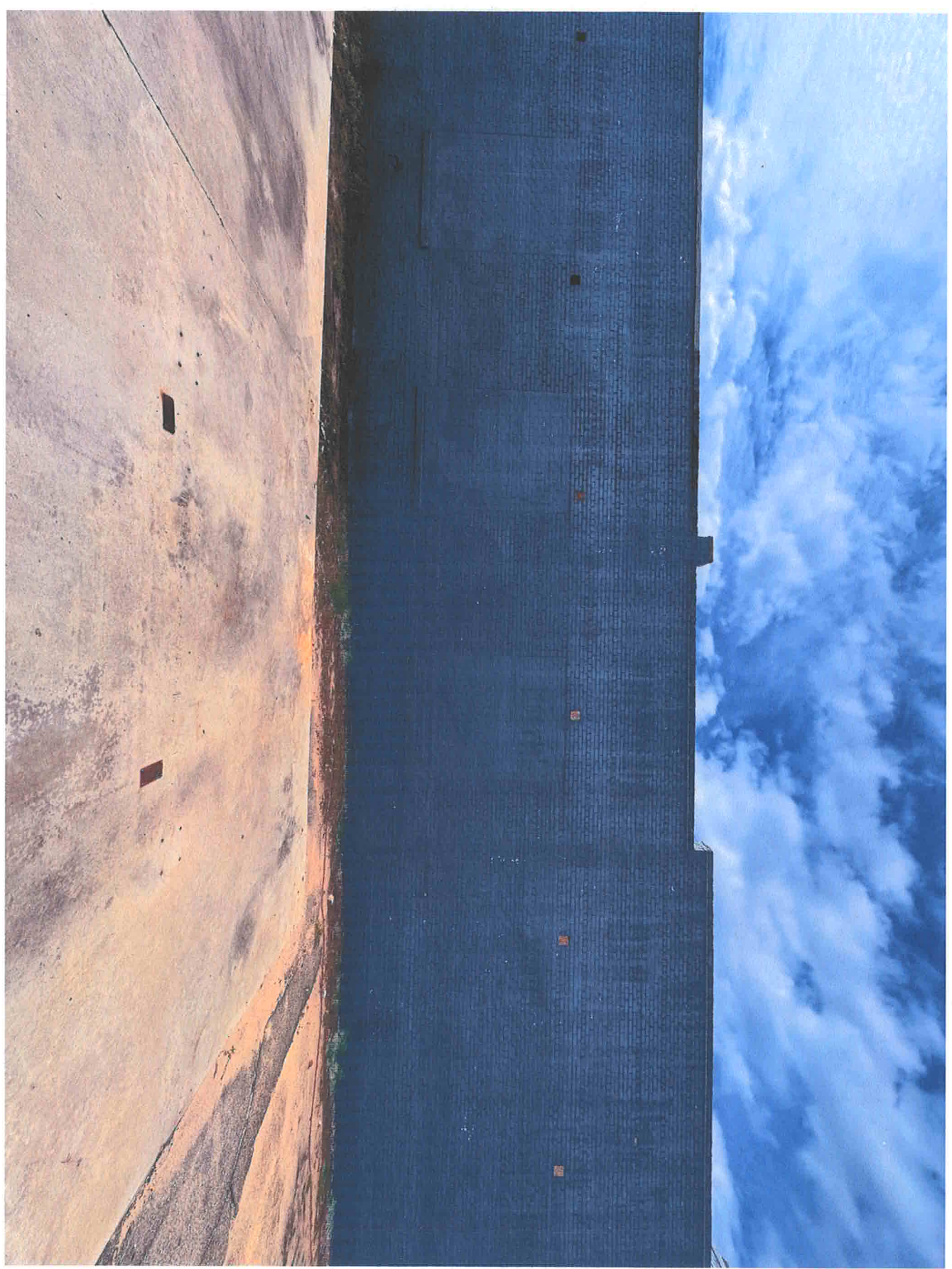
open to a mural being
painted on the side of the building

Revised 12/20/22









CLAY RUCKER INC.

ESTIMATE

Attention: Brian Fountain

Date: 8/31/23

Project Title: 1115 ball St.

Description	Quantity	Unit Price	Cost
Block (labor and material)			\$1,000.00
Brick (labor and material)			\$1,800.00
			\$0.00
		Subtotal	\$2,800.00
	Tax		\$0.00
		Total	\$2,800.00

Thank you for your business. It's a pleasure to work with you on your project.

Sincerely yours,

CLAY RUCKER



The Glass Guru of Warner Robins
 100 Hospital Drive Warner Robins, GA 31088
 Phone (478) 328 0999
 Email warnerrobins@theglassguru.com
 Web theglassguru.com/warnerrobins

**Estimate
 #EST 17919**

Address:	Date:	7/13/2023	Estimator:	Kenneth Meredith
Bryan Fountain, Ballers 1115 Ball St Perry, GA 31069 Phone: (478) 955 0823 tbfountain@gmail.com	Arrival Time:	4:00 PM	Contact:	Bryan Fountain
Summary		Commercial storefront glass (will remeasure before ordering)		

Item	Description	Qty	Amount
Flat Glass Product	Size (W"xH"): 55 x 129. Glass Type: Tempered. Color/Pattern: Clear. Thickness: 1/4. Detail: Side of Building. Customer Note: It is imperative that customer read information contained in the "Notes" section below.	3.00	\$1,877.37
Glass Installation	ATTENTION CUSTOMER: please be sure to remove all window furnishings, blinds, etc.... prior to our arrival. Any furniture must also be pulled away from the window(s) we will be working on. Please be sure to read the "Notes:" section below for important information!	3.00	\$1,500.00
		Subtotal	\$3,377.37
		Tax	\$131.42
		Total	\$3,508.79

Payment Date	Type	CC/Check Number	Amount
		Total	\$0.00

Unless stated otherwise, the above quote is valid for 7 days. Deposit may be required to proceed with order. Unless other terms are stated in writing, any unpaid balance is due upon completion of service. Once service is scheduled, please give 24 hours notice if you need to reschedule or cancel your appointment. Appointments rescheduled within 24 hours will be subject to a \$75 fee. Cancellations will be subject to the cost of any materials ordered plus \$75.

Notes:

Attention Customers: please be sure to read the following information prior to placing your order or scheduling installation. Quote valid for 7 days.



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STAFF REPORT

October 3, 2023

CASE NUMBER: COA-0138-2023
APPLICANT: Madison Holland
REQUEST: Extend parapet wall, paint, new awnings, light fixture
LOCATION: 904 Jernigan Street; Parcel No. 0P0040 018000

APPLICANT'S REQUEST: The applicant proposes to heighten the parapet wall over the main entrance, paint the exterior, replace existing awnings, and add a lantern. The added parapet wall will be clad in stucco to match the existing building finish. The building will be painted black (specific color not specified). The existing two fabric awnings will be replaced with three metal awnings. Two of the awnings will be black; the center awning will be copper. A large brass lantern will be added in the center of the raised parapet.

The extended height of the parapet and the copper awning are intended to help identify the primary entrance of the building.

STAFF COMMENTS: The original office building was constructed in 1947 and was expanded in about 1990. At the time of expansion or later, the front façade was renovated with stucco siding and vertically oriented windows. Nothing of the original 1947 building appears to remain. The rehabilitation guideline for Roofs suggests that parapets should not be altered. However, in staff's opinion, this building does not exhibit any significant architectural detail which would preclude the proposed modification of the parapet.

Since the building has three separate entrances, the proposed modifications are appropriate to identify the main entrance. The proposed three separate awnings comply with the design guideline for awnings.

STAFF RECOMMENDATION: Approval.

APPLICABLE DESIGN GUIDELINES ATTACHED. Commercial Rehabilitation – Roofs; Awnings.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
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- (3) *Parking.* Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
- (4) *Courtyards and outdoor spaces.* Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.

(F) *Building design standards.*

- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
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- (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
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(G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.



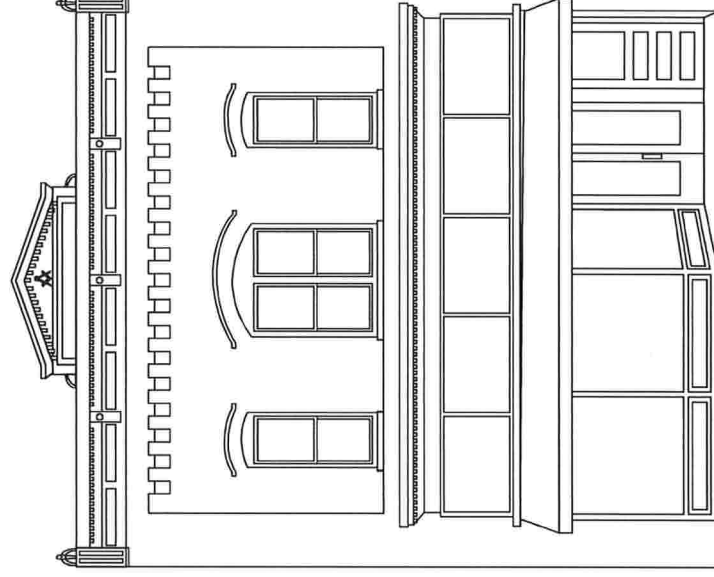
10 REHABILITATION SHAPE & ROOFS FEATURES

GOAL:

The primary goal is to maintain the original form of the building, especially as seen from the public view.

Actions to achieve the goal:

- ▶ Maintain the existing pitch and shape of the roof as seen from the public view. Changes hidden by existing parapets may be allowed.
- ▶ Replace existing roofing materials with the same type of roofing material. Changes hidden by existing parapets may be allowed.
- ▶ Secondary features and character defining materials which contribute to design should be retained.
- ▶ Maintain historic chimneys.
- ▶ Preserve historic skylights whenever possible.



Roof shape refers to the overall roof type and pitch. Roof features are any items attached to the roof, including parapets.

Glossary terms:

Character defining. An element whose design and material is associated with the age and style of a building and helps define its architectural style (e.g. tile roofing on Mission Style buildings).

Facade.

The front elevation or “face” of a building.

Pitch.

A term which refers to the steepness of roof slope.

Parapet.

A low protective wall located at the edge of a roof.

Public view.

That which can be seen from any public right-of-way.

Routine maintenance.

Any action performed in order to preserve a historic property including minor replacement of material with like material providing no change is made to the appearance of the structure or grounds.

- more terms found in the *Glossary*, p. 42

Notes/Revisions:

Changes requiring a COA Examples:

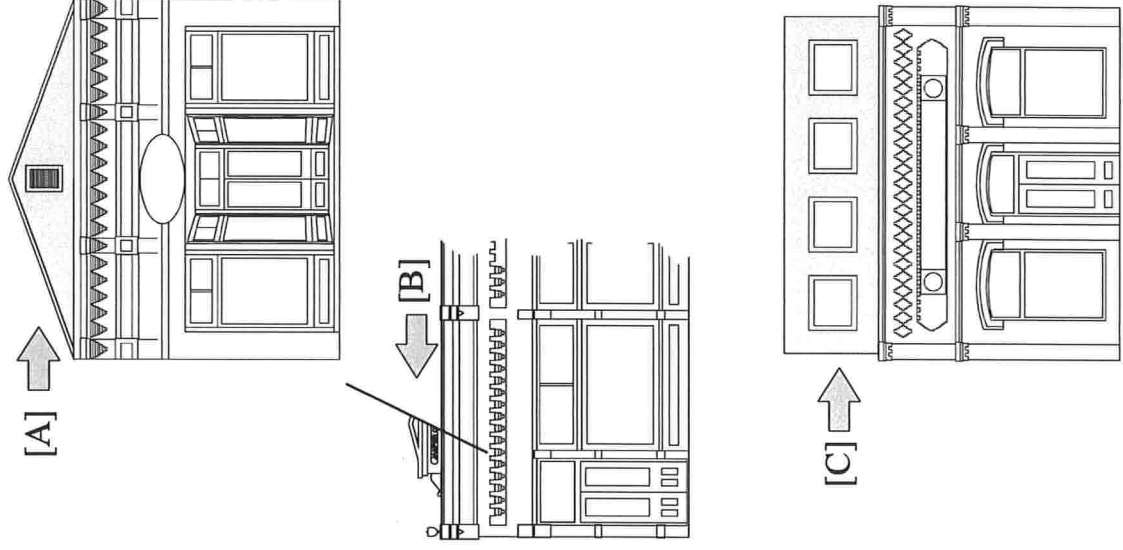
- * Changing the pitch or shape of a roof.
- * Reroofing a roof with a material which is different than the existing material.
- * Removing or adding chimneys.
- * Stuccoing brick chimneys.
- * Repointing parapets or chimneys.

Changes not requiring a COA Examples:

- * Reroofing a roof with the same material.
- * Repairing flashing.
- * Repairing existing gutters.

Common Mistakes

- ▶ Replacing a flat roof with a gable roof which is not hidden by the parapet. [A]
- ▶ Removing ornamental roof features. [B]
- ▶ Repointing parapets with cement or not matching the original mortar joints.
- ▶ Adding a story to the building. [C]



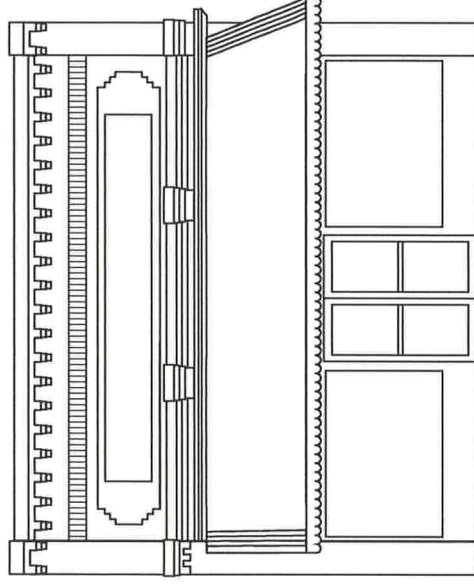
22 REHABILITATION AWNINGS

GOAL:

The primary goal is to promote the use of traditional form and design for awnings and canopies.

Actions to achieve the goal:

- ▶ Maintain historic awnings and canopies.
- ▶ Use canvas for awning materials.
- ▶ Match awnings shape to the shape of the window or door opening.
- ▶ Fit awning within the frame of the window or doorway without covering architectural detail.
- ▶ Traditional shed-style, sloping, fabric/canvas awnings are encouraged.



Awnings refers to elements projecting from the building which provide shade to the adjacent area. Canopies are included.

Glossary terms:

Awning.

A sloped projection supported by a frame attached to the building facade or by simple metal posts anchored to the sidewalk.

Canopy.

A flat projection from the building facade or attached to the building facade to shelter the storefront and pedestrian traffic.

Cornice.

The uppermost, projecting part of an entablature, or feature resembling it.

- more terms found in the *Glossary*, p. 42

Changes requiring a COA Examples:

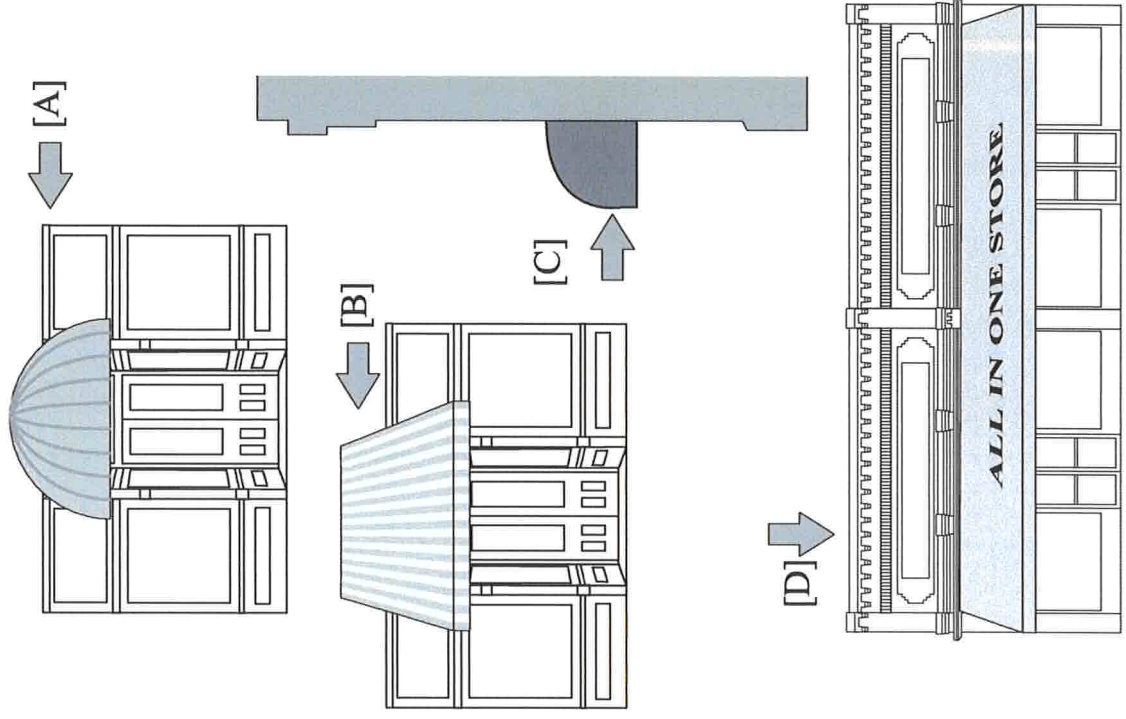
- * Removing awnings.
- * Adding a new awnings or canopies.

Changes not requiring a COA Examples:

- * Replacing awning canvas.
- * Repairing a metal awning.
- * Repainting a metal awning.

Common Mistakes

- ▶ Using a rounded awning for a rectangular doorway or window. [A]
- ▶ Using an awning which does not match the dimension of the doorway or window. [B]
- ▶ Using barrel-style awnings. [C]
- ▶ Using flat projecting metal or rigid plastic awnings.
- ▶ Lighting awnings internally.
- ▶ Using a continuous awning across two buildings to join them as one business. [D]
- ▶ Constructing a front porch and balcony where none existed before.



Application # COA#0138-2023

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Application for Certificate of Appropriateness**Main Street Advisory Board**

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Madison Holland	Colton Sexton
*Title	Mr	Mr
*Address	3002 Wiregrass Rd Perry, Ga 31069	451 Saddlecreek Rd Perry, Ga 31069
*Phone	478-808-1237	478-955-3364
*Email	madison@landmarkperry.com	coltonsexton79@gmail.com

*Property Address 904 Jernigan St Perry, Ga 31069

Project:

New Building ☐ Addition ☐ Alteration ☒ Demolition ☐ Relocation ☐

Paint the exterior of the building black. The current awnings will all be replaced. Two awnings will be black aluminum and one copper in the center of the building. New Landmark signage will be put on the front of the building. It will be made of copper letters to spell out "Landmark Realty." We will elevate a section of the building's facade to emphasize the main entrance.

Instructions

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:
 - ☐ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements, ☐ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
 - ☒ Detailed drawing(s) or sketch(s) depicting size, location, and colors of signage,
 - ☒ Sample(s) for all proposed wall and trim paint colors,
 - ☒ Sample(s) or photo(s) of proposed awning/canopy materials and color,


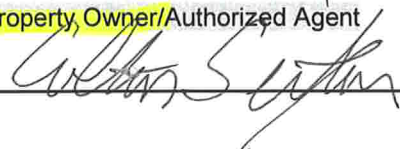
- _____ Photo(s) of proposed doors, windows, lights, or other features that will be added to the building,
- _____ Photo(s) or sample of proposed roofing materials and color if roof will be visible,
- _____ Photo(s) or sample of brick, stone, tile, mortar, or other exterior construction materials that will be added to the building, and
- _____ Other information that helps explain details of the proposal.

Continued on page 2

Application for Certificate of Appropriateness – MSAB – Page 2

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm at the Community Development office, 741 Main Street.
7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

8. Signatures:

*Applicant 	*Date 9/28/23
*Property Owner/Authorized Agent 	*Date 9/28/23

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located the Downtown Development Overlay District when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

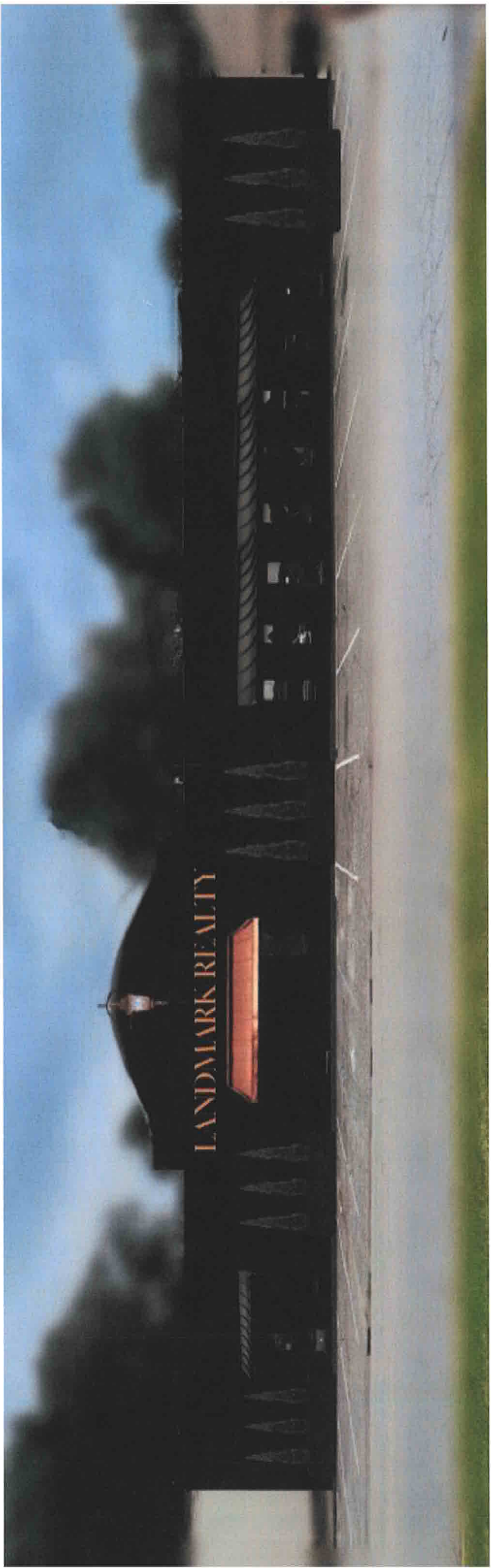
There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$230.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the life of the permit.

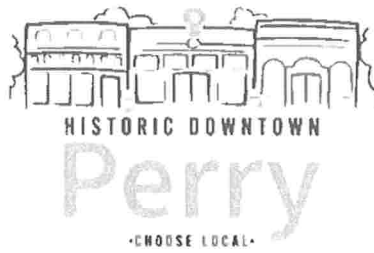
Estimated valuation of proposed modification: \$ 27,000





the
Copper Street

BILTMORE®



Perry Main Street Advisory Board
Downtown Development District Façade Grant Program Application

Date: 9/28/23 (Please, print your information and use blue or black ink.)

Name of Applicant: Madison Holland

Property Owner: Colton Sexton

Name of Business: Landmark Realty

Business Physical Address: 904 Jernigan Street Perry GA 31069

Applicant's Mailing Address: 3002 Wiregrass Road Perry GA 31069

Phone Number(s): (478) 808-1237

Email Address: madison@landmarkperry.com Web Address: www.landmarkperry.com

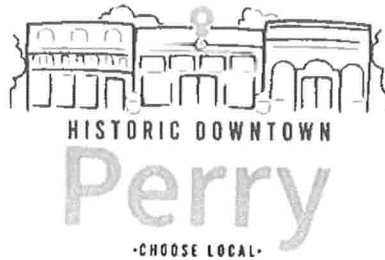
Description of Façade Improvement Project: The exterior of the building will be painted black (Tricorn Black / Sherwin-Williams). The current awnings will be replaced with black aluminum awnings and one copper awning. New Landmark signage will be put on the front of the building; it will be copper letters that spell out "Landmark Realty." A section of the building will be raised at the top to emphasize the main entrance.

Why/How will the proposed improvement project enhance your business and contribute to the architectural significance, character, and sense of place in Downtown Perry? Improving the building

at 904 Jernigan Street will help Landmark Realty, a Perry business, increase the amount of agents we can have and the people we can serve. The improvement will match other improvements made in Downtown Perry and provide another renovated space for everyone to be proud of.

Project Start Date: approximately 11/1/2023

Project Completion Date: approximately 12/1/2023



Estimated Total Project Cost - Attach estimate(s): \$ 27,000

Amount Requested: \$ 2,500


Do you have the funds available to complete the project? Yes ☒ No ☐

Have you applied for a Facade Grant before? Yes ☐ No ☒

If yes, was the grant awarded? Yes ☐ No ☐

If yes, what amount were you awarded? \$

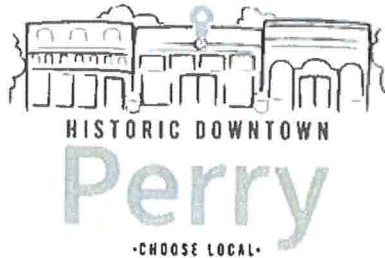
- If applicant does not own the property, a **letter from the property owner** authorizing the applicant to make the proposed improvements **or joint application with the property owner** is required.
- Upon completion of all work, photographs of the final project must be submitted in order to receive final payment from the Facade Grant Program.
- Completion and approval of the grant application does not guarantee that the proposed project will receive grant funding.
- The Perry Main Street Advisory Board must review and approve all plans prior to project start date or before any work begins on the structure.
- Applicants must have received a Certificate of Appropriateness (COA) for the project for which grant funds are sought.
- Please see attached information regarding the Facade Grant Program and Eligibility Requirements.
- As a condition of receipt of the grant funds, applicant commits to maintain the grant-funded project improvements and the Perry Main Street Advisory Board's investment.
- Grant payment form must be submitted within 60 days of project completion.

 9/23/2023
Applicant Signature Date

All Facade Grant Program applications must be completed and submitted to the City of Perry, Downtown Manager at:

Alicia Hartley, Downtown Manager
478-988-2730
Alicia.hartley@perry-ga.gov

City of Perry
1211 Washington Street
Perry, GA 31069



Perry Main Street Advisory Board
Downtown Development District Façade Grant Program Payment Request

Date: 9/28/23 (Please, print your information and use blue or black ink.)

Name of Applicant: Madison Holland

Name of Business: Landmark realty

Business Physical Address: 904 Kernigan street Perry, Ga 31069

Applicant's Mailing Address: 3002 wiregrass rd Perry, Ga 31069

Phone Number(s): (478) 808-1237

Email Address: madison@landmarkperry.com

Web Address: www.landmarkperry.com

Project Start Date: approximately 10/10/23 Project Completion Date: approx 11/24/23

Completed Project Total Cost: \$ 27,000

Grant Amount Payment Requested: \$ 2,500

Attach photos of completed work (required).

A completed W-9 for you/your business is required with the application; payment cannot be issued without the W-9.

As a condition of receipt of the grant funds, I agree to maintain the grant-funded project improvements and the Perry Main Street Advisory Board's investment.

Name of Applicant: Madison Holland

Signature of Applicant: [Handwritten Signature]

Best Signs, Inc
329 Dunbar Road
Warner Robins, GA 31093

A Business Where No Sign Is A Sign Of No Business



478-922-8877

FAX 478-922-6233

Estimate

ESTIMATE # 7202

DATE 09/22/2023

ADDRESS
LANDMARK REALTY

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

P.O. NUMBER

12" Cast Alum. w/ Copper Paint

ACTIVITY

LETTERS

- 12"t X 159"w - Cast Aluminum - Stud Mounted - Copper Painted Finish
- To Read "LANDMARK REALTY"
as per customer approved artwork

LABOR

- Fabrication / Installation

PERMIT FEE

- City Of Perry Permit/Secural Fee - PRICE TBD

Notes

- 50% Deposit Required To Start Production
- Final Balance Due Upon Completion Of Install
- Approx 3 Week Production Time Starts When Deposit Is Received

QTY	RATE	AMOUNT
1	1,795.00	1,795.00T
1	950.00	950.00
1	0.00	0.00

SUBTOTAL	2,745.00
TAX	125.65
TOTAL	\$2,870.65

Accepted By

Accepted Date

x _____



105-A Gateway Drive
Macon, GA 31210
P (478) 812-8000
F (478) 812-8011
www.ald-ga.com
A Division of AS Corp, Inc.

Order Ticket

Est: **20214**

Rep: **DLD**

Please address all remittances and correspondence to American Lighting & Design

Name / Address

Landmark Realty
904 Jernigan Street
Perry, GA. 31069

9/1/2023

QTY	REC'D	REC'D	DESCRIPTION
			Landmark Realty/Est.20214/2023 Lighting/DLD Grace Anderson Ph. 478-973-0969 Grace Anderson Email: eg_anderson@icloud.com Job: 904 Jernigan Street Perry, GA. 31069
1			FRONT ENTRANCE: Overall Height...53 1/8" All Solid Copper Belmont Series 35 Gas Lantern- Natural Gas.....\$981.02
1			w/ OPTIONS;
1			Belmont Series Classic Yoke.....\$238.15
1			Belmont Series Ladder Rest.....\$88.40
1			Belmont Series Decorative Estate Extension Wall Bracket.....\$168.30
			***** VS *****
			Overall Height.....46 5/8" OPTION: Belmont Series30 Gas Lantern.....ONE SIZE SMALLER
			1ea. Belmont 30 Gas " " " " " " " \$728.80
			1ea. Belmont Series Classic Yoke.....\$238.15
			1ea. Blemont Series Ladder Rest.....\$88.40
			1ea. Belmont Series Decorative Estate Extension Wall Bracket....\$168.30
			***** THANK YOU !! *****
			OPTIONAL: Service To Install Gas Lantern & Gas LineTo Be Determined By Technician Bibb County Sales Tax - 8%



Jennifer Holland <jennifer@landmarkperry.com>

Re: Request A Quote - Jennifer Holland

1 message

sales@designyourawning.com <sales@designyourawning.com>
To: jennifer@landmarkperry.com

Tue, Sep 5, 2023 at 2:44 PM

Hello Jennifer,
Thank you for the information on your awning request.
I would appreciate it if you sent me a photo of the area where the awning will be installed.
Once you give me a bit more info about the size expectations, I will be able to draft up some framework diagrams for you.

I have also attached our "Juliet Style Request a Quote" worksheet, as well as a few sample images from previous projects that may be similar to yours. The worksheet will help to confirm your measurements, and the photos will hopefully help you visualize the finished product.

We strongly advise that you use blue painters tape to outline the dimensions of the awning on the wall when taking the measurements. We have found that this helps clients take measurements with more precision and ease, and the markings create an idea of how the space will be transformed.

Being that every project coming through our shop is handmade by our team of experienced craftsmen, our current turnaround for your custom awning is approximately 8 weeks. Shipping will typically take 3-7 days depending on your location.

Your custom awning will arrive fully assembled and packaged with everything required for installation, including an instruction guide. We make our awnings lightweight for a very user friendly install, and our staff is always available to answer any questions you may have.

Juliet Awning Dimension Specifications:
21" Juliet_Natural copper: \$965.00

Juliet Awning Dimension Specifications:
50" Juliet_Natural copper: \$2290.00

Concave Awning Dimension Specifications:
53" Concave_Aluminum_Scrolls: \$2175.00

Residential crate delivery to_GA 31069: \$380.00

TOTAL: \$5810.00

Please call or email us with any questions,

Thanks, Trent Hebert
1-800-283-8053



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STAFF REPORT

October 3, 2023

CASE NUMBER: COA-0123-2023
APPLICANT: Chad Bryant
REQUEST: Construct new parking lot
LOCATION: 1139 and 1141 Macon Road; Parcel No. 0P0020 026000 and 0P0020 027000

APPLICANT'S REQUEST: The applicant proposes to modify an existing parking lot and to construct a new 41-space parking lot to be located behind the existing building at 1139 Macon Road and extending onto the vacant parcel at 1141 Macon Road. The layout and extending onto the vacant parcel at 1141 Macon Road. The layout maintains space for a future building at the front of the vacant parcel.

STAFF COMMENTS: The layout of the parking lot is consistent with new construction guidelines for Modern Features and the design standards, in that it will be located behind the existing and future buildings.

As an expansion of the existing parking lot at 1139 Macon Road, the site must comply with current parking lot standards. Staff will confirm compliance during review of the site construction plans.

STAFF RECOMMENDATION: Approval.

APPLICABLE DESIGN GUIDELINES ATTACHED. New Construction – Modern Features.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
 - (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.

- (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.

(F) *Building design standards.*

- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
- (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
- (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
- (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
- (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
- (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
- (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
- (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.

- (G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.



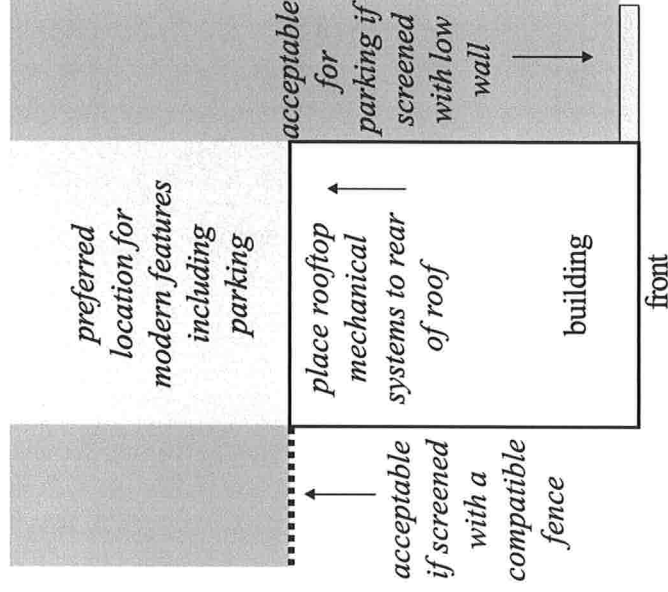
MODERN FEATURES

GOAL:

The primary goal is to integrate modern features while limiting the negative impact to the downtown district.

Actions to achieve the goal:

- ▶ Mechanical systems placed behind the building and out of the public view.
- ▶ Rooftop mechanical systems, utility meters and security lighting should be placed unobtrusively.
- ▶ New lighting should use traditional designs appropriate to the character of the building.
- ▶ New parking should:
 - a) be placed as unobtrusively as possible;
 - b) use traditional materials: concrete, stone pavers, and asphalt is allowed in the downtown; and
 - c) use appropriate screening (see *Walls & Fences* p. 50).



Modern features refers to equipment and functions not used in the past such as dumpsters, fire escapes, mechanical systems, and parking areas.

Glossary terms:

Facade line.

An imaginary line established by the fronts of buildings on a block.

Parking.

Areas, generally paved, provided for the storage of automobiles.

Paving.

Any material used for pavement such as asphalt, brick, concrete, gravel, or pavers.

Public view.

That which can be seen from any public right-of-way.

- more terms found in the *Glossary*, p. 42

Changes requiring a COA Examples:

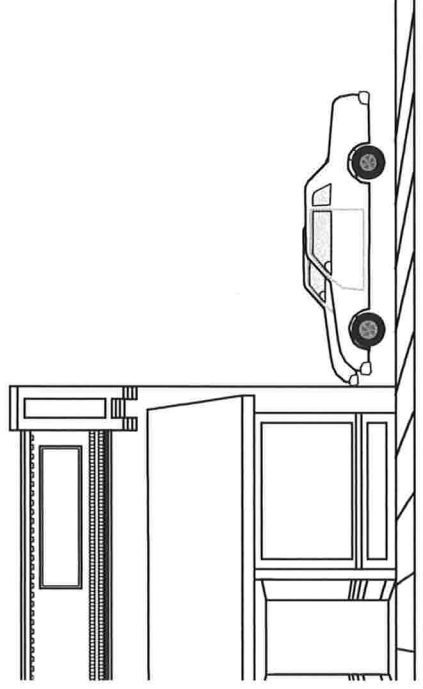
- * Adding parking areas.
- * Placing exterior mechanical systems such as satellite dishes, air-conditioning units, or utility meters.
- * Adding exterior lighting.

Changes not requiring a COA Examples:

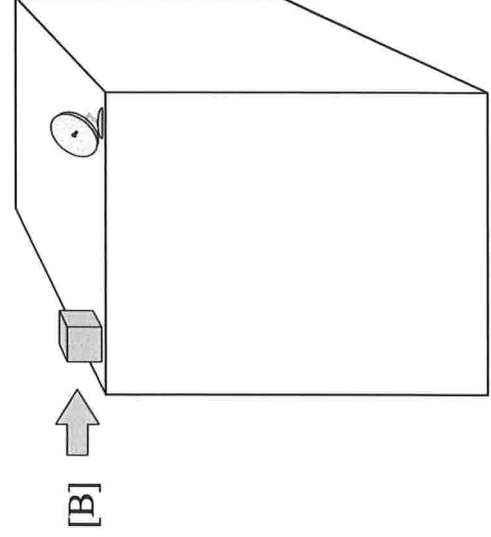
- * Resurfacing an existing parking area with the same material.
- * Interior changes to mechanical systems.
- * Temporary event lighting.

Common Mistakes

- ▶ *Demolishing historic buildings for parking (see demolition p.).*
- ▶ *Failing to screen parking from the public view (see Fences & Walls, p. 48)* [A]
- ▶ *Placing mechanical systems to the front of rooftops.* [B]



[A]



[B]



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Application # COA# 0123-
2023

Application for Certificate of Appropriateness
Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Chad Bryant, Bryant Engineering	Chad Bryant, OCmudgee Developments
*Title	Owner	Owner
*Address	Po Box 1821 Perry, GA 31069	Po Box 1821 Perry, GA 31069
*Phone	478-224-7070	478-224-7070
*Email	chad@bryantengllc.com	chad@bryantengllc.com

*Property Address

Project:

New Building _____ Addition ☒ Alteration _____ Demolition _____ Relocation _____

(Parking Lot)

*Please describe the proposed modification:

Parking lot @ 1141 Macorn Road to service building located @
1139 Macorn Road.

See attached siteplan

Instructions

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:
 - ☒ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
 - N/A Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
 - N/A Detailed drawing(s) or sketch(s) depicting size, location, and colors of signage,
 - N/A Sample(s) for all proposed wall and trim paint colors,
 - N/A Sample(s) or photo(s) of proposed awning/canopy materials and color,
 - N/A Photo(s) of proposed doors, windows, lights, or other features that will be added to the building,
 - N/A Photo(s) or sample of proposed roofing materials and color if roof will be visible,
 - N/A Photo(s) or sample of brick, stone, tile, mortar, or other exterior construction materials that will be added to the building, and
 - _____ Other information that helps explain details of the proposal.

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm at the Community Development office, 741 Main Street.
7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
8. Signatures:

*Applicant		*Date	9/5/23
*Property Owner/Authorized Agent		*Date	

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located the Downtown Development Overlay District when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$230.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the life of the permit.

Estimated valuation of proposed modification:

\$65,000

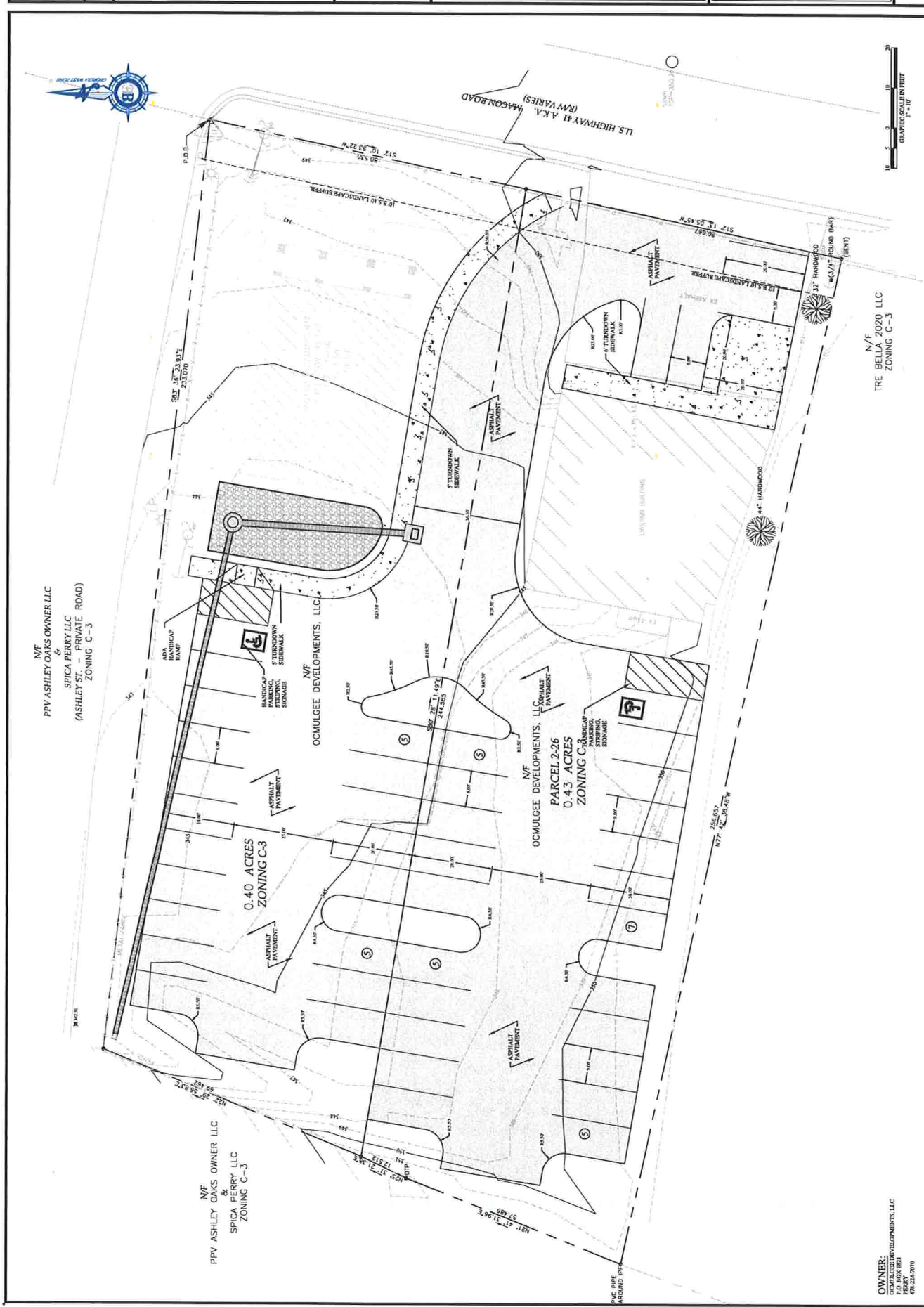
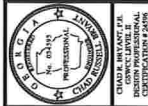
[illegible]

SITE PLAN FOR:
1139 & 1141
PERRY

MACON ROAD PARKING
ADDITION
GEORGIA

1103-011	JOB NO.:
SCALE	1"=10'
DATE	6/5/93
DWG	1003-011-MAASTER
LD/DISTRICT	48/10TH
COUNTY	HOKUSON

BRYANT ENGINEERING
906 Oak Street, Suite A
Piney, Georgia 31009
Phone: (478) 224-7070 • Fax: (478) 224-7072
www.bryantengr.com



TRE BELLA 2020 LLC

N/F
PPV ASHLEY OAKS OWNER LLC
&
SPICA PERRY LLC
(ASHLEY ST. - PRIVATE ROAD)
ZONING C-3

PPV ASHLEY OAKS OWNER LLC
N/E
&
SPICA PERRY LLC
ZONING C-3

OWNER:
OCMULGEE DEVELOPMENTS, LLC
P.O. BOX 1921
PERRY
478-224-7070

Main Street Advisory Board
Minutes - September 7, 2023

1. Call to Order: Chairman Cossart called the meeting to order at 5:05pm.

Roll: Chairman Cossart, Directors Lay, Gordon, Moore, and Presswood were present. Directors Jones and Loudermilk were absent.

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

Guests: Terre Walker – Perry Area Historical Society, Larry Walker, Shrad Amrit, Aaron Hoopes, Cody Walker, Wade Walker, and Sydney Walker.

2. Guests/Speakers

- a. Perry Area Historical Society – Mrs. Walker in planning for the City's bicentennial would like approval to place between the two benches on Main Street a metal bike structure and with the wheel wells having a logo for the bicentennial and another logo, yet to be determined. Ms. Hartley advised this would be a permanent art display for 2024, and could remain or stay up, it was up to the board. Chairman Cossart inquired if there was any conflict with the strategic plan and its' goal, Ms. Hartley advised no in fact was recommended as part of it for public art. Director Lay asked how it would be secured and the cost; Mrs. Walker advised it would be bolted down and is approximately \$1500-\$1700 and funded by the Perry Area Historical Society.

Director Presswood motioned to approve as submitted; Director Moore seconded; all in favor with Director Lay abstaining.

3. Citizens with Input - None

4. Old Business – None

5. New Business

- a. Certificate of Appropriateness Review – 742 Main Street

Mr. Wood advised the applicant is renovating the building by raising the roof, adding windows, painting the exterior, adding a wall sign, projecting sign, and fence and adding onto the rear of the building. The body of the building and projecting sign background is proposed to be painted Benjamin Moore 2049-10 "Pacific Sea Teal". Sign lettering is proposed as Benjamin Moore HC-4 "Hawthorne Yellow" and AF-240 "Satchel". The metal roof is proposed to be "Galvalume". The proposed colors are not in the approved color palette. It is not clear if the "PIZZA" sign will be painted directly on the façade. Galvalume should not be used as the color of the roof. A light color such as white or light gray in a non-reflective finish is more appropriate. The proposed 9/12 roof extends above the existing front parapet wall which does not comply with Rehabilitation Roof guidelines which suggests that the existing pitch and shape of a roof should be maintained as seen from the public view and that changes hidden by the parapets may be allowed. The proposed pitched roof terminates in a gable at the front façade extending above the existing parapet. Staff recommends the front end of the roof terminate with a hip so that the roof recedes from the parapet and allows the silhouette of the existing façade to remain.

A clerestory window is proposed in the upper front façade and along the length of the side facades. A horizontal slat fence will identify the walking path along the left side of the building connecting the public sidewalk to a rear outdoor dining area. The clerestory window on the front façade is not inconsistent with the Windows design guidelines. The proposed addition to the building and a covered outdoor dining area are at the rear of the building and will not be visible from the public view. The addition is consistent with the Additions design guidelines. The existing electrical meter is located on the front façade. With the extensive renovation being made to the building staff suggests the meter be relocated to the left side of the building. This would be consistent with the New Construction Modern Features design guideline suggesting that utility meters should be placed unobtrusively. STAFF RECOMMENDATION: Approval, subject to the following conditions and suggestions, and subject to the Board's determination that paint colors are appropriate:

1. A hip roof shall be installed at the front of the building.
2. Roof color shall not be "Galvalume" and shall be a non-reflective finish.
3. The existing electrical meter should be relocated from the front façade of the building.

Mr. Walker advised pizza would be painted on the façade. Mr. Amrit advised when designing the building he was not aware of design guidelines and a hip roof does not go with the design principle, which the interior will be exposed to give an open feel. Mr. Larry Walker advised the recommended roof color change and relocating the electrical box they are amendable to. The building is narrow and long and has completely been gutted, including the roof and they do want the open feeling of a gable roof and feels it will showcase the parapet wall and requests approval for. The board discussed the age of the building and was it appropriate with it now being just four cinder walls; they agreed with the color change on the roof and the relocation of the meter box.

Director Moore motioned while the age of the existing building qualifies for historic consideration, the building does not have any significant history or architectural details which would preclude the proposed modification of the roof pitch. The gable end of the proposed roof pitch will be set behind the existing parapet wall; therefore, recommends approval of the application as submitted with the following conditions:

1. Roof color shall not be "Galvalume" and shall be a non-reflective finish.
2. The existing electrical meter shall be relocated from the front façade of the building; Director Gordon seconded; all in favor and was unanimously approved.

b. Façade Grant Application – 742 Main Street

Ms. Hartley reviewed the application, which was for exterior paint, but the board could consider it as a major project improvement and award up to \$3500.00. Director Gordon motioned to award \$1000 for paint and \$2500 for major rehab; Director Moore seconded; all in favor and was unanimously approved.

c. Certificate of Appropriateness – 717 Commerce Street

Mr. Wood advised the applicant proposes painting the metal siding (SW 9172 "Studio Clay") and trim (SW 7032 "Warm Stone"). The brick will not be painted. The proposed colors are not in the approved color palette but are neutral. The "Warm Stone" is a shade between the two colors recently painted on the convenience store at 719 Carroll Street.

“Studio Clay” is a lighter shade. The proposal appears to comply with applicable standards. Since the building has no important architectural details or features, staff suggests the applicant use only one color on the building. Mr. Wood further advised Mr. Stanley mentioned in a phone conversation that he intends to add light sconces to the front of the building but has not chosen them. The Board may want to delegate approval of the sconces to staff.

Director Lay motioned to recommend approval of the paint color with the suggestion that the building be painted one color and allow staff to approve the sconces; Director Moore seconded; all in favor and was unanimously approved.

d. Approve August 3, 2023 minutes

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

e. Approve July and August 2023 financials

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

6. Chairman Items- Chairman Cossart advised she recently attended the annual Main Street conference in Canton and attended a session on public art, which is in their master plan and would like to bring back for further discussion as a project for the board.
7. Downtown Manager's Report
 - Downtown Projects update – Ms. Hartley advised ReNew has moved to Macon Road (Old Daisy Patch). Restaurant at Commodore Building moving forward, Drink & Dine Promotion Update, Additional parking signs installed, Kiosk Map complete and installed, Perry Start Up Week – Late February 2024, Recoating City Hall parking lot this weekend, Drink & Dine Promotion Recap. Merchant Meeting Recap- First Friday Discussion, during the holiday season starting in October merchants will open on Fridays for extended hours.
8. Promotion Committee Report – Ms. Hartley advised Sweets & Treats registration is open, promotion of October wine event and is requesting approval to buy supplies and book entertainment and reviewed costs of \$6,120.00. Director Presswood motioned to authorize approval of event expenditures in the amount of \$6,120.00; Director Moore seconded; all in favor and was unanimously approved.

*Director Moore left the meeting at 6:09pm.
9. Update on Downtown Development Authority – Chairman Cossart advised the mixed-use development project is still possible but maybe be a joint project with the DDA and city; Ms. Hartley advised a proforma is being created.
10. Other- None
11. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:19pm.

Main Street Advisory Board Restricted Fund
GL Account 100.00000.13.4208

Holland

M. J.

July 1, 2023 Beginning Balance

38,706.12

Deposits:	100.37.1024	Current	YTD	Cumulative
July			0.00	
August			0.00	
September				
October				
November				
December				
January				
February				
March				
April				
May				
June				
Total Deposits:		0.00	0.00	38,706.12

Expenditures: 100.75510

July		(3,625.00)	
August		(2,749.25)	
September			
October			
November			
December			
January			
February			
March			
April			
May			
June			
Total Expenditures:	0.00	(6,374.25)	32,331.87

Reserve Balance at 07/31/2023

32,331.87

Current Reserve:	32,331.87
Less Prior Month Reserve	35,081.12
Current Month Reserve Adjustment	(2,749.25)

	Period	Activity	Balance	Encumbered	Pending	Cash
Summary						
General						
Segmentation						
Report Groups						
Notes						
Budget						
Summary						
Detail						
Period Distributions						
Adjustments						
Budget Notes						
History						
Detail						
Period Activity						
Fiscals						
Journal Entries						
Encumbrances						
Reserves						
Documents						
	Pre Year	-11,870.00	0.00			0.00
	July	0.00	0.00			0.00
	August	0.00	0.00			0.00
	September	-6,870.00	-6,870.00			0.00
	October	0.00	-6,870.00			0.00
	November	0.00	-6,870.00			0.00
	December	0.00	-6,870.00			0.00
	January	0.00	-6,870.00			0.00
	February	0.00	-6,870.00			0.00
	March	0.00	-6,870.00			0.00
	April	0.00	-6,870.00			0.00
	May	0.00	-6,870.00			0.00
	June	0.00	-6,870.00			0.00
	Adjusting	0.00	-6,870.00			0.00
	Projected	0.00	0.00			0.00

Budget Report

For Fiscal: 2023-2024 Period Ending: 08/31/2023

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
CostCenter: 75510 - MAIN ST ADVISORY BD REST							
ExpCategory: 52 - Purchased/Contracted Services							
<u>100-75510.521312</u>	ARTIST FEES	0.00	0.00	900.00	900.00	-900.00	0.00 %
<u>100-75510.523850</u>	CONTRACT LABOR	0.00	0.00	550.00	550.00	-550.00	0.00 %
ExpCategory: 52 - Purchased/Contracted Services Total:		0.00	0.00	1,450.00	1,450.00	-1,450.00	0.00 %
ExpCategory: 53 - Supplies							
<u>100-75510.531660</u>	AWARDS	0.00	0.00	1,424.25	1,424.25	-1,424.25	0.00 %
ExpCategory: 53 - Supplies Total:		0.00	0.00	1,424.25	1,424.25	-1,424.25	0.00 %
ExpCategory: 57 - Other Costs							
<u>100-75510.573001</u>	FACADE GRANT	0.00	0.00	1,000.00	3,500.00	-3,500.00	0.00 %
ExpCategory: 57 - Other Costs Total:		0.00	0.00	1,000.00	3,500.00	-3,500.00	0.00 %
CostCenter: 75510 - MAIN ST ADVISORY BD REST Total:		0.00	0.00	3,874.25	6,374.25	-6,374.25	0.00 %