

Main Street Advisory Board
Agenda – June 5, 2025, 4:00 p.m.

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

1. Call to Order
2. Guests/Speakers
3. Citizens with Input
4. Old Business
 - a. Discussion of approved color palettes
5. New Business
 - a. Certificate of Appropriateness Review – 1117 Main Street
 - b. Certificate of Appropriateness Review – 1005 Second Street
 - c. Certificate of Appropriateness Review – 921 Carroll Street
 - d. Certificate of Appropriateness Review – 904-4 Commerce Street
 - e. Approve May 1, 2025, minutes
 - f. Approve April 2025 financials
6. Chairman Items
 - a. Reschedule of July 3rd regular meeting
7. Downtown Manager's Report
 - a. Downtown Projects update
8. Promotion Committee Report
9. Other
10. Adjourn

All meetings are open to the public unless otherwise posted



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STAFF REPORT

May 6, 2025

CASE NUMBER: COA-0068-2025
APPLICANT: Trent Dowd for First Baptist Church of Perry
REQUEST: Relocate existing building
LOCATION: 1117 Main Street; Parcel No. 0P0020 057000

APPLICANT'S REQUEST: The applicant requests to relocate the existing house to a property outside the Downtown Development Overlay District. A purchaser have not been identified. Once the house is removed, the site will be grassed.

STAFF COMMENTS: The property consists of a Carpenter Italianate-style house constructed circa 1880. The house features molded cornice with gable returns, decoratively shaped cornice brackets on corners, and detail course. Centered, non-projecting gable in the front façade over the entrance features dentil course along the rake. Round wood vents in front and side gables. Partial width gable portico features molded cornice, dentil course along cornice and rake, gable returns, and square, chamfered posts and pilasters. Door surround features entablature supported by shaped corner brackets, tow-light transom, and paired Italianate doors. Full height 2/4 windows along façade. All windows feature bracketed window molds with dentil course. Partial width gable wing on west side of house and a gable ell off the rear of the side wing are possibly original. A cast iron fence and gate along the sidewalk are probably as old as the house. The house is not included in the Swift Street Historic District. The house appears to be in similar condition as when it was documented in the 2002 Historic Resources Survey, which indicated the house appears to meet National Register eligibility requirements. Relocation of the house may prevent future National Register consideration.

STAFF RECOMMENDATION: Staff recommend approval to relocate the house, subject to the expiration of the COA being one year from date of issuance to allow time to secure a purchaser. The cast iron fence and gate should be relocated with the house.

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.





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Application # COA 0068- 2025

Application for Certificate of Appropriateness

Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Trent Dowd	First Baptist Church of Perry
*Title	Property & Space Committee Chairman	<i>Reverend P Smith Trent</i>
*Address	182 Terrell Road, Elko, GA 31025	1105 Main Street, Perry, GA 31069
*Phone	478-951-4770	478-987-2002
*Email	trentdowd182@gmail.com	

*Property Address 1117 Main Street, Perry, GA 31069

Project:
New Building _____ Addition _____ Alteration _____ Demolition _____ Relocation X _____

*Please describe the proposed modification:

The First Baptist Church of Perry would like to petition the City of Perry's Main Street Advisory Board to Move and relocate the dwelling which is situated at 1117 Main Street. The dwelling would be relocated off of the Church's property to another of the purchaser's choosing. By having this dwelling moved, the Church would be able to utilize and maximize additional greenspace. When the house is moved sodded grass will be laid in place over the existing footprint to create a greenspace for the church's use.

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,
 - X _____ 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.

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 <i>Tina Davis Property + Space Chairman</i>	*Date <i>5/1/25</i>
*Property Owner/Authorized Agent <i>Randy P. Davis (owner)</i>	*Date <i>5/1/25</i>

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 \$238.00 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:

\$25,000

**1117 Main Street
Perry, GA 31069**



1117 Main overview





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STAFF REPORT

May 6, 2025

CASE NUMBER: COA-0067-2025
APPLICANT: Trent Dowd for First Baptist Church of Perry
REQUEST: Relocate or Demolish existing building
LOCATION: 1005 Second Street; Parcel No. 0P0020 058000

APPLICANT'S REQUEST: The applicant requests to relocate the existing house to a property outside the Downtown Development Overlay District. A purchaser and receiving property have not been identified. In the event a purchaser is not found, the applicant requests approval to demolish the house. Once the house is removed, the site will be grassed.

STAFF COMMENTS: The property consists of a Craftsman-style house constructed circa 1920. While the house has been clad in vinyl siding and the windows and exterior doors have been replaced, the house retains much of its original Craftsman integrity (widely overhanging eaves with exposed rafters and knee braces, paired windows, square wood columns on brick porch piers, recess on NE corner combined front portico gives appearance of a wrap-around porch.) The house is not included in the Swift Street Historic District.

STAFF RECOMMENDATION: Staff recommend approval for relocation of the house and that the expiration of the COA be one year from the date of issuance to allow time for the applicant to secure a purchaser to relocate the house. Further, if a purchaser for relocation has not been identified 9 months after date of issuance, the applicant shall return to the Main Street Advisory Board to provide documentation of their efforts and issues finding a purchaser for relocation; and may request approval for demolition at that time.

APPLICABLE ORDINANCE SECTION:

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- (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.
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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.
- (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.





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Application # COA 0067-
2025

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Trent Dowd	First Baptist Church of Perry
*Title	Property & Space Committee Chairman	<i>Barbara Smith (Fensler)</i>
*Address	182 Terrell Road, Elko, GA 31025	1105 Main Street, Perry, GA
*Phone	478-951-4770	478-987-2002
*Email	trentdowd182@gmail.com	

*Property Address 1005 Second Street, Perry

Project:

New Building ☐ Addition ☐ Alteration ☐ Demolition ☒ Relocation ☒

*Please describe the proposed modification:

The First Baptist Church of Perry would like to petition the City of Perry's Main Street Advisory Board to move and relocate the dwelling which is situated at 1005 Second Street. The dwelling would be relocated off of the Church's property to another of the purchaser's choosing. By having this dwelling moved, the Church would be able to utilize and maximize additional greenspace. When the house is moved, grass would be put in place over the existing footprint to create a greenspace for the church's use. If we cannot find a purchaser of the house to have it moved, the church would like to have the house demolished. If demolition is performed, grass would still be put in place over the existing footprint.

Instructions

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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.

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 <i>Tim Dand / Property + Space Chairman</i>	*Date <i>5/1/25</i>
*Property Owner/Authorized Agent <i>Ronell P. D. St. Thomas</i>	*Date <i>5/1/25</i>

Maintenance and Repair

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

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Estimated valuation of proposed modification: \$15,000.00

1005 Second Street



1005 Second Street
Perry, GA 31069





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STAFF REPORT

May 15, 2025

CASE NUMBER: COA-0072-2025
APPLICANT: David Corson for Trey Moody
REQUEST: Replace roof and siding materials, repaint
LOCATION: 921 Carroll Street; Parcel No. 0P0010 44A000

APPLICANT'S REQUEST: The applicant proposes replace the 3-tab asphalt roof shingles on the front mansard element with black metal and replace wood siding on the dormers and storefront with cement fiber board siding. The building will be painted "Tavern Charcoal" and the ceiling of the overhang will be "Capitol White." Both colors are from the Benjamin Moore Williamsburg Collection.

STAFF COMMENTS: This application is in response to a property maintenance code violation.

The proposed modifications are to sections of the building that were remodeled in the 1970s as part of an effort to rebrand Downtown. Because these modifications are nearing 50 years in age, the HPC considered them 'historic' and contributing to the overall historic character of the Downtown in their proposed historic district Report of Designation.

The design guideline for roofs suggests that changing roof materials is not appropriate. However, metal roof materials are used for awnings and faux mansard elements on historic buildings at 813 Carroll Street, 904 Carroll Street, and 909 Main Street. Standing seam metal hip roof was added to the City Hall building at 808 Carroll Street during renovations in the early 2000s.

The design guideline for materials suggests that damaged historic exterior materials should be repaired in-kind only in the area of damage. The proposed replacement of wood with cement fiber board includes the lap siding and trim on the dormers and on the corners of the storefront, and smooth wood with decorative molding on the bulkhead. The application does not mention any modifications to the square columns supporting the overhang. Since the dormers are not at pedestrian level, the proposed materials have limited visual impact. The materials at pedestrian level should have a smooth finish and reflect the same dimensions and reveal as current materials.

The application is not clear if a trim color will be used or if the entire building façade and trim will be painted "Tavern Charcoal". The applicant should clarify.

STAFF RECOMMENDATION: Staff recommend approval of the application, subject to replacement materials at the pedestrian level shall have a smooth finish and the same dimensions and reveal as existing materials.

APPLICABLE DESIGN STANDARDS ATTACHED: Commercial Rehabilitation: Roofs Shape and Features; Materials

APPLICABLE ORDINANCE SECTION:

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

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- (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.
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Application # COA
0072-2025

Application for Certificate of Appropriateness

Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	DAVID CORSON	Trey MOODY
*Title	Contractor	Owner
*Address	900 Commerce St	921 Carroll St
*Phone	(478) 954-1980	(478) 952-5095
*Email	dcorson@gmail.com	Trey@moodylawpc.com

*Property Address 921 Carroll St

Project:

New Building ☐ Addition ☐ Alteration ☒ Demolition ☒ Relocation ☐

*Please describe the proposed modification:

Remove rotting dormers & shed-style roof, and siding. Replace shingles with black metal roof. Replace wood siding with cement board siding & Repaint. ~~then~~ We will not be replacing dormers.
Siding Paint color is Benjamin Moore "Tavern Charcoal" # CW-90 Williamsburg Collection
Ceiling color is Ben Moore "Capitol White" # CW-10 Williamsburg

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 - ☒ 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,
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8. Signatures:

*Applicant <i>David Corcoran</i>	*Date <i>5/9/25</i>
*Property Owner/Authorized Agent <i>[Signature]</i>	*Date <i>5-9-25</i>

Maintenance and Repair

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Estimated valuation of proposed modification: *\$20,000*

*Exploratory Demolition to Rear facade (Alleyway)
to determine Renovation pathway ahead*

Revised 7/1/24



Where Georgia comes together.

STAFF REPORT

May 22, 2025

CASE NUMBER: COA-0080-2025

APPLICANT: John Staurulakis

REQUEST: Add walk-in Refrigerator

LOCATION: 904 Commerce Street; Parcel No. 0P0010 018000

APPLICANT'S REQUEST: The applicant proposes adding a walk-in refrigerator at the rear of the building to serve Trattoria di Napoli Restaurant. The refrigerator will be approximately 14 feet X 8 feet. It will be painted or wrapped to match the building

STAFF COMMENTS: Because of the spacing of adjacent buildings and the proposed location, the refrigerator will not be visible from Commerce or Ball Street. It will be visible from Washington street through a parking lot.

The design guideline for modern features suggests mechanical systems should be placed behind the building and out of public view.

STAFF RECOMMENDATION: Staff recommend approval of the application, with the condition that the color of the paint or wrap on the exterior of the refrigerator matches "Sage Green Light" (SW 2851) which is the trim color on the building.

APPLICABLE DESIGN STANDARDS ATTACHED: Commercial Site and Setting: 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.



Rear of building



View from Washington Street



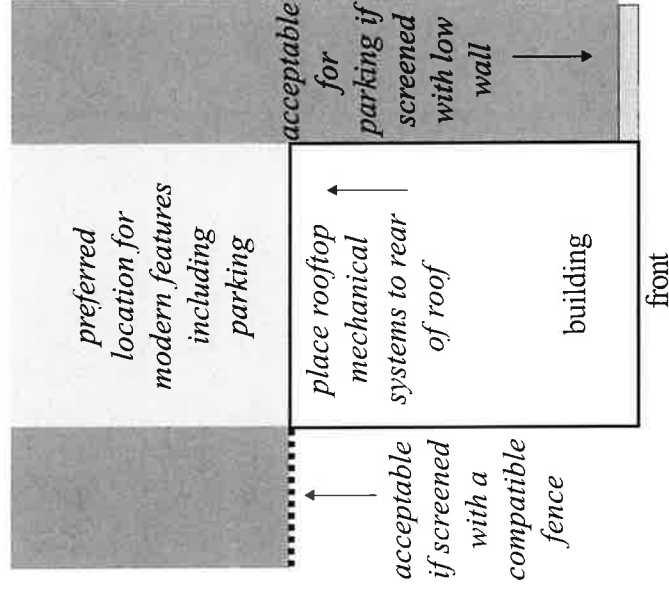
MODERN FEATURES

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:

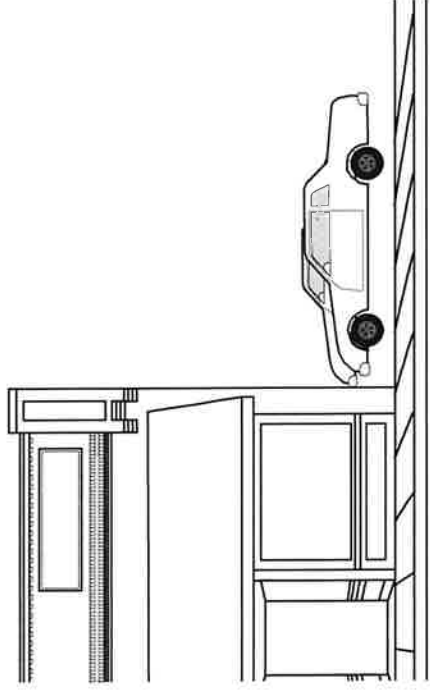
- * Adding parking areas.
- * Placing exterior mechanical systems such as satellite dishes, air-conditioning units, or utility meters.
- * Adding exterior lighting.

Changes not requiring a COA Examples:

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

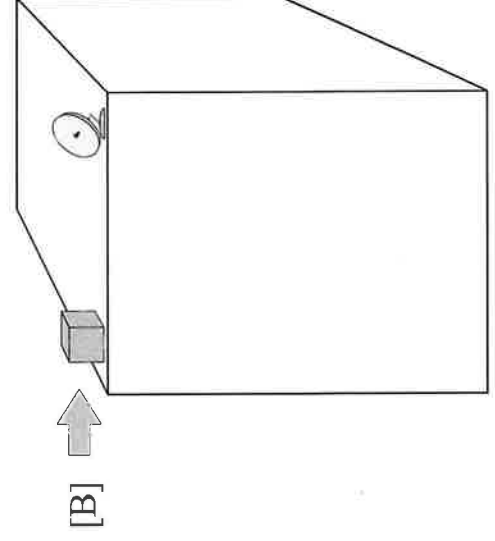
Common Mistakes

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



[A]

- ▶ *Placing mechanical systems to the front of rooftops.* [B]



[B]



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Application # COA#
0080-2025

Application for Certificate of Appropriateness
Main Street Advisory Board
Contact Community Development (478) 988-2720

***Indicates Required Field**

	Applicant	Property Owner
*Name	John Staurulakis	Meredith Lockerman
*Title	Owener	
*Address	103 Gwendolyn ave, Perry, GA, 31069	
*Phone	4107030189	
*Email	john@staurhospitalitygroup.com	

***Property Address** 904 Commerce St, Perry, GA, 31069

Project:
New Building ☐ Addition ☒ Alteration ☐ Demolition ☐ Relocation ☐

***Please describe the proposed modification:** We are looking at adding a walk-in fridge on our back patio facing the alley. It will be painted/wrapped to match the building. it will be roughly 14ft X 8 ft. (pictures and plans attached).

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,
 - ☐ pic 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.

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
*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 \$238.00 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: **\$50,000**



We appreciate your interest in a Polar King Product!

Attached, you will find the price quotation for your project. Polar King units are delivered fully assembled, with all equipment pre-installed and factory tested, thus eliminating the need for additional onsite labor and assembly of equipment at the job site.

Our responsibility includes delivery and off-loading of the unit during normal business hours. We will off load the equipment onto a level walk-in slab you have prepared, provided the truck can park within ten feet of the slab. Any slab preparation, flashing, remote system installation, power connection, weather sealing to the building, anchoring, permitting, or tile work is to be completed by others at customer's expense.

Set in place of the unit may require additional equipment and subsequent fees. Unrestricted access for our equipment to deliver the unit is required. If not, additional delivery charges will be assessed. Consult with your sales representative to ensure site details and correct equipment are specified for your project.

I look forward to working with you and please contact me should you have any questions.

Thank you,

POLAR KING INTERNATIONAL, INC.



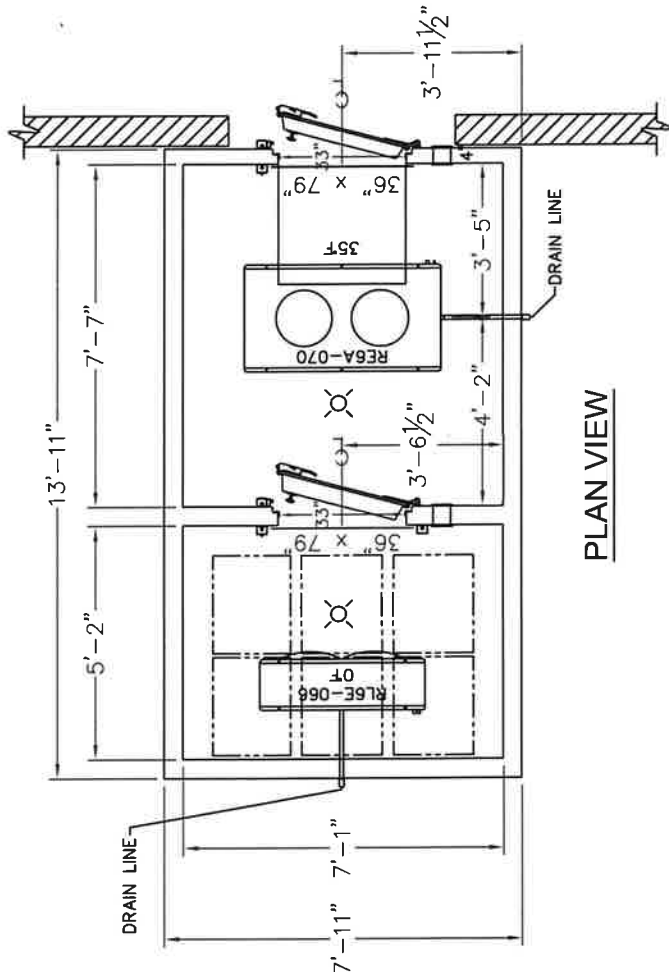
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OUTDOOR WALK-IN COOLERS AND FREEZERS

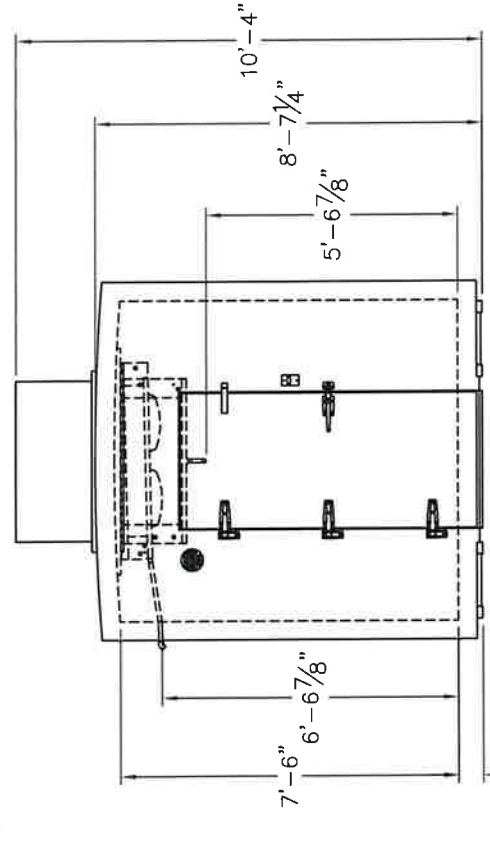
ROOM TEMP.: 35°F
 INTERIOR AREA: 37 sq. ft.
 HORSEPOWER: 1 hp.
 REFRIGERANT: R-404A
 VOLTAGE: 208-230
 PHASE: Three
 CONDUCTORS: 5
 AMPERAGE: 12.7 MCA

FFAL-A14Z-ITC



PLAN VIEW

5" WALLS (4" WHERE NOTED)
 5" CROWNED ROOF
 KEG DUTY FLOOR
 (2) VINYL STRIP CURTAIN
 INTERIOR DOOR RAMP



ELEVATION VIEW

SHIPPING DIMENSIONS:
 14'-5" X 7'-11" X 10'-4"

THE REFRIGERATION SYSTEM SHOWN IS DESIGNED TO MAINTAIN INDICATED TEMPERATURE IF PRODUCT ENTERS WITHIN 10°. REFRIGERATION DESIGN IS SUBJECT TO CHANGE FOR IMPROVEMENTS. ALL DIMENSIONS ARE NOMINAL. FINAL DIMENSIONS WILL BE ±1/8" OF DRAWING. CONTACT YOUR SALES REP IF INCOMING PRODUCT WILL BE ENTERING AT HIGHER TEMPERATURES. IN LARGE QUANTITIES, OR IF TIGHTER TOLERANCES ARE REQUIRED.

ROOM TEMP.: 35°F
 INTERIOR AREA: 54 sq. ft.
 HORSEPOWER: 1 hp.
 REFRIGERANT: R-404A
 VOLTAGE: 208-230
 PHASE: Three
 CONDUCTORS: 5
 AMPERAGE: 9.5 MCA

FFAM-A10Z-ITC

DRAWING APPROVAL

PLEASE INDICATE YOUR APPROVAL OF THIS DESIGN BY SIGNING BELOW.
 (DIMENSIONS, DOOR LOCATION/SWING, ELECTRICAL REQS., ETC.)

DATE: BY:

Trattoria Di Napoli
 Perry, GA

DRAWN BY: BJS
 MODEL: HM814
 SCALE: 1/4" = 1'
 DATE: 4/7/25

DRAWING NAME: Trattoria Di Napoli HM814 Perry GA

POLAR KING
 INTERNATIONAL, INC.
 FORT WAYNE, INDIANA 1-800-752-7178



POLAR KING
INTERNATIONAL, INC.

PROPOSAL

John Staurulakis
Trattoria Di Napoli
904 Commerce St.
Perry, GA 31069

4/8/2025

Proposal Number: 42778.1

Model Number: HM814 Cooler 35°F, Freezer 0°F

Installation: Through Wall

Standard Equipment:

25 Year Insulation Warranty
12 Year Structural Warranty
5 Year Compressor Warranty
Anti-Microbial Interior Finish
Condensate Line
Defrost Timer
Door Closer/Door Sweep Seal
Exterior Hasp Lock
Heated Door Jamb
Interior Lighting
Lockable Door Latch
Low Ambient Pressure Controls
Magnetic Gasket/Heated Door Jamb
Pre-charged Refrigerant
Rain Cap Above Exterior Doors
Seamless Fiberglass Interior/Exterior
Single Point Electrical Connection

Included Optional Equipment:

2 Vinyl Strip Curtains
1 Interior Door Ramp
2 3 Phase Electrical
1 Centermount Coil
8 Linear Feet- Roof Flashing Kit (to be installed on site by others at purchasers expense)
2 Sidewall Flashing (to be installed on site by others at purchasers expense)
4 Exterior Base Skirting Kit (to be installed on site by others at purchasers expense)
1 Keg Duty Flooring - 1,200 pound / sq ft

Color Choices (choose one):

_____ safety white
_____ light grey
_____ beige
_____ dunes tan

Or choose a palette number from one of the following manufacturers.

ICI/Glidden # _____
Benjamin Moore # _____
Sherwin Williams # _____



PRICING/DELIVERY

Freight To: Perry, GA

Approximate Delivery: 8 to 10 Weeks

Payment Terms: 50% down, balance due 30 days prior to shipping
Credit terms available upon approval

Unit Price :	\$	41,494.77
Shelving Cost (Installed) :	\$	Not Included
*Estimated Sales Tax (7%) :	\$	3,127.16
**Estimated Shipping/Set-In-Place :	\$	3,179.00
Total Price :	\$	47,800.93

See Attached Polar King Conditions of Sale

This Proposal Valid For 30 Days

For any quoted items or services by 3rd parties, pricing will need to be confirmed at time of order
An Authorized Representative Shall Initial Page 1 of this Proposal and Sign Page 2 of this Proposal.

* Applicable taxes are estimated - see attached Conditions of Sale - Taxes

**Shipping Subject to change - see attached Conditions of Sale - Delivery

Page 1 of 2

initial: _____

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OUTDOOR WALK-IN COOLERS AND FREEZERS



POLAR KING INTERNATIONAL, INC.

Polar King Walk-In Conditions of Sale

Proposal Number: 42778.1

GENERAL. Acceptance of this Proposal is expressly conditioned upon Buyer's assent to the Polar King International, Inc. (PKI) Conditions of Sale as set forth below and this Proposal may not be assigned. PKI agrees to furnish the equipment and services only upon these conditions. The Proposal and the following conditions shall constitute the entire agreement between PKI and Buyer, notwithstanding the terms and conditions of any purchase order of the Buyer. Any changes to this Proposal or to the Conditions of Sale shall be reduced to writing and agreed to by PKI and Buyer.

DELIVERY. All equipment manufactured, assembled or warehoused in the continental United States is delivered F.O.B. shipping point. Where the scheduled delivery of equipment is delayed by Buyer or by Force Majeure, PKI may deliver the equipment by moving it to storage for the account of and at the risk of Buyer. Shipping dates are based upon prompt receipt of all necessary information and approvals from Buyer. All delivery dates are approximate. Claims for shortages or other errors in delivery must be made in writing to PKI within ten days of delivery. Buyer will be responsible for providing clear access to delivery site for Polar King to unload and set-the-equipment in place. Buyer shall be responsible for additional permitting costs if shipment is delayed or rescheduled by the Buyer. Set in Place fees are included in this Proposal. Delivery site conditions may require additional charges for which PKI, after consulting with Buyer, may require a Change Order to be executed prior to shipment.

PAYMENT - TITLE. Except as set forth in the proposal for this order or otherwise agreed to by PKI in writing, payment terms are payment due prior to shipping. If Buyer delays delivery, payment shall become due on the date PKI is prepared to ship. If payments are not made when due, Buyer shall pay a late charge equal to 1 1/2% per month (18% per annum) on all such overdue amounts. Buyer shall pay attorney fees and court costs incurred by PKI in collection of overdue payments. Title to the equipment sold shall remain with PKI until fully paid for in cash.

FORCE MAJEURE. PKI shall not be liable for loss, damage, or delay, nor be deemed to be in default from causes beyond its reasonable control or from fire, strikes, floods, tornados, earthquakes, hurricanes, war, terrorism, sabotage, labor difficulties, act or omission of any governmental authority, compliance with import or export regulations, insurrection, riot, embargo, delays or shortages in transportation or inability to obtain necessary labor, materials or manufacturing facilities from usual sources, or from delays in the performance of its suppliers due to any of the foregoing causes. In the event of delay due to any such cause, the time for performance will be extended by a period of time equal to the time lost by reason of such delay and other affected contract provisions shall be equitably adjusted.

EQUIPMENT WARRANTY. The foregoing warranties apply only to the original equipment Buyer. PKI warrants the internal foam insulation for walk-in coolers and freezers to be free of defects in both the materials and workmanship for a period of twenty-five (25) years from the date of delivery. This warranty covers only the replacement materials and labor. PKI warrants the structural integrity for walk-in coolers and freezers for a period of twelve (12) years from the date of delivery of the unit. This covers the structure, roof, doors, interior and exterior surfaces and frame to be free of both defects in material and workmanship. This warranty covers only the replacement materials and labor. PKI warrants the refrigeration system and miscellaneous components for walk-in coolers and freezers for the period of one (1) year from the date of delivery of the unit. This covers the motors, compressors, condensers, evaporators, controls, electrical components, valves and piping attached and installed by PKI to be free of both defects in material and workmanship. This warranty covers only replacement materials and labor. PKI warrants the compressor for an extended additional period of four (4) years after the expiration of the (1) year compressor warranty discussed above. This extended additional warranty shall be limited to replacement of the compressor by PKI. The PKI obligation to pay for replacement shall never exceed the wholesale exchanged price for a like compressor that might be purchased locally. This extended additional warranty does not cover or include any cost or expense for refrigerant or labor. This warranty is non-assignable. This warranty is in lieu of all other warranties expressed or implied and does not apply to equipment damage, malfunctions attributed to normal wear and tear, accidents, improper installation, abuse, misuse, flood, fire, war, nuclear contamination, improper and/or unauthorized repairs, negligence, or any casualty unforeseen other than an operating defect or failure within the warranty period. PKI's obligation hereunder shall be limited to the current PKI cost to repair or replace any item. In no event shall PKI be liable for any direct, indirect, or consequential damages for loss due to the defects warranted herein including, but not limited to, the loss of contents stored within the unit, lost profits or revenues. This warranty does not cover any products installed outside of the contiguous United States. All warranty service claims made must be made in accordance with the PKI's "Warranty Work Policy".

LIMITATIONS OF LIABILITY. In no event shall PKI or its suppliers be liable, whether arising under performance of this contract, breach of this contract, or otherwise, for loss of anticipated profits, loss by reason of service interruptions, product loss, cost of money, loss of use of capital or revenue, or for any special, incidental or consequential loss or damage. PKI's liability on any claim of any kind, including negligence or strict liability, for any loss or damage arising out of, or resulting from this contract, or from its performance or breach, or from the manufacture, sale, delivery, resale, installation, startup or inspection, repair, operation, or use of any equipment covered by or furnished under this contract shall in no case exceed the purchase price allocable to the equipment, part, or service which gives rise to the claim. In no event, regardless of cause, shall PKI assume responsibility for or be liable for penalties or penalty clauses of any kind or for indemnification of customer or others for costs, damages, or expenses each arising out of or related to the goods or services of this order.

TAXES. The Unit Price does not include any federal, state or local property, sales, use, excise, gross receipts, franchise, or other like taxes which may now or hereafter be applicable to the Buyer for this sale. PKI has estimated the sales taxes for this transaction on the Proposal and is required by law to collect these taxes, if applicable, unless the Buyer supplies PKI with an exemption certificate. Buyer agrees to pay or reimburse any such taxes which PKI or its suppliers are required to pay or collect in the event the estimated sales tax is deficient.

PROPRIETARY INFORMATION - CONFIDENTIALITY. Any specifications, design, drawings, plans, notes, technical data or other information of PKI submitted to the Buyer remain the exclusive property of PKI and may not, without its consent, be copied or communicated to a third party.

CANCELLATION. Any order or contract may be terminated by Buyer only upon written notice and payment of reasonable and proper termination charges, including but not limited to all costs identified to the order or contract incurred up to the later of the date of the notice or PKI's receipt of the notice of termination and all charges incurred by PKI in respect to the termination, plus 10% of the final net selling price.

PARTIAL INVALIDITY. If any provision herein or portion thereof shall for any reason be held invalid or unenforceable, such invalidity or unenforceability shall not affect any other provisions or portion thereof, but these Conditions of Sale shall be construed as if such invalid or unenforceable provision or portion thereof had never been contained herein.

CHOICE OF LAW. The laws of the State of Indiana shall govern this agreement.

INVENTIONS, PATENTS, TRADEMARKS, COPYRIGHTS. PKI warrants that the equipment purchased hereunder shall be delivered free of rightful claims for infringement of any United States patent or trademark, provided however that where equipment is manufactured from patterns, plans, drawings or specifications furnished by Buyer. All right, title and interest in any inventions, developments, improvements or modifications of or for equipment or services furnished to the Buyer shall remain with PKI unless otherwise agreed to in writing between the parties.

Signature: _____

Signature: _____

Date: _____

Adam Castleman

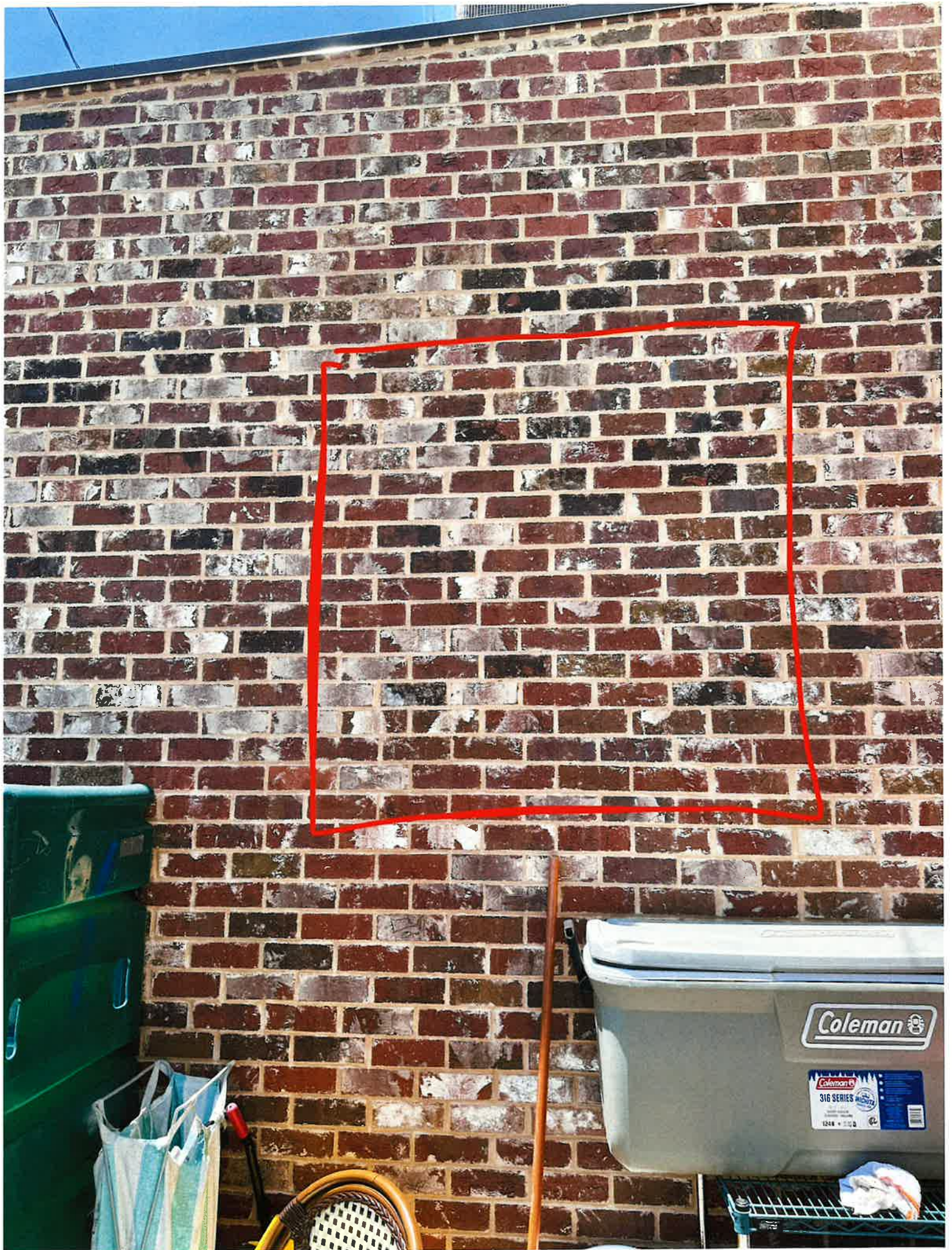
Printed Name: _____

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OUTDOOR WALK-IN COOLERS AND FREEZERS





Main Street Advisory Board
Minutes - May 1, 2025

1. Call to Order : Ms. Wharton called the meeting to order at 4:00pm.

Roll: Directors Anderson-Cook, Lay, Presswood, Ray, and Walker were present. Chairman Cossart and Vice Chairman Moore were absent.

Staff – Holly Wharton – Economic Development Director, Bryan Wood – Community Development Director, Ansley White – Public Works Superintendent, Lee Gilmour – City Manager, Tabitha Clark – Communications Director, and Christine Sewell – Recording Clerk

Guests: Terre Walker, Curtis & Thersea George, Michael Stroman, and Bryan Fountain

2. Introduction of New Member – Rob Ray- Ms. Wharton and the board welcomed Mr. Ray and Mr. Ray introduced himself.

3. Guests/Speakers

- a. Ms. Ansley White– Downtown Landscaping Improvements – Ms. White in follow up to previous discussion provided an update that included estimates, and priority areas which will be: 800 block of Main Street, Jernigan & Carroll, and city parking lot on Main & Ball. The board agreed on the priority areas.

- b. Mrs. Terre Walker – Perry Arts Council – presented a graphic of a small rock garden on the 900 block of Carroll Street, by the Chamber, which will have painted rocks that can be taken or new ones left. Has spoken with Ms. White and no concern and painted rocks will be provided by the Perry Arts Council. Mrs. Walker was requesting approval to prior to bringing to Council for consideration; the board concurred with support for the project. Mrs. Waker provided a handout of a whirly gig sculpture for placement at Welcome Park; the sculpture is an estimated \$25,000 and would raise funds to purchase, however, in the meantime would like approval for a small sunflower; the board felt the Placemaking Committee was already working on downtown art such as this and it should be brought to them for discussion; staff will place on their agenda. Mrs. Walker advised of two upcoming events Plein Art on May 17/18 and a Drumming Circle on May 10th and welcomed anyone to their meetings on the third Thursday of each month at 6:30pm at Rozar Park.

4. Citizens with Input – None

5. Old Business – None

6. New Business

- a. Façade Grant – 917 Carroll Street

Ms. Wharton advised staff is recommending approval for \$1500.00 for the restoration of the front and back siding, new paint and repairing rotten wood and reglazing the front windows; it was noted the colors had been approved at the staff level.

Director Lay motioned to approve the façade grant for 917 Carroll Street in the amount of \$1500.00; Director Presswood seconded; all in favor and was unanimously approved.

- b. Certificate of Appropriateness Review – 1 Roughton Street
- c. Certificate of Appropriateness Review – 3 Roughton Street

Mr. Wood advised the applicant requests demolition of the existing two houses on each of the subject properties (four total buildings). The properties will be stabilized following demolition, and the applicant has no plans for redevelopment of the parcels. The property at 1 Roughton Street contains two wood-clad houses built circa 1955 and the property at 3 Roughton Street contains one brick-veneer house and one wood-clad house, both built circa 1955. Both properties are zoned M-2, General Industrial district. The buildings are located behind commercial buildings on a dead-end, unpaved street off Main Street. Staff are not aware of any historical significance regarding the buildings and recommends approval. Mr. Wood advised the chief building official inspected. Director Presswood asked if there was asbestos; Mr. Fountain advised there was not. Director Walker asked Mr. Fountain if he had any projected plans for the site; Mr. Fountain advised at this time he did not but does have an engineer working on a possible plan for the site.

Director Presswood motioned to recommend approval of the demolition of the structures at 1 Roughton Street; Director Lay seconded; all in favor and was unanimously recommended for approval.

Director Anderson-Cook motioned to recommend approval of the demolition of the structures at 3 Roughton Street; Director Presswood seconded; all in favor and was unanimously recommended for approval.

- d. Certificate of Appropriateness Review – 713 Commerce Street

Mr. Wood advised the applicant proposes to construct an outdoor event venue consisting of an open-air pavilion with restrooms and bar area, a stage with storage, brick and wood privacy walls, modular retaining walls, patios and turf areas. Building materials will include brick and stone and the disturbed portion of the site will be landscaped. The applicant received preliminary comments from MSAB about a year ago. The brick privacy wall along the street frontage will act as the front building façade addressing the street. A paved parking space setback from the front façade will allow a food truck to serve the facility. A brick patio and pavilion will create the more formal setting directly behind the privacy wall. The proposed stage/storage building will be located behind the existing barber shop at 719 Commerce Street and will not be visible from the street. Artificial turf will establish an informal gathering space adjacent to the stage and behind the pavilion. The overall style of the structures and landscaping will be that of a formal English garden. The site is located in an area with individual buildings separated by parking lots or open areas. The design guidelines are based on a development pattern with buildings contiguous to one another and set at the edge of a public sidewalk similar to a typical Main Street setting. The proposed development is consistent with the established setting in which it is located. The proposed structures appear to comply with applicable design guidelines. Staff recommends approval of the application, subject to staff approval of final building and landscaping details.

Director Lay from previous discussion there was concern with the stream; Mr. Wood advised the development will stay out of the flood plain.

Director Presswood motioned to recommend approval of the application as submitted; Director Lay seconded; all in favor and was recommended for approval.

e. Discussion of approved color palettes – was tabled until the June meeting

f. Approve April 3, 2025, minutes

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

g. Approve March 2025 financials

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

7. Chairman Items

- a. Perry Players improvements – Ms. Wharton advised a façade grant was submitted for maintenance repair in anticipation of the mural; however, what was submitted is considered routine maintenance and the grant does not cover. Staff is recommending if the mural grant is awarded to pay for the repairs. Director Walker motioned to approve the \$700 expense for Perry Players if the mural grant is awarded; Director Anderson-Cook seconded; all in favor and was approved with Director Lay abstaining from discussion and vote.

8. Downtown Manager's Report

- a. Downtown Projects update - The Bold Kind (former Maddie Grace Boutique), The Summit Group Real Estate (1120 Ball Street), Heart City Marketing (904 Ball Street) The House Gym sold to FitCo, Certificate of occupancy issued for Home Slice Pizza.
Downtown News - ADA Improvements to Parking Lot at Ball and Main Streets, Landscaping spring refresh completed, City Hall uplighting installed, Land disturbance permit issued for Left at the Pig Brewery.

9. Promotion Committee Report

- a. Wine Tasting Recap – Ms. Wharton advised 1700 attendees; 441 of the 500 tickets sold, 90 of those VIP. Has received positive feedback and once all expenses are account for will provide final numbers.

10. Other- Ms. Wharton advised the city was awarded the Flint Energies mural grant

11. Adjourn – there being no further business to come before the board the meeting was adjourned at 4:45pm.

Main Street Advisory Board Restricted Fund
GL Account 100.00000.13.4208

Shollad
MS

July 1, 2024 Beginning Balance

65,769.15

Deposits:	100.37.1024	Current	YTD	Cumulative
	July		5,575.00	
	August		790.00	
	September		950.00	
	October		7,425.00	
	November		1,305.00	
	December		908.00	
	January		0.00	
	February		5,970.00	
	March		6,665.00	
	April		13,865.00	
	May			
	June			
Total Deposits:		0.00	43,453.00	109,222.15

Expenditures: 100.75510

July	(1,390.00)	
August	(3,638.26)	
September	(1,460.99)	
October	(10,303.06)	
November	(11,723.38)	
December	(664.01)	
January	(560.28)	
February	(2,079.32)	
March	(3,678.55)	
April	(7,236.21)	
May		
June		
Total Expenditures:	0.00	(42,734.06)
		66,488.09

Reserve Balance at 4/30/2025

66,488.09

66,488.09

Current Reserve:	66,488.09
Less Prior Month Reserve	59,859.30
Current Month Reserve Adjustment	6,628.79

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-00000.347591	FLAG FOOTBALL	0.00	400.00	0.00	465.00	65.00	116.25 %
100-00000.347730	FIREARMS SAFETY COURSE FEE	0.00	200.00	30.00	480.00	280.00	240.00 %
100-00000.347735	CPR CERTIFICATION FEE	0.00	400.00	792.00	1,685.00	1,285.00	421.25 %
100-00000.349219	EMPLOYER CONTRIB-HEALTH	2,904,800.00	2,904,800.00	242,109.00	2,621,090.00	-283,710.00	9.77 %
100-00000.349220	EMPLOYEE CONTRIB-HEALTH	355,200.00	355,200.00	40,248.50	362,352.35	7,152.35	102.01 %
100-00000.349300	RETURNED CHECK FEE	2,700.00	2,700.00	280.00	2,275.00	-425.00	15.74 %
100-00000.349903	MISC SERVICES & CHARGES	2,300.00	2,300.00	180.00	246.13	-2,053.87	89.30 %
100-00000.349904	CRIMINAL HISTORY CHECKS	42,600.00	42,600.00	4,026.00	44,503.40	1,903.40	104.47 %
100-00000.349910	CURB CUT/DRIVEWAY PIPE	0.00	0.00	67.00	335.00	335.00	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		6,134,200.00	6,712,600.00	458,835.10	5,145,710.19	-1,566,889.81	23.34%
RevCategory: 34 - Charges for Services Total:		6,134,200.00	6,712,600.00	458,835.10	5,145,710.19	-1,566,889.81	23.34%
RevCategory: 35 - Fines and Forfeitures							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.351170	COURT AND PARKING FINES	632,400.00	632,400.00	58,805.10	431,943.39	-200,456.61	31.70 %
100-00000.351171	COUNTY JAIL SURCHARGE	41,300.00	41,300.00	0.00	29,606.94	-11,693.06	28.31 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		673,700.00	673,700.00	58,805.10	461,550.33	-212,149.67	31.49%
RevCategory: 35 - Fines and Forfeitures Total:		673,700.00	673,700.00	58,805.10	461,550.33	-212,149.67	31.49%
RevCategory: 36 - Investment Income							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.361000	INTEREST	100,000.00	100,000.00	8,113.21	161,068.76	61,068.76	161.07 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		100,000.00	100,000.00	8,113.21	161,068.76	61,068.76	61.07%
RevCategory: 36 - Investment Income Total:		100,000.00	100,000.00	8,113.21	161,068.76	61,068.76	61.07%
RevCategory: 37 - Contributions and Donations							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.371001	RECREATION DEPT DONATIONS	0.00	0.00	1,548.25	8,996.50	8,996.50	0.00 %
100-00000.371004	DONATIONS	0.00	0.00	0.00	3,000.00	3,000.00	0.00 %
100-00000.371005	SPECIAL EVENTS SPONSORSHIPS	0.00	0.00	6,500.00	6,500.00	6,500.00	0.00 %
100-00000.371007	NEW PERRY ANIMAL SHELTER BLD	0.00	0.00	30.00	270.00	270.00	0.00 %
100-00000.371017	J E WORRALL MEM DONATIONS	0.00	5,000.00	0.00	5,000.00	0.00	0.00 %
100-00000.371024	MAIN STREET ADVISORY DONATIO	0.00	16,900.00	13,865.00	43,453.00	26,553.00	257.12 %
100-00000.371037	INTERNATIONAL FESTIVAL DONAT	0.00	500.00	0.00	500.00	0.00	0.00 %
100-00000.371039	FARMERS MKT INCOME	2,500.00	2,500.00	970.00	5,415.00	2,915.00	216.60 %
100-00000.371040	ART IN THE PARK SPONSORSHIP	0.00	800.00	0.00	800.00	0.00	0.00 %
100-00000.371100	CONTRIBUTIONS FOR CAPITAL PRO	0.00	271,200.00	0.00	271,272.75	72.75	100.03 %
100-00000.371202	INDEPENDENCE DAY SPONSORSHIP	0.00	5,000.00	0.00	5,000.00	0.00	0.00 %
100-00000.371205	TECH & ENTREPRENUER BOARD	0.00	1,700.00	0.00	12,792.26	11,092.26	752.49 %
100-00000.379004	ATLANTA HAWKS GRANT	0.00	2,300.00	0.00	2,380.00	80.00	103.48 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		2,500.00	305,900.00	22,913.25	365,379.51	59,479.51	19.44%
RevCategory: 37 - Contributions and Donations Total:		2,500.00	305,900.00	22,913.25	365,379.51	59,479.51	19.44%
RevCategory: 38 - Miscellaneous							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.381000	PERRY EVENTS CENTER RENTAL	73,400.00	73,400.00	8,194.00	63,076.00	-10,324.00	14.07 %
100-00000.381001	CELL ANTENNA RENTAL FEE	37,100.00	37,100.00	0.00	39,371.75	2,271.75	106.12 %
100-00000.381003	BILLBOARD RENTAL INCOME	0.00	4,200.00	0.00	4,200.00	0.00	0.00 %
100-00000.381011	HERITAGE OAKS RENTALS	0.00	1,800.00	458.00	2,503.00	703.00	139.06 %
100-00000.383000	REIMBURSE FOR DAMAGE PROP	0.00	32,400.00	0.00	32,497.25	97.25	100.30 %
100-00000.383002	RESTITUTION PAYMENT	0.00	0.00	0.00	0.12	0.12	0.00 %
100-00000.389000	OTHER REVENUES	0.00	7,800.00	0.00	8,160.00	360.00	104.62 %
100-00000.389001	PD COPIES/REPORTS	0.00	1,200.00	276.93	1,922.70	722.70	160.23 %
100-00000.389010	P-CARD REBATE	4,000.00	4,000.00	0.00	6,155.42	2,155.42	153.89 %
100-00000.389012	WEX TAX/BILL ADJUSTMENT	0.00	0.00	0.00	974.59	974.59	0.00 %
100-00000.389013	MGAG PERFORMANCE ADJUST	210,900.00	210,900.00	220,440.00	220,440.00	9,540.00	104.52 %
100-00000.389022	SR CTR UTILITIES REVENUE	4,300.00	4,300.00	310.15	3,887.17	-412.83	9.60 %
100-00000.389026	TAX SALE EXCESS FUNDS	0.00	0.00	-18,914.61	-22,116.92	-22,116.92	0.00 %
100-00000.389028	SCHOOL CROSSING GUARD	53,200.00	53,200.00	3,317.21	23,401.59	-29,798.41	56.01 %
100-00000.389029	SWAG ITEMS	0.00	0.00	0.00	20.00	20.00	0.00 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-75430.512200	FICA	4,400.00	4,400.00	340.26	6,382.09	-1,982.09	-45.05 %
100-75430.512401	RETIREMENT CONTRIBUT- ICMA	2,400.00	2,400.00	236.68	4,295.59	-1,895.59	-78.98 %
100-75430.512700	WORKER'S COMPENSATION	1,000.00	1,000.00	0.00	91.63	908.37	90.84 %
100-75430.521300	TECHNICAL SERVICES	300.00	300.00	0.00	0.00	300.00	100.00 %
100-75430.521310	INTERNET	200.00	200.00	0.00	0.00	200.00	100.00 %
100-75430.522130	CUSTODIAL SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-75430.522210	REPAIRS & MAINTENANCE-MNR	300.00	300.00	0.00	0.00	300.00	100.00 %
100-75430.523220	TELEPHONE	1,000.00	1,000.00	148.36	1,335.24	-335.24	-33.52 %
100-75430.523500	TRAVEL	0.00	0.00	0.00	483.67	-483.67	0.00 %
100-75430.523600	DUES & FEES	0.00	0.00	0.00	1,572.00	-1,572.00	0.00 %
100-75430.523702	VOLUNTARY TRAINING	0.00	0.00	0.00	238.82	-238.82	0.00 %
100-75430.523930	MEETINGS	0.00	0.00	0.00	225.53	-225.53	0.00 %
100-75430.531100	OPERATING SUPPLIES	1,000.00	1,000.00	0.00	3,403.04	-2,403.04	-240.30 %
100-75430.531270	VEHICLE GASOLINE	0.00	0.00	122.67	177.67	-177.67	0.00 %
100-75430.531600	INVENTORY EQUIPMENT	1,000.00	1,000.00	0.00	686.59	313.41	31.34 %
CostCenter: 75430 - WELCOME CENTER Total:		90,600.00	90,600.00	7,073.51	121,319.78	-30,719.78	-33.91%
CostCenter: 75440 - MARKETING EDUCATION							
100-75440.523704	MARKETING EDUCATION	4,000.00	4,000.00	0.00	5,877.85	-1,877.85	-46.95 %
CostCenter: 75440 - MARKETING EDUCATION Total:		4,000.00	4,000.00	0.00	5,877.85	-1,877.85	-46.95%
CostCenter: 75450 - GA NATIONAL FAIRGROUND							
100-75450.523302	EVENT PROMOTION	40,000.00	40,000.00	0.00	31.59	39,968.41	99.92 %
CostCenter: 75450 - GA NATIONAL FAIRGROUND Total:		40,000.00	40,000.00	0.00	31.59	39,968.41	99.92%
CostCenter: 75460 - TOURISM PROMOTION							
100-75460.521200	PROFESSIONAL SERVICES	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-75460.521300	TECHNICAL SERVICES	25,000.00	25,000.00	0.00	26,699.00	-1,699.00	-6.80 %
100-75460.523300	ADVERTISING	40,000.00	40,000.00	0.00	16,935.97	23,064.03	57.66 %
100-75460.523302	EVENT PROMOTION	7,000.00	7,000.00	0.00	200.91	6,799.09	97.13 %
100-75460.523405	INFORMATIONAL BROCHURES	0.00	0.00	931.00	29,526.00	-29,526.00	0.00 %
100-75460.523930	TRADE SHOWS	10,000.00	10,000.00	0.00	3,291.00	6,709.00	67.09 %
100-75460.531100	OPERATING SUPPLIES	0.00	0.00	0.00	560.06	-560.06	0.00 %
100-75460.531104	PROMOTIONAL/SWAG ITEM	10,000.00	10,000.00	620.14	4,123.91	5,876.09	58.76 %
CostCenter: 75460 - TOURISM PROMOTION Total:		97,000.00	97,000.00	1,551.14	81,336.85	15,663.15	16.15%
CostCenter: 75470 - BILLBOARDS							
100-75470.522300	RENTALS	0.00	0.00	0.00	8,100.00	-8,100.00	0.00 %
CostCenter: 75470 - BILLBOARDS Total:		0.00	0.00	0.00	8,100.00	-8,100.00	0.00%
CostCenter: 75500 - DOWNTOWN DEV AUTHORITY							
100-75500.521201	AUDIT COST	0.00	0.00	0.00	4,700.00	-4,700.00	0.00 %
100-75500.531100	OPERATING SUPPLIES	0.00	0.00	46.00	87.95	-87.95	0.00 %
100-75500.577000	APPROPRIATIONS	6,200.00	6,200.00	517.00	5,170.00	1,030.00	16.61 %
CostCenter: 75500 - DOWNTOWN DEV AUTHORITY Total:		6,200.00	6,200.00	563.00	9,957.95	-3,757.95	-60.61%
CostCenter: 75510 - MAIN ST ADVISORY BD REST							
100-75510.521312	ARTIST FEES	0.00	3,100.00	775.00	4,800.00	-1,700.00	-54.84 %
100-75510.522300	RENTALS	0.00	1,400.00	0.00	2,083.00	-683.00	-48.79 %
100-75510.523300	ADVERTISING	0.00	100.00	0.00	40.00	60.00	60.00 %
100-75510.523850	CONTRACT LABOR	0.00	2,500.00	1,536.10	5,064.10	-2,564.10	-102.56 %
100-75510.523851	SECURITY SERVICES	0.00	300.00	270.00	560.00	-260.00	-86.67 %
100-75510.531100	OPERATING SUPPLIES	0.00	11,400.00	4,655.11	17,099.50	-5,699.50	-50.00 %
100-75510.531600	INVENTORY EQUIPMENT	0.00	8,500.00	0.00	10,579.32	-2,079.32	-24.46 %
100-75510.531660	AWARDS	0.00	2,000.00	0.00	2,508.14	-508.14	-25.41 %
CostCenter: 75510 - MAIN ST ADVISORY BD REST Total:		0.00	29,300.00	7,236.21	42,734.06	-13,434.06	-45.85%
CostCenter: 75511 - MAIN ST ADVISORY BD-CITY							
100-75511.523701	MANDATORY TRAINING	300.00	0.00	0.00	0.00	0.00	0.00 %
100-75511.523702	VOLUNTARY TRAINING	300.00	0.00	0.00	0.00	0.00	0.00 %
100-75511.573001	FACADE GRANT	8,000.00	0.00	0.00	0.00	0.00	0.00 %
CostCenter: 75511 - MAIN ST ADVISORY BD-CITY Total:		8,600.00	0.00	0.00	0.00	0.00	0.00%