

Main Street Advisory Board
Agenda – May 7, 2026, 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/Community Partners
3. Citizens with Input
4. Old Business
5. New Business
 - a. Certificate of Appropriateness Review – 909 Main Street
 - b. Certificate of Appropriateness Review – 1013 Main Street
 - c. Certificate of Appropriateness Review – 903 Carroll Street
 - d. Certificate of Appropriateness Review – 1218 Washington St/104 & 108 Mims Ct
 - e. Façade Grant Application Review – 903 Carroll Street
 - f. Façade Grant Reimbursement Request – 731 Carroll Street
 - g. Dixie Landscape Estimates for Ongoing Alleyway Projects
 - h. Jernigan Street Small Area Plan Review
 - i. Approve April 2, 2026, minutes
 - j. Approve March 2026 financials
6. Chairman Items
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



Where Georgia comes together.

STAFF REPORT

March 31, 2026

CASE NUMBER: COA-0048-2026
APPLICANT: Perry Players Community Theatre
REQUEST: Mural Installation
LOCATION: 909 Main Street; Parcel No. 0P0010 027000
DISTRICT: Downtown District

APPLICANT'S REQUEST: The applicant proposes a mural on the western-facing side of the Perry Player's building.

STAFF COMMENTS: City Council authorized the installation of a different mural design at 909 Main Street as was presented and voted upon August 19, 2025. This application proposes a revised design created by the same artist, featuring an illustrative rendering of Perry's established tagline, "Where Georgia Comes Together."

The applicant has provided sketches and renderings of the proposed mural at this location. While the City does not regulate messaging, wording or other sign content subject to First Amendment protections, Staff do find the character of the proposed design to be in keeping with broader City branding and placemaking efforts. The location is at a prominent location gateway corner in the heart of downtown, and will be highly visible for passers by.

Staff believe the proposed mural will enhance the community's appearance, promote its history, economic development, and/or Agri-tourism, without confusing drivers and pedestrians or cause any other negative impact on public safety or welfare.

STAFF RECOMMENDATION: Staff recommend approval of the application, pending any potentially needed approvals from Perry City Council.

APPLICABLE ORDINANCE SECTION:

2-3.10. Mural permit.

(A) *Purpose.* Because murals on exterior walls become de facto public art, the purpose of a mural permit is to provide a reasonable process of review that safeguards both the interests of the community and those of the individual building/property owner. The standards for evaluating murals are designed to assure that murals within the City of Perry enhance the community's appearance, promote its history, economic development, and Agri-tourism, without confusing drivers and pedestrians or causing any other negative impact on public safety or welfare.

(B) *Authority.*

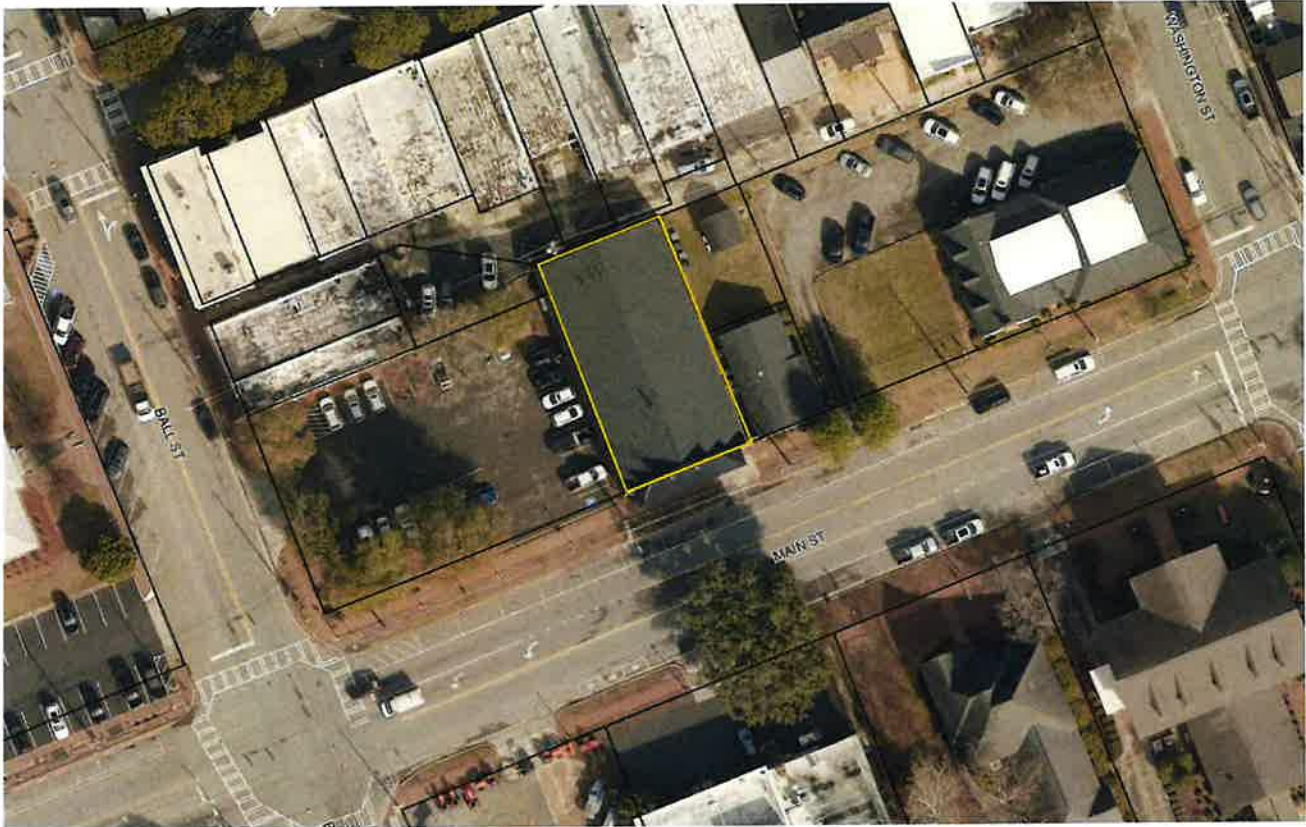
(1) *Main street advisory board.* The main street advisory board is authorized to review and decide on an application for a mural permit pursuant to this section when the mural is to be in the downtown development overlay district.

(2) *Administrator.* The administrator is authorized to review and decide on an application for a mural permit pursuant to this section when the mural is to be located outside the downtown development overlay district.

(C) *Procedures.*

(1) *Initial submission of application.* Application for mural permit shall be submitted to the administrator in the form established by the administrator.

- (2) *Review and action by the main street advisory board.* The main street advisory board shall consider an application for mural permit at a regularly scheduled meeting of the board, or a meeting called for such purpose. The main street advisory board shall consider the application, the relevant support materials, the staff report, and information presented at the meeting. The main street advisory board shall approve, approve with modifications, approve with conditions, or disapprove the application based on the standards in subsection 2-3.14(D), standards.
- (3) *Review and action by the administrator.* The administrator shall review and act on the application for mural permit consistent with the procedures and requirements of subsection 2-1.4, duties and powers of the administrator and on the standards in subsection 2-3.14(D), standards. The administrator may solicit advice from individuals, boards, or other organizations as he deems necessary to carry out the provisions of this section.







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Application # COA 0048-
2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	JIM LAY	PERRY PLAYERS COMMUNITY THEATRE
*Title	BOARD OF GOVERNORS - DIRECTOR	
*Address	807 WASHINGTON ST., PERRY	909 MAIN ST, PERRY, 31069
*Phone	478-737-6532	478-987-5354
*Email	jimlay52@gmail.com	perryplayerstheatreboxoffice@gmail.com
*Property Address	909 MAIN ST. PERRY, GA. 31069	

Project:
New Building Addition Mural Alteration Demolition Relocation

*Please describe the proposed modification:

PAINT MURAL ON WEST (PARKING LOT) SIDE OF BUILDING
MURAL TO BE PAINTED BY ARTIST CHRIS JOHNSON
MURAL TO BE FUNDED BY FUNT GRANT \$10,000
REMAINING \$5,000 BY PERRY PLAYERS

Instructions

- A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
- 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.
- The application may be submitted to the Community Development office or online.
- 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.
- *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>J Lay (JAMES LAY)</i>	*Date 3/31/2026
*Property Owner/Authorized Agent <i>J Lay (JAMES LAY - Director)</i>	*Date 3/31/2026

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 \$245.00 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: \$15,000



perryplayers.org
478-987-5354
909 Main St, Perry, GA 31069

Revised 7/1/25

PERRY PLAYERS MURAL PROPOSALS

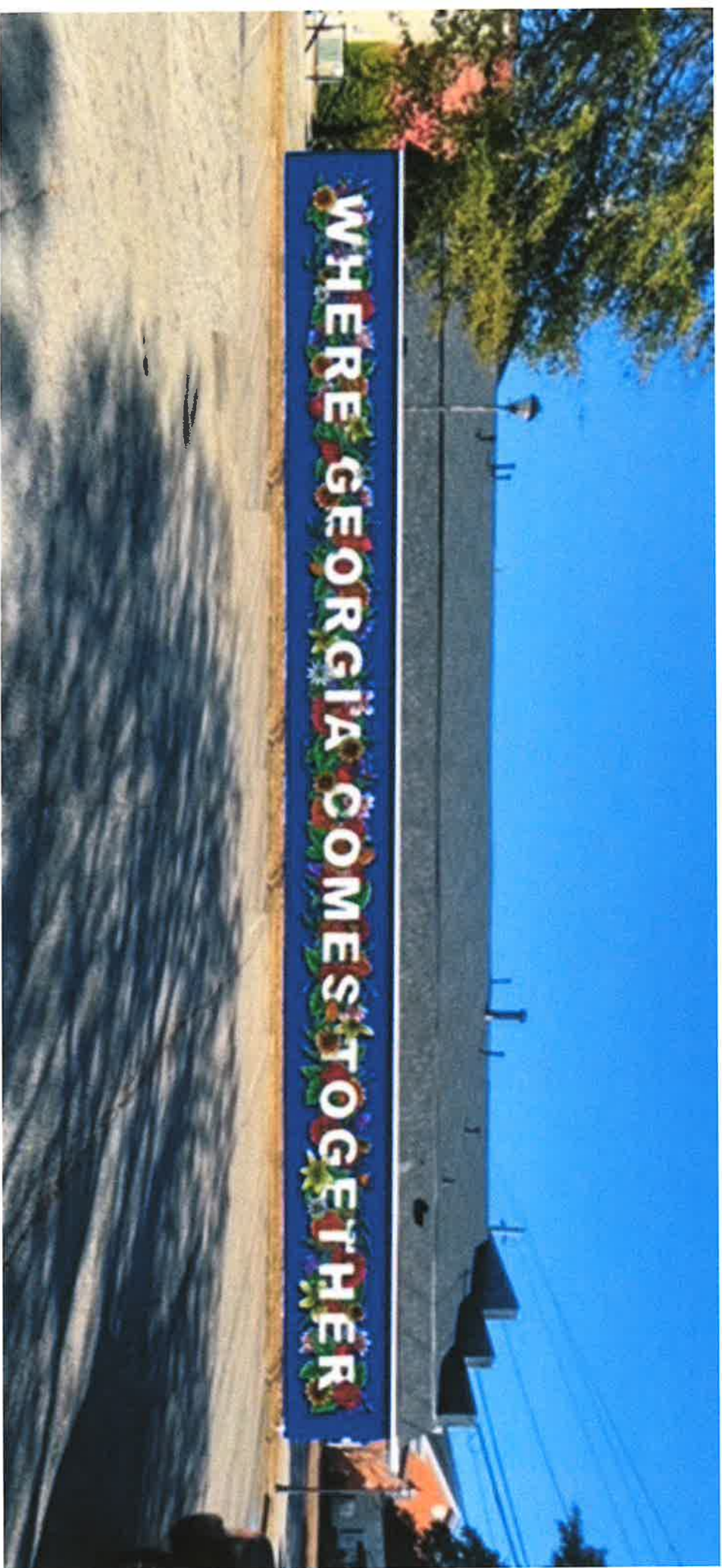


FINAL



SKETCHED

*Background color
can be changed
if necessary*



*Final as shown
on Building*

INVOICE

Chris Johnson
6216 Charing Dr.
Columbus, Georgia 31909
United States

864-710-7133
www.chrisjmfa.com

BILL TO

Perry Players Community Theatre
Kimberly Lochner

(478) 972-0492
kimberlylochner@gmail.com

Invoice Number: 120

Invoice Date: March 11, 2026

Payment Due: March 11, 2026

Amount Due (USD): \$15,000.00

Items	Quantity	Price	Amount
Flint Energies Rural Mural Grant Flint Energies Rural Mural for Perry Players Community Theatre (Approximately 1000 sq. ft.)	1	\$15,000.00	\$15,000.00

Total: \$15,000.00

Amount Due (USD): \$15,000.00

Notes / Terms

- 50% deposit due one week prior to beginning of project. Remaining 50% balance due upon final day of project.
- Price includes all materials, labor, and equipment.
- Final mural design shall not be changed once deposit is paid.

March 31, 2026

To Whom It May Concern:

I am writing to formally confirm Flint Energies' commitment to provide a Rural Mural grant in the amount of \$10,000 to Perry Players.

This letter serves as a guarantee that the above-mentioned funds will be made available to support the Perry Players beautification efforts and is intended to assist with creating a mural and will be disbursed in accordance with mutually agreed-upon terms.

Payment of the full grant amount will be made in May, via check, unless otherwise arranged in writing. There are no conditions associated with this grant outside of the Rural Mural program requirements.

I affirm that these funds are committed and available, and I understand the importance of this contribution in supporting the valuable work carried out by the Perry Players. Please feel free to contact me directly if you require any additional documentation or verification.

Thank you for the opportunity to support your important work.

Sincerely,

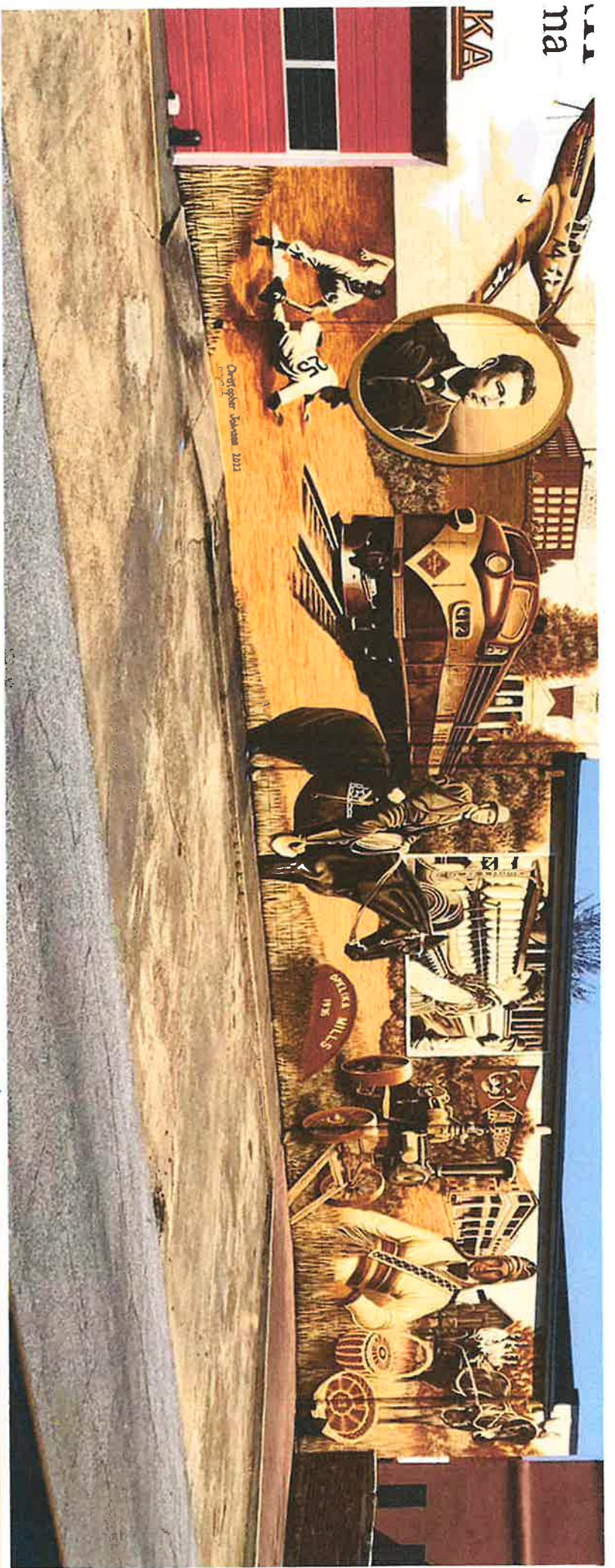


Marian McLemore
VP Cooperative Communications
Rural Mural Administrator

Flint Energies is an equal opportunity provider and employer.

An Electric Membership Cooperative

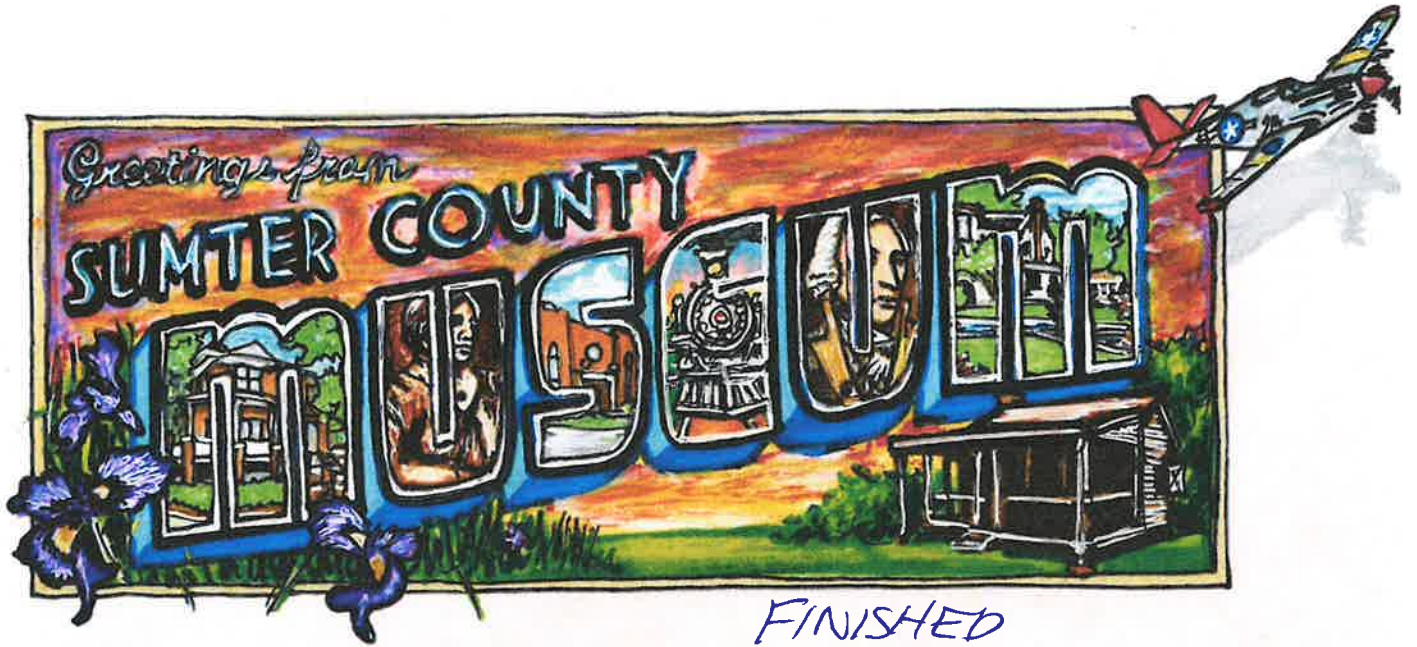
P.O. Box 7089 • Warner Robins, Georgia 31095-7089 • Tel. (478) 218-5500 • www.flintenergies.com



Finished

Sketched





FINISHED



SKETCH



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STAFF REPORT

May 1, 2026

CASE NUMBER: COA-0060-2026
APPLICANT: John Hulbert
REQUEST: Roof replacement
LOCATION: 1013 Main St; Parcel No. 0P0020 050000

APPLICANT'S REQUEST: The applicant proposes covering the exposed metal with hardiplank siding on the southwest side (left elevation) and covering the exposed metal with board & batten siding on the northeast side (right elevation). Paint both sides and rear (not brick) with Benjamin Moore CW-85, Randolph Gray. Replace stamped shingle veneer along the front canopy with a standing-seam veneer in a dark bronze finish.

STAFF COMMENTS: The applicant has provided sketches of the proposed changes to the left, right and front elevations. The property is located between two churches with a parking lot immediately adjacent to the building on the northeast side. There is a building northwest of the property that has standing-seam veneer on a portion of the façade. The standing-seam veneer will on the front canopy will maintain viability with adjacent properties. Covering the exposed metal on the left and right elevations will be an improvement to the building.

STAFF RECOMMENDATION: Staff recommends approval of the application.

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.





10/1/24, 10:12:21AM

1896











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Application # CDA-0060-2026

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	John W Hulbert	Old Perry Investments LLC
*Title	Owner	
*Address	909 Ball Street Perry GA	909 Ball Street Perry GA
*Phone	478 396-1016	
*Email	julbert@whgm.law.com	

*Property Address 1013 Main Street, Perry GA

Project:
New Building Addition Alteration Demolition Relocation

*Please describe the proposed modification:

Cover the exposed metal on the Methodist Church side with hard plank lap siding. cover the exposed metal on the Baptist Church side with board and batten siding; paint both sides and rear (not the brick) replace the stamped-shingle veneer along the front canopy with a standing-seam veneer. Preferred paint color is Randolph Gray
color Dark bronze Benjamin Moore CW-85

Instructions

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 - 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

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>John W. Hunter</i>	*Date	<i>4/21/2021</i>
*Property Owner/Authorized Agent	<i>John W. Hunter, Mgr Old Perry Investments LLC</i>	*Date	<i>4/21/2021</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

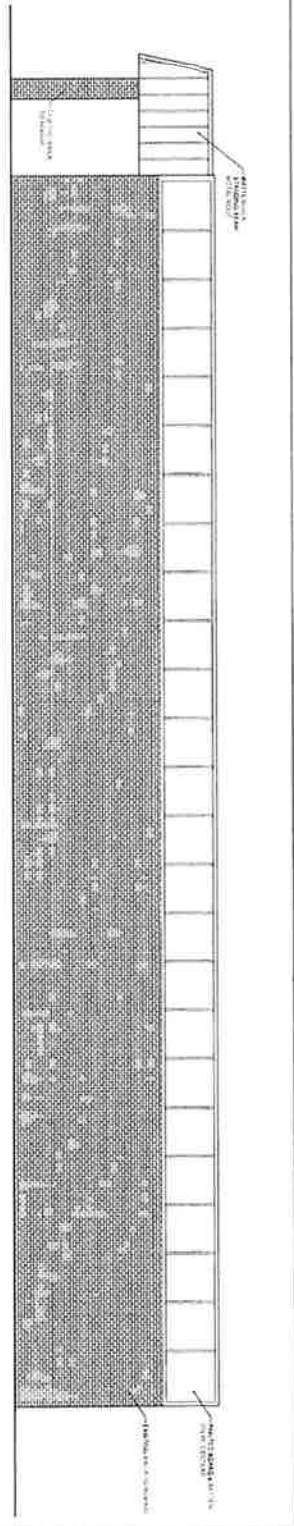
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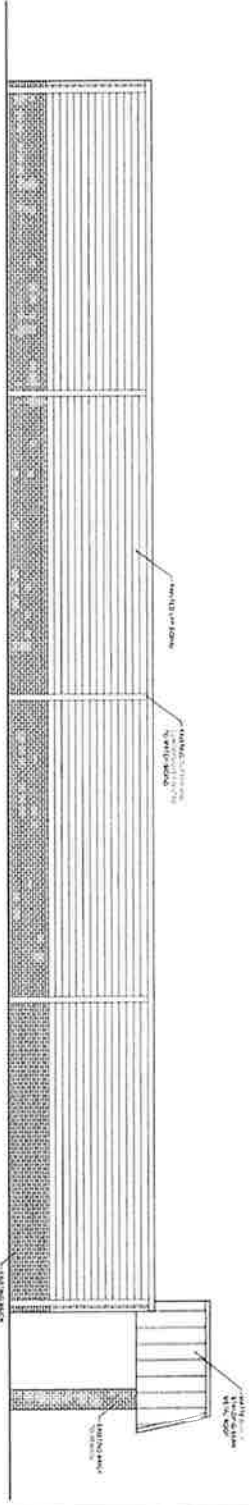
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The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the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

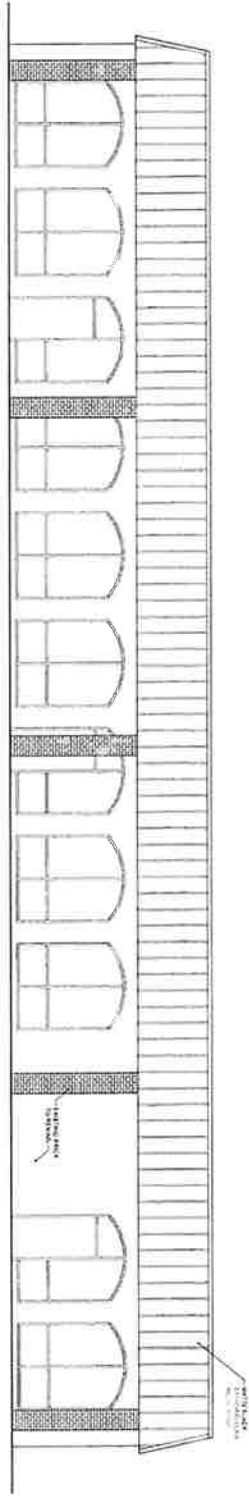
Estimated valuation of proposed modification: \$75,000



1 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

HULBERT COMMERCIAL
1013 MAIN STREET - PERRY, GEORGIA

DATE: 10/13/10	PROJECT: HULBERT COMMERCIAL
SCALE: 1/8" = 1'-0"	ARCHITECT: [REDACTED]







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STAFF REPORT

May 1, 2026

CASE NUMBER: COA-0062-2026
APPLICANT: Kimberly Britt
REQUEST: Exterior Paint
LOCATION: 903 Carroll St; Parcel No. 0P0010 10A000

APPLICANT'S REQUEST: The applicant proposes painting the base Sherwin Williams SW 0026 and the trim SW 2829.

STAFF COMMENTS: The Main Street Advisory Board approved the Sherwin Williams Historical Collection, SW2801- SW 2865 for base/primary colors in July 2025. The two proposed colors, including SW0026 (Rachel Pink) are from the Colonial Revival palette, pre-approved by the board for trim, not base/primary color without prior board approval.

STAFF RECOMMENDATION: Staff recommends approval for SW0026 for the primary/base and SW2829 for the trim/secondary color.

APPLICABLE ORDINANCE SECTION:

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

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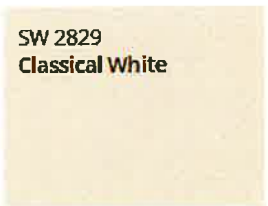
Right side of store front and neighboring store



Left side of store



Color selected for base (not an approved color)



Color selected for trim (an approved color)



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Application # COA 0062-2026

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Kimberly Britt	Tommy Long
*Title	Owner	
*Address	903 Canal Street	
*Phone	478-235-2756	
*Email	Kgbritt07@gmail.com	

*Property Address 903 Canal Street

Project:
 New Building Addition Alteration Demolition Relocation

*Please describe the proposed modification:

exterior paint

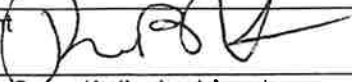
SW 0026
base/primary

SW ~~0026~~ 2029
trim/secondary

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8. Signatures:

*Applicant		*Date	4/23/26
*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 \$245.00 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: \$2450.00



Where Georgia comes together.

STAFF REPORT

May 5, 2026

CASE NUMBER: COA-0046-2026
APPLICANT: Chad Bryant
REQUEST: Nine cottage homes and parking facility
LOCATION: 1218 Washington Street, 104 & 108 Mims Court; Parcel Nos. 0P03900 14B000, 0P03900 14C000, 0P03900 14D000

APPLICANT'S REQUEST: The applicant proposes to construct 9 cottage homes facing Mims Court with a parking facility consisting of 19 parking spaces, 9 golf cart spaces and 2 bike racks. The 1-story structures will be clad primarily in vertical and horizontal siding with brick accenting the entrances. Six different contemporary elevation designs are proposed. Brick veneer is proposed from the Cherokee Brick's Queen Size Collection. Siding colors are proposed to be from the Benjamin Moore Williamsburg Historic Collection. Other than the brick accent, the siding, trim, shutter/door, shingle color, roof color are identified. Location of utility meters and mechanical equipment are not identified.

STAFF COMMENTS: The proposed development is subject to the LMO standards in addition to the Design Guidelines for the Downtown Development Overlay District.

The proposed development is located on the edge of the Downtown Development Overlay District surrounded by suburban-style developments. Surrounding properties are developed with one- and two-story buildings setback from the street with parking in front or surrounding the buildings. These commercial buildings are generally either brick or stucco with pitched roofs and designed in a colonial revival architectural style.

The building directly to the north of the project is a single-family house converted to an insurance office set back about 70' from Washington Street. Across Mims Court is vacant single-story building and the Houston Home Journal building which both about 75' from Washington Street. It is possible all these properties could be redeveloped with a more urban development pattern in the future. The City of Perry Administrative Building (60' setback) and parking lot are located across Washinton Street. It is less likely this property would be redeveloped in the future. The setback distances of the cottages are not shown on the concept plan (subject to a variance from the Planning Commission). Developing a more dense, urban downtown area, even at the edge of the district, would suggest that the applicant request a variance. Considering the Form Based Code setbacks along Gen. Courtney Hodges, staff suggests a maximum setback of 20'. A drainage/utility easement is shown in the parking facility which runs through 10 of the parking spaces.

Staff recommends approval of the application with the following conditions:

1. All structures shall include a minimum of 50% brick on the exterior of the property to provide for consistency within the Downtown District and surrounding properties.
2. Any exterior siding used shall be fiber cement/hardie board material.
3. Location of utility meters and mechanical equipment shall be screened from public view to the greatest extent practicable.
4. Landscape plan shall reflect additional landscaping extending to the rear property line of the development.
5. Full site plan approval is pending LOMA review and approval by the State of Georgia.

APPLICABLE DESIGN GUIDELINES ATTACHED. Residential – New Construction.

APPLICABLE ORDINANCE SECTIONS:

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.

Georgia

Google Street View

3 See more dates









Where Georgia comes together.

Application # _COA 0046-2026

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Chad R. Bryant, P.E.	CCCCT INVESTMENT, LLC.
*Title	Engineer	
*Address	P.O. Box 1821, Perry, GA 31069	P.O. Box 1821, Perry, GA 31069
*Phone	478-224-7070	478-224-7070
*Email	chad@bryantengllc.com	chad@bryantengllc.com

*Property Address 1218 Washington Street, 104 & 108 Mims Court

Project:
 New Building Addition Alteration Demolition Relocation

*Please describe the proposed modification:
 New Development of 9 Cottage Homes and parking facility

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.

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 Chad R. Bryant, P.E.	*Date 3/30/26
*Property Owner/Authorized Agent Chad R. Bryant, P.E.	*Date 3/30/26

Maintenance and Repair

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Notices

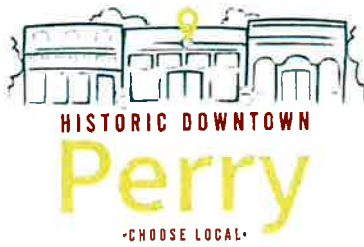
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The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the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

Estimated valuation of proposed modification: \$2,250,000



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

Date: 4/17/2026 (Please, print your information and use blue or black ink.)

Name of Applicant: Kimberly Britt

Property Owner: Tommy Long

Name of Business: Brittle & Co.

Business Physical Address: 903 Carroll St.

Applicant's Mailing Address: 107 Brompton Way Perry GA 31069

Phone Number(s): 478-235-2756

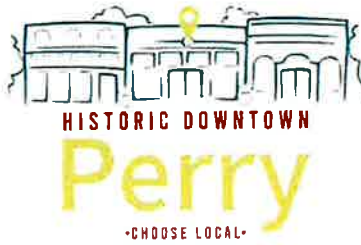
Email Address: Kgbritt07@gmail.com Web Address: _____

Description of Façade Improvement Project: We are going to paint the exterior trim, awning and base. We will be using pre approved paint from the historic paint list.

Why/How will the proposed improvement project enhance your business and contribute to the architectural significance, character, and sense of place in Downtown Perry? This exterior paint project will enhance the overall appearance of Brittle & Co., creating a more polished storefront. A refreshed exterior will attract more foot traffic, supporting neighboring businesses and contribute to the charm of Downtown Perry.

Project Start Date: 5/25/26

Project Completion Date: 5/26/26



Estimated Total Project Cost - Attach estimate(s): \$ 2,450.00

Amount Requested: \$ 1,000.00

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.

[Handwritten Signature]
Applicant Signature

4/17/26
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

4-17-26

To Whom it may Concern

I Thomas Lang Give Kimberly Britt
Permission To Paint The front of 903 Carroll
Street Perry Ga, She Has The Authority
To oversee & Choose The Colors & Workmanship



478-714-0440

Perry Property maintenance

Contractors Invoice

WORK PERFORMED AT:

TO:

Brittle & Company
903 Carroll Street
Perry Ga

903 Carroll Street
Perry Ga

DATE

4-17-26

YOUR WORK ORDER NO.

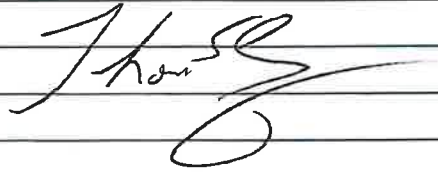
OUR BID NO.

DESCRIPTION OF WORK PERFORMED

labor + materials To Paint front of 903
Carroll Street,

labor + materials
2450.⁰⁰

2450.⁰⁰



All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Dollars (\$ _____).

This is a Partial Full invoice due and payable by: _____

in accordance with our Agreement Proposal No. _____ Dated _____



Perry Main Street Advisory Board

Downtown Development District Façade Grant Program Payment Request

Date: 4/14/2024 (Please, print your information and use blue or black ink.)

Name of Applicant: Burke B. Murph, III

Name of Business: East Coast Butcher, LLC

Business Physical Address: 731 Carroll St., Perry, GA 31069

Applicant's Mailing Address: P.O. Box 1443, Perry, GA 31069

Phone Number(s): (478) 235-0307

Email Address: burke.murph@gwesllc.com

Web Address: N/A

Project Start Date: 11/7/2025

Project Completion Date: 3/30/2026

Completed Project Total Cost: \$ 16,499.00

Grant Amount Payment Requested: \$ 2500.00

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: Burke B. Murph, III

Signature of Applicant: [Handwritten Signature]

Invoice: 33495

Date 11/3/2025
Terms Due on receipt
PO Number
Account #

Bill To

GWES
733 Carroll Street
Perry, GA 31069

Property Address

GWES
733 Carroll Street
Perry, GA 31069

Date/Time	Description	Quantity	Price	Total
11/3/2025	Landscape Installation- Deposit	1.00	1397.00	1397.00

Subtotal:	1397.00
Invoice Total:	\$1,397.00
Account Balance:	\$1,397.00

PAYMENT COUPON

Real Turf Solutions

P.O. Box 1526
Perry, GA 31069
478-988-0043 | 478-988-0038 (fax)

Terms Due on receipt

Account #

PO Number

GWES
733 Carroll Street
Perry, GA 31069

Invoice # 33495

Invoice Date 11/3/2025

Invoice Balance \$1,397.00

Account Balance \$1,397.00

Amount Enclosed

Invoice: 33704

Date 11/20/2025
Terms Due on receipt
PO Number
Account #

Bill To

GWES
733 Carroll Street
Perry, GA 31069

Property Address

GWES
733 Carroll Street
Perry, GA 31069

Date/Time	Description	Quantity	Price	Total
11/20/2025	Landscape Installation	1.00	1397.00	1397.00

Subtotal:	1397.00
Invoice Total:	\$1,397.00
Account Balance:	\$1,397.00

PAYMENT COUPON

Real Turf Solutions
P.O. Box 1526
Perry, GA 31069
478-988-0043 | 478-988-0038 (fax)

Terms Due on receipt

Account #
PO Number

GWES
733 Carroll Street
Perry, GA 31069

Invoice # 33704
Invoice Date 11/20/2025
Invoice Balance \$1,397.00
Account Balance \$1,397.00

Amount Enclosed

INVOICE

Tryangle Painting & Services, LLC
PO Box 612
Perry, GA 310690612

tryanglepainting@gmail.com
+1 (478) 304-3350



Bill to
Burke Murph

Invoice details

Invoice no.: 2304
Terms: Due on receipt
Invoice date: 03/30/2026
Due date: 03/30/2026

Service Date	Description	Qty	Rate	Amount
	731 Carroll St - Pressure wash, replace rotted soffit, Prime and Paint Exterior. Includes paint & materials.	1	\$13,500.00	\$13,500.00
	3% Credit/Debit Surcharge - waived with cash or check payment	1	\$405.00	\$405.00
Total				\$13,905.00

Ways to pay



3% Surcharge waived with Cash or Check payment.

Note to customer

We appreciate your business. Invoices paid after the due date will incur a \$75.00 late fee.

[View and pay](#)



731 Carroll Street

- Landscaping Added
- Brick and Building Pressure Washed
- Rotten Soffits Replaced
- All Siding Primed and Painted SW 6258 Tricorn Black



Dixie Lawn & Landscaping Inc.
3810 Roddy Rd
Cochran, GA 31014
Office: 478-934-3838
Fax: 478-934-3880

PROPOSAL

Date: 04/20/2026

Property: City of Perry
Downtown Alley
Perry, GA 31069
Alicia Hartley, Downtown Manager
Email: alicia.hartley@perry-ga.gov
Phone: 478-294-9039

Project: Install Café-style lights and pathway lights

Location: Downtown Alley

Install lighting: Dixie associates will install stainless cabling, securing to wall of building on the left and the right in front portion of alleyway. 75 linear feet of 2-watt Edison bulb café-style lights with 1.6 foot spacing will be secured to stainless steel cable. (13) pathway lights will be installed, approximately 12 feet apart, in pea gravel along alleyway path. Base of pathway lights will be secured in concrete. (Client will secure permission from building owners to attach stainless steel cable to buildings. Client will provide a 120-volt receptacle, preferably located behind Jasmine espalier, to provide power for lighting transformer).

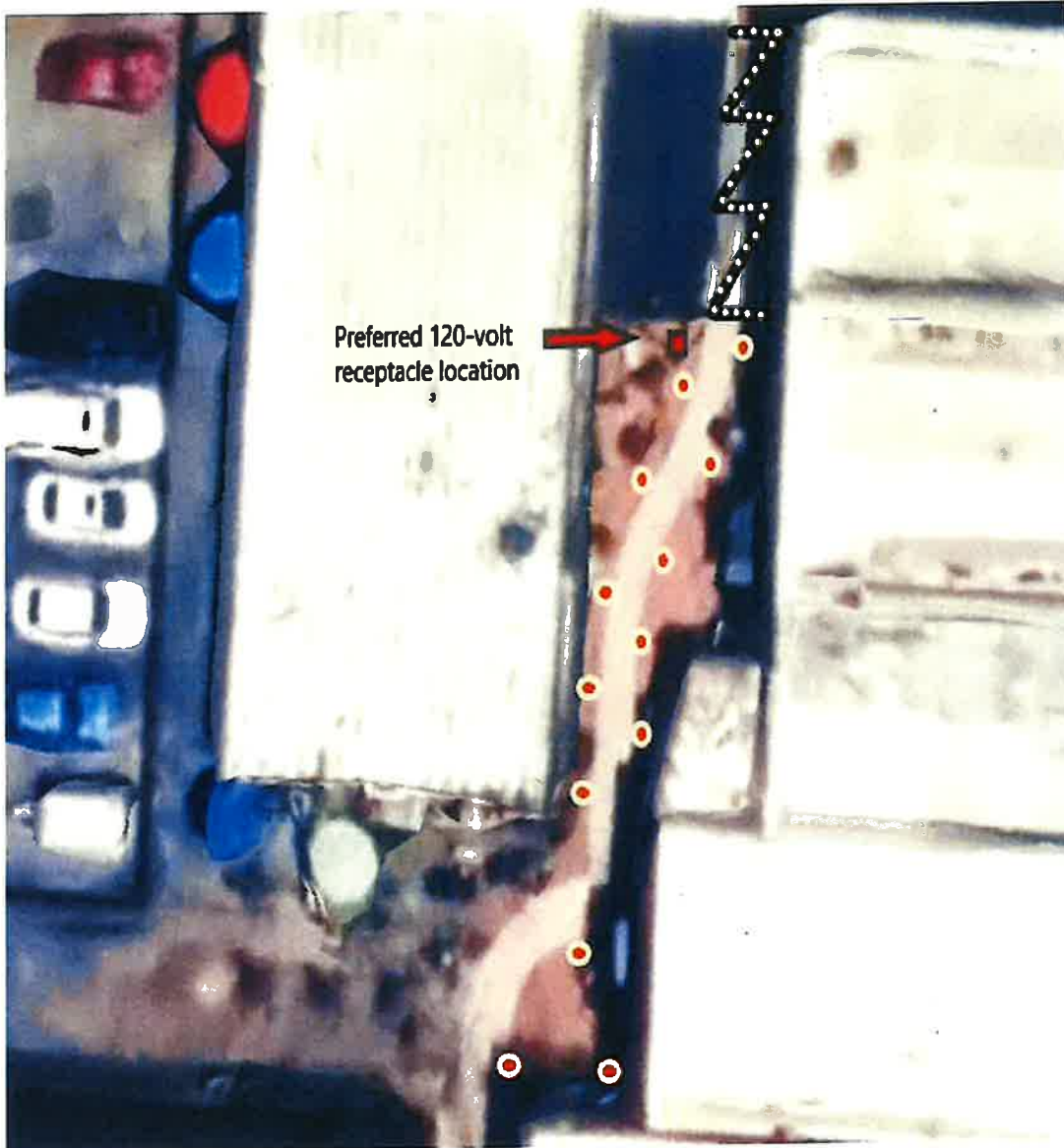


Dixie Lawn and Landscaping
Cell: 478-308-0086
Email: shaneedixielandscaping@yahoo.com

Customer Representative

Dixie Lawn & Landscaping Inc.
3810 Roddy Rd
Cochran, GA 31014
Office: 478-934-3838
Fax: 478-934-3880

PROPOSAL



Total Bid: \$4,150.00

I agree to pay Dixie Lawn & Landscaping Inc. **Total Bid** at time of project completion.
3% transaction fee for all credit card transactions.

Dixie Lawn and Landscaping
Cell: 478-308-0086
Email: shaneedixielandscaping@yahoo.com

Customer Representative

Dixie Lawn & Landscaping Inc.
3810 Roddy Rd
Cochran, GA 31014
Office: 478-934-3838
Fax: 478-934-3880

PROPOSAL

Date: 04/20/2026

Property: City of Perry
Downtown Alley
Perry, GA 31069
Alicia Hartley, Downtown Manager
Email: alicia.hartley@perry-ga.gov
Phone: 478-294-9039

Project: Pea Gravel Enhancement

Location: Downtown Alley

Pea Gravel Enhancement: Dixie associates will install (2) tons of pea gravel to freshen existing pea gravel in alleyway. Upon completion of pea gravel refresh, all existing pea gravel will be raked level and (20) gallons of Liquid Rubber Rock Glue will be applied to secure pea gravel.



Total Bid: \$2,150.00

I agree to pay Dixie Lawn & Landscaping Inc. **Total Bid** at time of project completion.
3% transaction fee for all credit card transactions.

Dixie Lawn and Landscaping
Cell: 478-308-0086
Email: shaneedixielandscaping@yahoo.com

Customer Representative



April 20, 2026

2026 CONTRACT PROPOSAL

Contract No. - 4311

CITY OF PERRY DOWNTOWN ALLEYWAY
CITY OF PERRY

This is an agreement between Dixie Lawn & Landscaping, Inc., 3810 Roddy Highway, Cochran, GA 31014, and City of Perry ("Client"), Attn: Alicia Hartley, 1211 Washington St., Perry, GA 31069.

CONTRACT LAWN MAINTENANCE

Contract Grounds Maintenance

26 Visits (Bi-weekly all year)

Weed control, beds, cracks of concrete

Blow – pea gravel & sidewalk

Prune shrubs as needed to maintain a neat appearance at all times

Pick up all trash & debris

2026 CONTRACT SUMMARY

BILLING SCHEDULE

MONTHLY BILLING SCHEDULE	SERVICE COST	TOTAL COST
MAY 2026	\$220.00	\$220.00
JUNE 2026	\$220.00	\$220.00
JULY 2026	\$220.00	\$220.00
AUGUST 2026	\$220.00	\$220.00
SEPTEMBER 2026	\$220.00	\$220.00
OCTOBER 2026	\$220.00	\$220.00
NOVEMBER 2026	\$220.00	\$220.00

Contract No. - 4311

CITY OF PERRY DOWNTOWN ALLEYWAY

April 20, 2026

DECEMBER 2026	\$220.00	\$220.00
JANUARY 2027	\$220.00	\$220.00
FEBRUARY 2027	\$220.00	\$220.00
MARCH 2027	\$220.00	\$220.00
APRIL 2027	\$220.00	\$220.00
TOTAL:	\$2,640.00	\$2,640.00

By _____
Michael Shane Allen

By _____

Date April 20, 2026

Date

DIXIE LAWN & LANDSCAPING, INC.

CITY OF PERRY

Activity Results

At stakeholder meetings with the public and property owners, MSAB, DDA, and HPC an activity was conducted that focused on identifying project priorities for the plan area. Each attendee was given \$5,000 of play money and asked to distribute it among four different types of projects based on their vision for the area. These projects were identified through the discussions during the initial public meeting and staff direction based on the key topics of the plan. The four types of projects included sidewalks and crosswalks, parking and road improvements, public space details, and infrastructure, which was a result of the first stakeholder discussion. The chart on the right demonstrates the results of the activity by showing the priority for different projects within the plan area. Priorities are ranked 1 - 4 with 1 being highest. Overall, infrastructure was the highest priority, followed closely by sidewalks and crosswalks.

Public Meeting	
Project	Priority
Sidewalks/Crosswalks	2
Parking & Road Improvements	3
Public Spaces	4
Infrastructure	1
Main Street Advisory Board	
Project	Priority
Sidewalks/Crosswalks	2
Parking & Road Improvements	3
Public Spaces	4
Infrastructure	1
Downtown Development Authority	
Project	Priority
Sidewalks/Crosswalks	2
Parking & Road Improvements	1
Public Spaces	3
Infrastructure	4
Historic Preservation Commission	
Project	Priority
Sidewalks/Crosswalks	1
Parking & Road Improvements	3
Public Spaces	2
Infrastructure	4
Average of All Groups	
Project	Priority
Infrastructure	1
Sidewalks/Crosswalks	2
Parking & Road Improvements	3
Public Spaces	4

Recommendations for Implementation

1. Require all future development to comply with the area's stormwater basin study as required by engineering staff for site plan review.
2. Ensure that there is a safe and legal way for pedestrians to cross Main Street to access Jernigan and Main Street businesses.
3. Develop engineering plans for sidewalk connectivity and street lighting on Jernigan and Main Streets.
 - a. Allocate funding for connectivity upgrades (brick sidewalks and street lighting) as private development occurs.
4. Explore public-private partnership to support greenspace near Moody Law; prepare to possibly receive greenspace donation once private investment for public space is complete
5. Encourage cohesive zoning with other properties in the plan area to C3
6. MSAB and DDA to coordinate the expansion of key downtown placemaking initiatives

Jernigan Street & Main Street

Small Area Plan

Overview/Goals

A small area plan is a plan of development for multiple properties that guides land use, urban design, and capital improvements at a high level of detail within a specific area. Through this plan, we aim to ensure that future development along Jernigan Street and neighboring areas aligns with the needs and goals of stakeholders while preserving the unique character and charm of Downtown Perry. Over the past couple of years, there has been more private developer interest and private properties changing hands in this area of downtown. This study and plan was done alongside property owners and board members to ensure that investment goals of property owners in Downtown Perry are considered and incorporated into a cohesive plan that aligns with the strategic vision for Perry as future development is predicted. The Economic Development Department staff worked closely with property owners, board members, and other stakeholders to develop four key focus areas. These focus areas served as a guide for the entire planning process and each meeting.

Planning Area & Parcels

The focus area of this small area plan included 18 parcels along the Jernigan Street and Main Street corridor of downtown. This area was selected as the focus of this plan due to its increasing private development interest and growth.



Focus Areas of the Study

- **Connectivity & Walkability**
 - Sidewalks, crosswalks, parking, etc. Connecting Jernigan Street to the rest of downtown safely.
- **Public Space & Beautification**
 - Beautification of public spaces such as rights of ways.
- **Extending the Downtown Experience**
 - Belongingness of businesses along Jernigan and Main Streets to the rest of downtown
- **Design & Character**
 - Business mix & use mix of structures

Stakeholder Public Meeting

Key Takeaways:

- Appreciate the feeling of opportunity in area as well as the small town charm.
- Current building inventory mix has character that makes it unique to other areas of downtown
- Lighting is needed as it is very dark and appears unwelcoming after business hours
- Intersection of Main Street and Jernigan Street is too wide and feels unsafe to cross without any signs or official crosswalk. Traffic calming devices would be helpful.
- Concerns regarding inadequate stormwater infrastructure arose.

MSAB

Key Takeaways:

- Emphasized the importance of this type of discussion and forward thinking planning process
- If stakeholders note that infrastructure is a problem, then it is a problem and it needs to be addressed first

DDA

Key Takeaway:

- Importance of connectivity to the Jernigan Street area, especially with new development coming.

HPC

Key Takeaways:

- Importance of the preservation of the old jail (Mason Tractor property) as it has the oldest wall in Perry in this building
- Emphasis on walkability

Zoning & Land Use

Plan Area Existing Zoning

The existing zoning within the Jernigan Street plan area includes C3 (Central Business) and M-2 (General Industrial) while still being within the Downtown Overlay District. This does lead to inconsistencies as these 11 parcels are the only M2 zoned parcels in the entire downtown district. The rest of the downtown district includes C3, C2 (General Business), GU (Government Use), and FBR (Form Based Residential). During stakeholder discussions, a few comments were made regarding future uses of properties that are for sale. Staff informed stakeholders that future uses are up to private property owners, but are regulated by zoning. It would be favorable if the M2 parcels transitioned over time to be rezoned to C3 to as there are more appropriate allowable uses that are more typical for a downtown district.

Plan Area Existing Uses

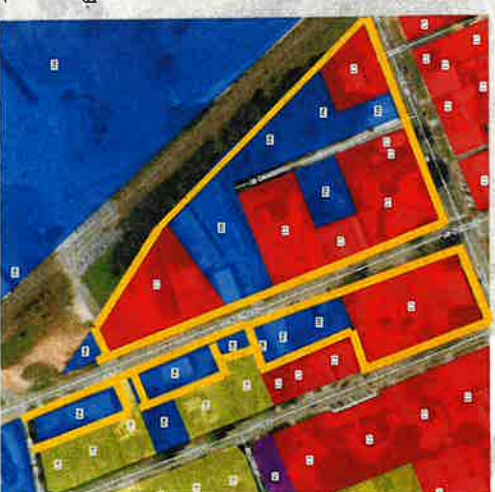


The existing uses within the plan area include a mixture of various types of commercial development along with a few vacant parcels located on the private Roughton Street. Commercial developments include professional services such as banks, law services, real estate firm, architecture services, and office space, hospitality businesses such as a motel, restaurant, and soon-to-be brewery, and manufacturing services such as a t-shirt shop and tractor repair shop. There is also a retail business within the mix. This plan area abuts other commercial, professional service businesses and some residential parcels.

Proposed Zoning & Land Use Adjustments

While the majority of the parcels in the plan area are zoned appropriately for desired uses, there is one recommendation as outlined below.

1. Work alongside private property owners to support rezoning from M2 to C3 as needed and desired.



Main Street Advisory Board
Minutes - April 2, 2026

1. Call to Order: Chairman Moore called the meeting to order at 4:00 pm.

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

Staff: Alicia Hartley – Downtown Manager, Joe Duffy – Community Development Director, Anya Turpin – Visit Perry, and Christine Sewell – Recording Clerk

2. Guests/Speakers Ms. Turpin provided an update on current projects, which included expanding marketing at state welcome centers and shared examples. Advised there are nine participating restaurants for the upcoming Easy Peasy Pimento Cheese week.
3. Citizens with Input – None
4. Old Business- None
5. New Business

- a. Certificate of Appropriateness Review – 1208 Washington Street

Mr. Duffy advised the applicant proposes a 27 square foot acrylic sign with a vinyl overlay that is 6'6" tall to replace the existing internally luminated sign. The sign requires a COA to meet the requirements of current city ordinances. The current sign is internally illuminated and was approved in 2018, prior to the most recent sign ordinance updates. Monument signs in the C-3, Central Business District, and the Downtown Development Overlay District are only allowed to be internally illuminated by Certificate of Appropriateness, granted by the Main Street Advisory Board. The sign is proposed to be connected to existing electrical infrastructure. It features a mostly opaque panel that allows light to come through the logo, letters, and sides of the sign. It does not appear that external illumination of the sign would cause a hazard to visitors to the bank or vehicular traffic and the sign does comply with the City's sign ordinance. The wattage and lumen counts are the equivalent of a 60w lightbulb shining through each letter, the sides, and the logo. The brightness is then filtered through the acrylic that the sign is made of, and a vinyl overlay that creates the green color pictured on the proposed designs. It should not disrupt the pattern of more muted lighting in current signage in the Downtown Development Overlay District.

Ms. Hartley advised, as noted by Mr. Duffy, the request presented is required to come through the board, whereas internally lit wall signs are not permitted in the downtown district and would not.

Director Anderson-Cook motioned to approve the application as presented; Director Presswood seconded; all in favor and was unanimously approved.

- b. Memo regarding VIP Snack for Wine Tasting

Ms. Hartley advised, following the Request for Proposals (RFP) issued for VIP Area light snacks for the Spring Wine Tasting, three proposals were received and evaluated using a standardized scoring rubric. All submissions were reviewed based on menu quality, suitability for the event, budget alignment, logistics, and overall fit with the goals of the

Perry Main Street Program and the Spring Wine Tasting. The highest-scoring proposal included a collaboration with a non-downtown business, which does not align with the RFP language specifying that collaborations between Downtown Perry restaurants were welcome. The second proposal, while slightly lower in score, fully aligns with all RFP requirements, including: Representation of Downtown Perry businesses, Clear adherence to event needs and logistics, and Appropriate menu offerings for the VIP experience and wine tasting event.

Ms. Hartley noted, the purpose of the Spring Wine Tasting is to support and promote Downtown Perry businesses and financially support the initiatives outlined by the Main Street Advisory Board work plan. Selecting a proposal that includes a non-downtown partner could set an unintended precedent and create challenges in maintaining clear and consistent expectations for future opportunities. Maintaining alignment with the intent of the RFP and the broader Main Street work plan is critical to ensuring transparency, fairness, and long-term program integrity. Therefore, based on the evaluation and alignment with program goals, it is staff's recommendation that the Board select the proposal that fully complies with the RFP requirements and represents Downtown Perry businesses, despite not receiving the highest numerical score.

Chairman Moore advised in previous years, there has been one vendor and the promotions committee elected to open the process with the RFP to allow for proposals from other downtown restaurants and is bringing to the board for transparency and the concern with the collaboration. Chairman Moore felt if selected a precedent would be set; Director Anderson-Cook advised a request had been submitted for an outside the district vendor and they were advised no. Ms. Hartley reiterated the RFP was clear and would defer to the board for the final decision.

Director Cossart motioned to accept staff's recommendation for the acceptance of the second proposal; Director Walker seconded; all in favor and was unanimously approved.

c. Approve March 5, 2026, minutes

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

d. Approve February 2026 financials

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

6. Chairman Items – Chairman Moore advised the alleyway needs some attention; it appears there is a lack of maintenance. Ms. Hartley advised she will review the contract, as well a meeting has been scheduled with the landscaping contractor and will address with them. Chairman Moore inquired about the planters and when they will be re-potted; Ms. Hartley advised she will reach out to Public Works for an update and Director Cossart suggested when a new director is in place have discussion regarding the downtown landscaping. Ms. Hartley advised DDA is interested in doing a smaller project and have suggested lighting for the alleyways and will bring forth additional information.

7. Downtown Manager's Report

- a. Downtown Projects update – Ms. Hartley advised Caty’s on Carroll sold and is now the Four M Boutique; the FRVA concert had 2,000 attendees, the Jernigan Street Small Area Plan is being finalized, the city’s Comp Plan update is in motion and will be providing information for survey participation. Will be providing quarterly updates to Council with the Chairman and Vice Chair and encourages everyone to attend if possible. Advised of upcoming training opportunities.
8. Promotion Committee Report – Director Anderson-Cook inquired about an allocation for the summer Drink & Dine program; Ms. Hartley suggested \$1000.00. Director Anderson-Cook motioned to authorize expenditure in the amount of \$1000 for the summer Drink & Dine program; Director Cossart seconded; all in favor and was unanimously approved.

Director Anderson-Cook advised the June Brunch & Boutique now has 10/12 stops and participating merchants will be offering incentives for the day of the event.
9. Other- Director Walker presented a new event Porch Fest, which consists of a mini neighborhood music festival, on porches. Has been presented to the promotion committee, who are on board and the process will begin for planning in 2027.
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:01pm.

DRAFT

March 2026 Financials MSAB Restricted

Category	This Month	YTD Total	Notes
Reserve Balance as of 2/28/2026	\$ 49,110.10		
Revenues	\$ 4,430.00		
Expenses	\$ 14,749.19		Wine Tasting expenses and Remaining Auburn Audio Balance
Ending Balance (3/31/2026)		\$ 38,790.91	

Committed Funding

Date	Amount	Description	Status
4/1/2025	\$ 5,200.00	Flint Energies Rural Mural + Wall Prep	\$2,400 paid for current time/reimbursements
8/7/2025	\$ 4,103.00	Musical Instruments at Welcome Park	DDA to pay other half of project cost
8/7/2025	\$ 1,200.00	Albany Living Ad	Paid
8/11/2025	\$ 286.00	2 Key to Downtown Plaques	Paid
8/7/2025	\$ 6,865.00	Expected Cost for Beer Tasting	
	\$ 1,000.00	Trackless Train for 12/13	Pending Approval
9/3/2025	\$ 416.40	3 Key Plaques	Paid
9/17/2025	\$ 1,178.58	Veterans Banners	Revenue of \$2024.4 for 14 banners
TOTAL	\$ 20,248.98		