



Main Street Advisory Board
Agenda – July 2, 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
 - a. Alleyway Update
5. New Business
 - a. Approve June 6, 2026, minutes
 - b. Approve May 2026 financials
 - c. Appoint Jara Hurt as board Secretary/Treasurer
 - d. Update to Farmer's Market Rules & Regulations
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

Main Street Advisory Board
Minutes - June 4, 2026

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

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

Staff: Alicia Hartley – Downtown Manager, Holly Wharton – Economic Development Director, Anya Turpin – Visit Perry, and Christine Sewell – Recording Clerk

Guests: Jara Hurt, Manuel Zavala, Sue Lay

2. Guests/Speakers/Community Partners - Ms. Turpin provided and reviewed the 2026 Savor Georgia Magazine, which spotlights restaurants throughout the state and noted those in Perry.

Ms. Wharton – introduced and welcomed the new downtown manager, Ms. Jara Hurt

3. Citizens with Input – None

4. Old Business- None

5. New Business

- a. Certificate of Appropriateness Review – 1008 Main Street – Two Applications

Ms. Wharton read the request for application one #0063-2026, which the applicant proposes replacing an existing double-faced internally lit sign cabinet as is consistent with the current sign cabinet. The existing sign face is approximately 8' x 4' supported by a brick monument. The sign meets the dimensional, location and lighting requirements for the DD overlay district. The applicant has provided sketches of the proposed sign cabinet demonstrating desire to replace with new branding/logos. The requested sign cabinet replacement would be internally illuminated. The applicant's request as part of this application is only relevant to the internal illumination. All other sign standards will be reviewed through the standard sign permitting process.

Ms. Wharton read the request for application two, which the applicant proposes installation of new double-sided sign cabinet onto existing monument. New cabinet is proposed to be 8"x 4". The new cabinet is requested to be internally illuminated as is consistent with the current sign cabinet. The applicant has provided sketches of the proposed sign cabinet demonstrating desire to replace with new branding/logos. The requested sign cabinet replacement would be internally illuminated. The applicant's request as part of this application is only relevant to the internal illumination. All other sign standards will be reviewed through the standard sign permitting process.

Ms. Wharton advised staff recommends approval of the applications, relative to internal illumination only.

Chairman Moore asked why internal illumination is permissible adjacent to residential; Ms. Wharton advised these had been pre-existing and were grandfathered. Chairman Moore asked what is already illuminated now; Ms. Wharton advised there are a handful

of non-conforming illuminated signs such as those presented in the downtown district. Director Cossart inquired if the shape change is part of the new branding; Ms. Wharton advised it was. Ms. Wharton noted on the second application on the Main Street entrance the sign as it stands now is too tall, allowable is ten feet, if they replace with the new brand sign, it must come into conformance, which will be lowering it by two feet.

Mr. Zavala from the Sign Store presented an example and advised the only lighting will be the words. Ms. Hartley noted monument signs can be internally lit with ground lighting. Ms. Wharton advised the board could recommend a text amendment. Director Presswood felt either allow for illumination or not. Director Cossart felt this was a good start. Chairman Moore inquired what the design guidelines recommend; Ms. Hartley advised it was allowable. On conclusion of discussion, it was recommended for staff to draft a text amendment.

Director Cossart motioned to approve application COA 0063-2026 as presented; Director Presswood seconded; all in favor and was unanimously recommended for approval.

Director Anderson-Cook motioned to approve COA 0064-2026 as presented; Director Lay seconded; all in favor and was unanimously recommended for approval.

b. Certificate of Appropriateness Review – 1105 Main Street

Ms. Wharton read the applicants' request, which was to replace the existing electronic message board with an internally illuminated set of channel letters and cloud sign on solid background. The applicant has provided sketches of the proposed sign. In the Downtown Development District, a ground sign can only be illuminated externally. The previous sign on the property was an LED message board with internal illumination. Due to the less intense electrification of a channel letter sign than an LED message board, it is staff's opinion that the proposed sign, although internally illuminated, would provide less impact on surrounding properties. While this proposal is not requesting a "same for same" replacement, the request is for less intense illumination on a previously internally lit sign and staff recommends approval.

Mr. Zavala advised the sign would have white lights behind white letters.

Director Anderson-Cook motioned to approve COA 0064-2026 as presented; Director Presswood seconded; all in favor and was unanimously recommended for approval.

c. Façade Grant Reimbursement Request – 903 Carroll Street

Ms. Hartley advised the work was completed and the award was \$1000.00. Director Cossart motioned to approve reimbursement in the amount of \$1,000.00; Director Presswood seconded; all in favor and was unanimously approved.

d. Sidewalk A-Frame Consideration & Review

Ms. Hartley advised A-frame signs had been occasionally put out for events, promotions, etc. and administration had requested if the board would like to reinstate this practice. The consensus of the board was to allow; it was noted businesses currently are allowed to

do so, and Ms. Hartley advised the courthouse lawn would not be cluttered with them, and it most likely would be only one sign; Ms. Turpin suggested placing by the kiosk.

- e. Approve May 7, 2026, minutes

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

- f. Approve April 2026 financials

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

6. Chairman Items – Chairman Moore noted this was Ms. Hartley's final meeting and she will be missed, and the board wished her well.
7. Downtown Manager's Report
 - a. Downtown Projects update – Ms. Hartley advised 736 Carroll Street has officially been sold, two new tenants; 1002 Main Street has also sold. Bridal by Gilberts will be constructing a new building at 1141 Macon Road, and the property at 1126 Macon Road has been sold. Mossy Creek Natural is closed as the owner is retiring and a new boutique will open in July. Key to Downtown District for Brittle & Co. on June 12th. Advised of upcoming training opportunities and fall regional meetups in September and October.
8. Promotion Committee Report – Director Anderson-Cook advised with Ms. Hartley's departure will postpone the Drink & Dine campaign until August.
9. Other- None
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:00 pm.

May 2026 Financials MSAB Restricted

Category	This Month	YTD Total	Notes
Reserve Balance as of 5/31/2026	\$ 41,031.28		
Revenues	\$ 615.00		Brunch & Bouquets
Expenses	\$ 994.33		Brunch & Bouquets, Dog Days of Summer, Key to Downtown, Wine Tasting
Ending Balance (6/30/2026)		\$ 40,651.95	



Downtown Perry Farmers Market Policies

Regular Operating Hours

Downtown Perry Farmers Markets take place every Saturday from 9:00am – 1:00pm. Markets take place in the parking lot at 801 Main Street, Perry, GA. The exception to market operating dates is when a Market falls on a major holiday such as Christmas or New Year's.

What Can/Cannot Be Sold at the Market

The following items including, but not limited to, can be sold at the Perry Farmers Market:

- Raw Agricultural Products: fruits, vegetables, herbs, flowers, mushrooms, honey, plants
- Process foods/value-added products: baked goods, jams, jellies, sauces, honey, cut flowers and herbs, homemade canned goods, dog treats. These products must adhere to federal guidelines on their labels. Cottage Food License required where necessary.
- Prepared Foods: typically produced for immediate consumption; breads, rolls, cakes, pastries, cookies, dried herbs, seasonings, cereals, granola, coffees, teas. Cottage Food License required.
- Arts & Craft/non-agricultural products: approved arts & crafts, handmade soaps, wood workings, pottery, quilted items, jewelry, candles, etc; vendors selling these items must have created them. Items must be handcrafted, original, and exhibit a high level of quality and design.
- Meat and Other Animal Products: eggs, dairy products, meats, poultry, fish, seafood.

The following items including, but not limited to, cannot be sold at the Perry Farmers Market: animal manure/compost, live animals, products containing illegal substances.

Market Vendor Application Process

Individuals interested in participating in the Downtown Perry Farmers Market are to submit an application online at <https://perry-ga.gov/perry-farmer-market-vendor-application>. The Downtown Manager (or other designated individual) will review applications for completeness and appropriateness, and approve applications based on the needs of the market. Applications that do not meet the needs of the market at the time of submission will be placed on a waitlist. Vendors will be contacted on an as needed basis, depending on what the market needs are. The Downtown Perry Farmers Market reserves the right to refuse any applicant or ask any vendor to leave the market at any time.

Vendor Fee and Payment

Edited 1/26/2024; Adopted by Perry Main Street 2/1/2024; Edited 7/8/2025; Adopted edits 7/24/2025; Edited 6/23/2026; Adopted Edits

After a new vendor is approved, via the proper channels, a vendor fee must be submitted before a new vendor can attend their first market. Vendor fee options are as follows: ~~\$45/month, \$75/quarter, or \$250/year~~ **\$50/month, \$100/quarter, or \$300/year** Vendor fees can be submitted in person at Perry City Hall, Monday – Friday, 8:00am – 5:00pm. Vendor fees can be submitted over the phone by contacting the Customer Service Office at (478) 988-2754. Vendor fees can be collected at a market if arrangements are made in advance with the Downtown Manager at (478) 988-2730 (or another designated individual).

Vendor Set Up

Vendors can begin arriving to the market area as early as 7:30am the morning of a Farmers Market. Vendors can then begin unloading their equipment, tents, supplies, etc. Vehicles can remain in the parking area. Tents/tables must be put in front of the vendor's vehicle. Trailers are permitted but must receive permission from the Downtown Manager (or another designated individual). All vehicles must be removed from the market area by 8:45am. If vendors use tent canopies, canopies must be weighted down with bricks, sandbags, water jugs, etc. Vendors are responsible for the set up and breakdown of their own vendor spots.

Vendor Breakdown

Vendors are expected to stay for the duration of the Farmers Market hours, 9:00am – 1:00pm. Vendors are permitted to leave before the conclusion of the market **only** in cases where the vendor's health or safety is at risk (extreme heat, inclement weather, etc.). **"Selling out" or "low market attendance" do not constitute reasons to leave before 1:00pm.** Vehicles cannot move in or out of the market area until 1:00pm for the safety of other vendors and customers.

Licenses and Permits

Vendors must have up to date licensing and permits where applicable. Vendors are responsible for meeting the local, state, and federal requirements to sell their products. For more information, vendors can contact the Georgia Department of Agriculture.

A *Cottage Food License* through the Georgia Department of Agriculture (GDA) is required for the following items, but not limited to, baked goods (cookies, cakes, breads, chocolates, etc.), dried herbs, teas, coffee beans/grounds, popcorn, candies and confection, jams, jellies, preserves, dried fruits, nuts. *Egg Candling license* is required for vendors wanting to sell eggs. *Mobile vehicle license* is required for vendors selling meat products (beef, chicken, pork, etc.) *State and local licensing* is required for vendors with bottled alcohol. Additional permits can be requested on an as needed basis, depending on the type of products being sold (Feed License, Food Sales License, Live Plant License, etc.)

In accordance with House Bill 398, effective July 1, 2025, licenses are not required or issued by the Georgia Department of Agriculture. It is required to be registered with GDA to have an identifier number for labeling products and be in line with labeling requirements. While licensing is not required as of July 1, 2025, cottage food operators are required to adhere to the cottage food regulations, up to and including:

- Produce only non-potentially hazardous, non-time and temperature controlled for safety (TCS) cottage food approved foods.
- Water Source - if you are on a private system you will need to have your well water/private water system tested for Total Coliform, and Fecal Coliform annually,

DPH does the testing and we've included a link to the guidance document for your convenience [Non-Public Water Testing Guidance](#).

- Completing an [ANSI Accredited Food Handler Courses](#)
- Properly labeling your products in accordance with the cottage food directives and FDA labeling standards [Food Labeling Requirements](#)

For more information regarding Cottage Food, visit www.agr.georgia.gov/cottage-food

You must be able to provide an example of your current label that is on your products to the Downtown Manager before you can attend the market.

Vendor Spots

Each vendor has approximately a 10ft x 10ft space to set up. While the regular, consistent vendors have spaces that they regularly set up in, there are not official assigned vendor spots at the market. While attempts will be made to ensure vendors are in specific spaces on a consistent basis, no vendor is ever guaranteed a particular space at the market. Vendors wanting to use/occupy more a 10ft X 10ft space (for trailer, large equipment, etc,) must receive permission from the Downtown Manager (or another designated individual). Vendors are responsible for the upkeep and cleanliness around their vendor booth spot.

Vendor Code of Conduct

The Downtown Perry Farmers Market strives to create a welcoming, professional, and respectful environment for all vendors, staff, and patrons. The following Code of Conduct applies to all participating vendors to uphold the market's values of fairness, inclusivity, and community collaboration. Failure to follow the Vendor Code of Conduct could result in removal (temporary or permanent) from the market.

- All vendors must treat fellow vendors, customers, City of Perry staff, and volunteers with courtesy, respect, and professionalism always.
- Harassment, yelling, confrontational behavior, or aggressive questioning is strictly prohibited.
- Only the Downtown Manager or designated city staff are authorized to: verify vendor licensing and compliance and approve vendor participation or address policy violations.
- Soliciting or actively calling out to customers in front of or within the space of another vendor's booth is strictly prohibited. All vendors must respect the booth space of other vendors.
- Vendors must not attempt to redirect customers from neighboring vendors by stepping into walkways or other vendors' spaces.
- Vendors with concerns regarding other participating vendors or conduct (including licensing or product types) must bring their concerns directly to the Downtown Manager or designated market representative—not to other vendors. If a vendor believes a fellow vendor is violating market policies, you can submit your concerns via email or in person to the Downtown Manager. The Downtown Manager (or another designated staff) will assess the issue and respond accordingly.

Non-Discrimination Clause

Edited 1/26/2024; Adopted by Perry Main Street 2/1/2024; Edited 7/8/2025; Adopted edits 7/24/2025; Edited 6/23/2026; Adopted Edits

The Downtown Perry Farmers Market will not discriminate against any individual because of race, color, creed, national origin, sex, age, disability, or sexual orientation.

Miscellaneous

- Vendors are responsible for the set up and breakdown of their own vendor spots and supplies. Vendors must dispose of their own trash or take their trash with them upon pack up.
- National, state, and local laws may override any Downtown Perry Farmers Market Policies.
- The Downtown Perry Farmers Market is not responsible for collecting sales tax. Individual vendors are responsible for collecting and paying their own sales tax.