



Downtown Development Authority of the City of Perry

Monday, June 24, 2024

5:00pm

808 Carroll Street, Perry City Hall, Downtown Perry

**AGENDA**

1. Call To Order
2. Invocation
3. Citizens with Input
4. Public Hearing – FY2025 Proposed Operating Budget
5. Guests/Speakers
  - a. Dylan Wingate – WCH Homes
  - b. Alicia Hartley - Main Street Advisory Board and Placemaking Committee Reports
6. Old Business
  - a. Northside Small Area Plan Update
7. New Business
  - a. Adoption of resolution for continuation of FY 2024 budget
  - b. Approve minutes of May 28, 2024 meeting
  - c. Approve May 2024 Financials
  - d. Canton Visit Update
  - e. 700 Block Brainstorming
8. Member Items
9. Chairman Items
  - a. Roughton Street
10. Adjourn

**All meetings are open to the public unless otherwise posted**

P.O. Box 2030 | Perry, Georgia 31069-6030

478-988-2755

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	FY24 Total Budget 24	FY24 YTD Activity Through December	FY25 Initial Base Budget
<b>100 - GENERAL FUND</b>			
75500 DOWNTOWN DEV AUTHORITY			
Other Costs			
573001 FACADE GRANT	\$ -	\$ -	-
577000 APPROPRIATIONS	\$ 6,200	\$ 3,102	\$ 6,200
Purchased/Contracted Services			
521200 PROFESSIONAL SERVICES	\$ -	\$ 3,500	-
521201 AUDITOR COSTS	\$ -	\$ -	-
523701 MANDATORY TRAINING	\$ -	\$ -	-
Supplies			
531100 OPERATING SUPPLIES	\$ -	\$ -	-
75500 DOWNTOWN DEV AUTHORITY Total	\$ 6,200	\$ 6,602	\$ 6,200
<b>275 - HOTEL/MOTEL TAX FUND</b>			
75500 DOWNTOWN DEV AUTHORITY			
Other Costs			
573001 FACADE GRANT	\$ -	\$ -	-
577000 APPROPRIATIONS	\$ -	\$ -	-
577002 APPROPRIATIONS - ECN DEV LOAN	\$ -	\$ -	-
Purchased/Contracted Services			
521200 PROFESSIONAL SERVICES	\$ -	\$ -	-
521201 AUDITOR COSTS	\$ -	\$ -	-
522302 FEE WAIVERS	\$ -	\$ -	-
523701 MANDATORY TRAINING	\$ -	\$ 50	-
75500 DOWNTOWN DEV AUTHORITY Total	\$ -	\$ 50	\$ -

A RESOLUTION  
Extending the FY 2024 Operating Budget for the  
Downtown Development Authority of the City of Perry

WHEREAS, the Downtown Development Authority of the City of Perry has defined its mission, vision and priorities for the Authority; and

WHEREAS, the Authority has actively sought input from a public hearing for the FY 2025 Operational Budget;

WHEREAS, there is a need to formally adopt the FY 2025 Operational Budget;

NOW, THEREFORE, THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF PERRY HEREBY RESOLVES THAT THE AUTHORITY'S FY2025 Operating Budget shall be adopted at the next regularly scheduled board meeting.

SO RESOLVED this 24th day of June, 2024.

Downtown Development Authority of the City of Perry

By: \_\_\_\_\_  
Curtis George, Chairman

Attest: \_\_\_\_\_  
Holly Wharton  
Economic Development Director

[DDA SEAL]

Downtown Development Authority of the City of Perry  
Minutes - May 28, 2024

1. Call To Order: Chairman George called the meeting to order at 5:02pm.

Roll: Chairman George; Directors Forrester, Mosely, and Rosales were present.  
Directors Cossart, Tuggle and Rhodes were absent.

Staff: Holly Wharton – Economic Development Director and Christine Sewell –  
Recording Clerk

2. Invocation – was given by Director Forrester
3. Citizens with Input – None
4. Guests/Speakers – Jim Lay and Dan Peterson

- a. Downtown Drink & Dine Promotion – Ms. Wharton advised Main Street will commence with the promotion again for June and July and is asking for a match to their \$1500.00. Director Rosales motioned to contribute \$1500 to the Drink & Dine promotion; Director Mosely seconded; all in favor and was unanimously approved.

Main Street Advisory Board and Placemaking Committee Reports – Ms. Wharton provided a brief update which included the installation of three bike racks in the downtown area and a temporary seasonal plant loom on the side of the Perry Players building.

- b. Carroll Street Planters and Landscaping- Before discussion commenced Chairman George asked if Carroll Street was still to be realigned; Ms. Wharton advised it was, however, the timeline mostly like was five plus years out. Ms. Wharton presented some preliminary concepts provided by Public Works which proposes removing all the pine straw, installing raised brick planter boxes, which will be high enough to not create a trip hazard and not tall enough to be seating. Plantings will be seasonal and is an estimated project cost of \$50,000. The board concurred with the project.

5. Old Business

- a. PTV Parking Update – Ms. Wharton advised the project was complete and future spaces can be researched.

6. New Business

- a. Approve minutes of April 22, 2024, meeting

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

- b. Approve April 2024 Financials

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

c. Ball and Main Street Parking Lot Redesign

Ms. Wharton advised Ms. Fitzner had presented to Council alterations to the lot to ensure ADA compliance and they concurred for the project to move forward. The board had discussed a plan to make the lot more efficient and it can be revisited if elected to do so. Ms. Wharton presented an alteration with a driveway entrance onto Main Street with a right in and right out only and restriping the lot with an estimated cost of \$35,000. Ms. Wharton advised any alterations do not provide more parking spaces. Chairman George suggested any alterations include PTV spaces. The board concurred with the alterations proposed for the ADA accessibility by Public Works and requested Ms. Wharton speak with Administration on what they would provide for financial support on adding the driveway cut onto Main Street.

d. Northside Small Area Plan Update

Ms. Wharton in follow up to last month's discussion with Ms. Carson; letters have been sent to all property owners in the area on what is proposed and will schedule an informational meeting. Ms. Wharton asked for one board member to volunteer and act as a representative for the board and will follow up with this request via email.

7. Member Items

Director Rosales advised a COA will be brought forth to the Main Street Advisory Board on June 6<sup>th</sup> for the demolition of 800 Main Street. All efforts have been exhausted to rehab the property, but it is just not feasible even with tax credits and grants. It is his goal to redevelop with a project to complement the downtown district. Also, in the process of renovating 901 Carroll Street.

Director Forrester suggested flow charts for the development process and who to contact.

8. Chairman Items – Chairman George advised still pursuing how to develop the 700 block of Carroll Street and hopes to have something by the end of year. Will visit Canton and Woodstock in June to speak with their leaders on how they developed their downtowns successfully. Asked the board to be thinking about development and what's best for the city, merchants, and property owners and how it can be made to be the best it can be.

9. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:59pm.

**Downtown Development Authority  
Balance Sheet  
May 31, 2024**

	General Fund	Capital Projects Fund	Total Governmental Funds
<b>Assets</b>			
Cash & Cash Equivalents	89,666.77	-	\$ 89,666.77
Interest Receivable		-	-
Loan Receivable	0.00	-	0.00
Due from Other Funds	-	-	-
<b>Total Assets</b>	<b>89,666.77</b>	<b>\$ -</b>	<b>\$ 89,666.77</b>
<b>Liabilities and Fund Balances</b>			
<b>Liabilities</b>			
Accounts Payable		\$ -	\$ -
Due to City of Perry	-	-	-
Due to Other Funds	-	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balances</b>			
<b>NonSpendable</b>			
Loan Reveivable	0.00		\$ 0.00
Reserved for BOOST	900.00	-	900.00
Revolving Loan	21,329.19	-	21,329.19
Unreserved	67,437.59	-	67,437.59
<b>Total Fund Balances</b>	<b>89,666.77</b>	<b>\$ -</b>	<b>\$ 89,666.77</b>
<b>Total Liabilities and Fund Balances</b>	<b>89,666.77</b>	<b>\$ -</b>	<b>\$ 89,666.77</b>

DDA Operating

	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total Expense
<b>Revenues</b>													
Donation													-
Donation - BOOST													-
Rent													-
Main Street Advisory Board													-
Reimbursement from CVB & Chamber													-
Sale of Asset	982.43	984.47	986.52	700.63	989.90	8,793.81	287.15	287.75	288.35				14,301.01
Revolving Loan Repayment-Principal	28.89	26.85	24.80	22.14	21.28	2.40	1.80	1.20	0.60				129.96
Miscellaneous													-
Investment Income													-
<b>Total Revenues</b>	1,011.32	1,011.32	1,011.32	722.77	1,011.18	8,796.21	288.95	288.95	288.95				14,430.97
<b>Expenditures</b>													
Professional Services - Audit													-
Professional Services - Other													-
Telephone											1,500.00		1,500.00
Main St Restricted Account													-
Postage & Freight	72.00												72.00
Advertising													-
Promotions - Other													-
Fraudulent Activity													-
BOOST													6.00
Dues and Fees													-
Meetings													-
Training													-
General Supplies & Materials													-
DDA Revolving Loan													-
Facade Grant	20,000.00	1,000.00					2,500.00	6,500.00		1,000.00			31,000.00
Alleyway Project													-
Street Signs													-
Natural Gas Incentative Program	46.00	46.00	46.18	46.20	46.05	46.05	46.05	46.14	46.16	46.16	46.16		507.15
Electricity - Commerce Street Light													-
Water & Sewer Services													-
<b>Total Expenditures</b>	20,118.00	1,046.00	46.18	52.20	46.05	46.05	2,546.05	6,546.14	46.16	1,046.16	1,546.16		33,085.15
Excess (deficiency)	(19,106.68)	(34.68)	965.14	670.57	965.13	8,750.16	(2,257.10)	(6,257.19)	242.79	(1,046.16)	(1,546.16)		(18,654.18)
<b>Other Financing Sources</b>													
Transfer In - City of Perry	3,017.00	1,517.00	517.00	517.00	517.00	517.00	3,017.00	7,017.00	1,517.00	517.00	517.00		19,187.00
Transfer In - Hotel/Motel													-
Transfer In - Capital Projects													-
<b>Fund Balance - Beginning</b>	89,133.95	73,044.27	74,526.59	76,008.73	77,196.30	78,678.43	87,945.59	88,705.49	89,465.30	91,225.09	90,695.93	89,666.77	89,666.77
<b>Fund Balance - Ending</b>	73,044.27	74,526.59	76,008.73	77,196.30	78,678.43	87,945.59	88,705.49	89,465.30	91,225.09	90,695.93	89,666.77	89,666.77	89,666.77

Operating Account Summary

<u>Date</u>	<u>Activity Description</u>	<u>Amount</u>	
7/1/2023	Beginning Balance		*operating & boost
7/3/23	Clover Wine loan pmt	89,133.95	balance
7/3/23	Mossy Creek Natural loan pmt	288.55	
7/3/23	S & S Restaurant Mangement loan pmt	288.95	
7/5/23	Houston Home Journal	433.82	
7/6/2023	Zimmerman & Volk- Housing Study	(72.00)	
7/13/23	July Allocation from City	(15,000.00)	
7/13/23	Façade Grant	517.00	
7/13/23	Zimmerman & Volk- Housing Study	2,500.00	
7/14/23	Triple F Farms façade grant	(2,500.00)	
7/31/2023	GA Power	(2,500.00)	
8/1/2023	Clover Wine loan pmt	(46.00)	
8/1/2023	Mossy Creek Natural loan pmt	288.55	
8/1/2023	S & S Restaurant Mangement loan pmt	288.95	
8/10/2023	July Allocation from City	433.82	
8/10/2023	Façade Grant	517.00	
8/21/2023	LaRuss Properties façade grant	1,000.00	
8/2/2023	GA Power	(1,000.00)	
9/1/2023	Clover Wine loan pmt	(46.00)	
9/1/2023	Mossy Creek Natural loan pmt	288.55	
9/1/2023	S & S Restaurant Mangement loan pmt	288.95	
9/5/2023	GA Power	433.82	
9/7/2023	Sept Allocation from City	(46.18)	
10/2/2023	Clover Wine loan pmt	517.00	
10/2/2023	Mossy Creek Natural loan pmt	288.41	
10/2/2023	S & S Restaurant Mangement loan pmt	288.95	
10/4/2023	GA Power	433.82	
10/5/2023	Oct Allocation from City	(46.20)	
10/3/2023	Clover Wine pmt returned	517.00	
10/3/2023	Return Fee	(288.41)	
11/1/2023	Mossy Creek Natural loan pmt	(6.00)	
11/1/2023	S & S Restaurant Mangement loan pmt	288.95	
11/1/2023	GA Power	433.82	
11/9/2023	Nov Allocation from City	(46.05)	
11/1/2023	Clover Wine loan pmt-Check	517.00	
12/1/2023	Mossy Creek Natural loan pmt	288.41	
12/1/2023	S & S Restaurant Mangement loan pmt	288.95	
12/4/2023	GA Power	433.82	
12/14/2023	Nov Allocation from City	(46.05)	
12/6/2023	S & S Restaurant Mangement Loan Payoff	517.00	
1/2/24	Mossy Creek Natural loan pmt	8,073.44	
1/3/24	GA Power Commerce Street lights	288.95	
1/5/24	All State Construction Group (façade grant 1007 Jernig	(46.05)	
1/11/24	City Allocation, Façade Project 1007 Jernigan	(2,500.00)	
2/1/2024	Mossy Creek Natural loan pmt	3,017.00	
2/1/2024	GA Power Commerce Street lights	288.95	
2/7/2024	Landmark Realty façade grant	(46.14)	
2/7/2024	Perry UMC façade grant	(3,000.00)	
2/1/2024	City Allocation, Façade Project 904 Jernigan	(3,500.00)	
3/1/2024	Mossy Creek Natural loan pmt	7,017.00	
3/1/2024	City Allocation, Façade 909 Carroll St	288.95	
3/1/2024	GA Power Commerce Street lights	1,517.00	
4/4/2024	April Allocation from City	(46.16)	
		517.00	



Operating Account Summary

4/1/2024	GA Power Commerce Street lights	(46.16)
4/30/2024	Gottwalls Books Façade Grant	(1,000.00)
5/1/2024	GA Power Commerce Street lights	(46.16)
5/10/2024	May Allocation from City	517.00
5/31/2024	Summer Drink & Dine Campaign	(1,500.00)

Balance as of 4/30/2024

89,666.77

\*operating & boost balance

# Downtown

DEVELOPMENT AUTHORITY



Where Georgia comes together.



# **Perry Downtown Development Authority**

**June 24, 2024**

1. Call to Order
2. Invocation
3. Citizens with Input
4. Guests/Speakers

## **Alicia Hartley– Downtown Manager**

1. Main Street Advisory Board and Placemaking Committee Reports

## **Dylan Wingate – WCH Homes**

## **Old Business**

- a. Northside Small Area Plan update

## **New Business**

- a. Adoption of resolution for continuation of FY 2024 budget
- b. Approve minutes of May 28, 2024 meeting
- c. Approve May 2024 Financials
- d. Canton Visit Update
- e. 700 Block Brainstorming

# Member Items

# Chairman Items





# PERRY AND CANTON COMPARISON



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VS

