



Downtown Development Authority of the City of Perry

Monday, July 22, 2024

5:00pm

808 Carroll Street, Perry City Hall, Downtown Perry

**AGENDA**

1. Call To Order
2. Invocation
3. Citizens with Input
4. Guests/Speakers
5. Old Business
6. New Business
  - a. Adoption of FY2025 budget
  - b. Natural Gas Reimbursement – 742 Main Street
  - c. Approve minutes of June 24, 2024 meeting
  - d. Approve June 2024 Financials
  - e. Northside Drive Support Request
7. Staff Items
8. Member Items
9. Chairman Items
10. Adjourn

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

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

478-988-2755

[www.perry-ga.gov](http://www.perry-ga.gov)

| Row Labels                                  | FY 2023 Actuals  | FY24 Approved Budget | FY 2025 Requested Budget | FY 2025 Recommended Budget |
|---|------------------|----------------------|--------------------------|----------------------------|
| <b>100 - GENERAL FUND</b>                   |                  |                      |                          |                            |
| <b>75500 DOWNTOWN DEV AUTHORITY</b>         |                  |                      |                          |                            |
| 521200 PROFESSIONAL SERVICES                | \$ 11,250        | \$ -                 | \$ -                     | \$ -                       |
| 521201 AUDITOR COSTS                        | \$ 4,400         | \$ -                 | \$ -                     | \$ -                       |
| 523701 MANDATORY TRAINING                   | \$ 50            | \$ -                 | \$ -                     | \$ -                       |
| 531100 OPERATING SUPPLIES                   | \$ 37            | \$ -                 | \$ -                     | \$ -                       |
| 573001 FACADE GRANT                         | \$ 4,997         | \$ -                 | \$ -                     | \$ -                       |
| 577000 APPROPRIATIONS                       | \$ 8,100         | \$ 6,200             | \$ 6,200                 | \$ 6,200                   |
| <b>75500 DOWNTOWN DEV AUTHORITY Total</b>   | <b>\$ 28,834</b> | <b>\$ 6,200</b>      | <b>\$ 6,200</b>          | <b>\$ 6,200</b>            |
| <b>75510 MAIN ST ADVISORY BD REST</b>       |                  |                      |                          |                            |
| 521312 ARTIST FEES                          | \$ 4,425         | \$ -                 | \$ -                     | \$ -                       |
| 522150 LAUNDRY & CLEANING                   | \$ -             | \$ -                 | \$ -                     | \$ -                       |
| 522300 RENTALS                              | \$ 530           | \$ -                 | \$ -                     | \$ -                       |
| 523300 ADVERTISING                          | \$ 40            | \$ -                 | \$ -                     | \$ -                       |
| 523850 CONTRACT LABOR                       | \$ 1,437         | \$ -                 | \$ -                     | \$ -                       |
| 523851 SECCURITY SERVICES                   | \$ 320           | \$ -                 | \$ -                     | \$ -                       |
| 531100 OPERATING SUPPLIES                   | \$ 9,685         | \$ -                 | \$ -                     | \$ -                       |
| 531660 AWARDS                               | \$ 893           | \$ -                 | \$ -                     | \$ -                       |
| 573001 FACADE GRANT                         | \$ -             | \$ -                 | \$ -                     | \$ -                       |
| 577000 APPROPRIATIONS                       | \$ 12,320        | \$ -                 | \$ -                     | \$ -                       |
| <b>75510 MAIN ST ADVISORY BD REST Total</b> | <b>\$ 29,651</b> | <b>\$ -</b>          | <b>\$ -</b>              | <b>\$ -</b>                |
| <b>75511 MAIN ST ADVISORY BD-CITY</b>       |                  |                      |                          |                            |
| 523701 MANDATORY TRAINING                   | \$ -             | \$ -                 | \$ 300                   | \$ 300                     |
| 523702 VOLUNTARY TRAINING                   | \$ -             | \$ -                 | \$ 300                   | \$ 300                     |
| 573004 FAÇADE GRANT                         | \$ -             | \$ -                 | \$ 8,000                 | \$ 8,000                   |
| <b>75511 MAIN ST ADVISORY BD-CITY Total</b> | <b>\$ -</b>      | <b>\$ -</b>          | <b>\$ 8,600</b>          | <b>\$ 8,600</b>            |
| <b>75512 FARMERS MARKET</b>                 |                  |                      |                          |                            |
| 522300 RENTALS                              | \$ 3,037         | \$ 2,500             | \$ 2,500                 | \$ 2,500                   |
| 531100 OPERATING SUPPLIES                   | \$ -             | \$ -                 | \$ -                     | \$ -                       |
| <b>75512 FARMERS MARKET Total</b>           | <b>\$ 3,037</b>  | <b>\$ 2,500</b>      | <b>\$ 2,500</b>          | <b>\$ 2,500</b>            |
| <b>75513 FARMERS MARKET GRANT</b>           |                  |                      |                          |                            |
| 531100 OPERATING SUPPLIES                   | \$ 376           | \$ -                 | \$ -                     | \$ -                       |
| <b>75513 FARMERS MARKET GRANT Total</b>     | <b>\$ 376</b>    | <b>\$ -</b>          | <b>\$ -</b>              | <b>\$ -</b>                |
| <b>100 - GENERAL FUND Total</b>             | <b>\$ 61,897</b> | <b>\$ 8,700</b>      | <b>\$ 17,300</b>         | <b>\$ 17,300</b>           |
| <b>275 - HOTEL/MOTEL TAX FUND</b>           |                  |                      |                          |                            |
| <b>75500 DOWNTOWN DEV AUTHORITY</b>         |                  |                      |                          |                            |
| 521200 PROFESSIONAL SERVICES                | \$ -             | \$ -                 | \$ -                     | \$ -                       |
| 521201 AUDITOR COSTS                        | \$ -             | \$ -                 | \$ -                     | \$ -                       |
| 522302 FEE WAIVERS                          | \$ -             | \$ -                 | \$ -                     | \$ -                       |
| 523701 MANDATORY TRAINING                   | \$ -             | \$ -                 | \$ -                     | \$ -                       |
| 573001 FACADE GRANT                         | \$ -             | \$ -                 | \$ -                     | \$ -                       |
| 577000 APPROPRIATIONS                       | \$ -             | \$ -                 | \$ -                     | \$ -                       |
| 577002 APPROPRIATIONS - ECN DEV LOAN        | \$ -             | \$ -                 | \$ -                     | \$ -                       |
| <b>75500 DOWNTOWN DEV AUTHORITY Total</b>   | <b>\$ -</b>      | <b>\$ -</b>          | <b>\$ -</b>              | <b>\$ -</b>                |
| <b>75505 GA CLASSIC MAIN STREET</b>         |                  |                      |                          |                            |
| 511100 REGULAR EMPLOYEE WAGES               | \$ 62,564        | \$ 63,000            | \$ 68,900                | \$ 68,900                  |
| 511300 OVERTIME                             | \$ -             | \$ 100               | \$ -                     | \$ -                       |
| 512100 EMPLOYEE LIFE INSURANCE              | \$ 438           | \$ 800               | \$ 400                   | \$ 400                     |
| 512120 EMPLOYEE HEALTH INSURANCE            | \$ 19,596        | \$ 14,900            | \$ 17,900                | \$ 17,900                  |
| 512121 IMMUNIZATION PROGRAM                 | \$ 145           | \$ -                 | \$ -                     | \$ -                       |
| 512130 EMPLOYEE DENTAL INSURANCE            | \$ 180           | \$ 500               | \$ 500                   | \$ 500                     |
| 512140 VISION INSURANCE                     | \$ 23            | \$ -                 | \$ -                     | \$ -                       |
| 512200 FICA                                 | \$ 4,995         | \$ 4,800             | \$ 5,300                 | \$ 5,300                   |
| 512401 RETIREMENT CONTRIBUT- ICMA           | \$ 1,836         | \$ 1,900             | \$ 3,100                 | \$ 3,100                   |
| 512700 WORKERS COMPENSATION                 | \$ 1,921         | \$ 1,200             | \$ 1,200                 | \$ 1,200                   |
| 512906 AUTO ALLOWANCE                       | \$ 1,693         | \$ 1,800             | \$ 1,800                 | \$ 1,800                   |

|   |                   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|-------------------|
| 521300 TECHNICAL SERVICES                   | \$ 60             | \$ -              | \$ -              | \$ -              |
| 521309 SOFTWARE SYSTEMS                     | \$ -              | \$ -              | \$ -              | \$ -              |
| 521310 INFORMATION RESOURCES                | \$ 1,557          | \$ -              | \$ -              | \$ -              |
| 521311 HARGRAY IT                           | \$ 3,900          | \$ 3,900          | \$ -              | \$ -              |
| 522300 RENTALS                              | \$ 2,640          | \$ -              | \$ -              | \$ -              |
| 522302 FEE WAIVERS                          | \$ -              | \$ -              | \$ -              | \$ -              |
| 523222 WIRELESS COMMUNICATION               | \$ 1,373          | \$ 3,000          | \$ 500            | \$ 500            |
| 523300 ADVERTISING                          | \$ 229            | \$ 500            | \$ -              | \$ -              |
| 523400 PRINTING & BINDING                   | \$ 60             | \$ 300            | \$ 300            | \$ 300            |
| 523500 TRAVEL                               | \$ 901            | \$ 1,000          | \$ 500            | \$ 500            |
| 523600 DUES & FEES                          | \$ 1,290          | \$ 1,100          | \$ 1,100          | \$ 1,100          |
| 523701 MANDATORY TRAINING                   | \$ 270            | \$ 2,000          | \$ 2,000          | \$ 2,000          |
| 523702 VOLUNTARY TRAINING                   | \$ 2,327          | \$ 2,000          | \$ 2,000          | \$ 2,000          |
| 523930 MEETINGS                             | \$ 773            | \$ 2,000          | \$ 2,000          | \$ 2,000          |
| 531100 OPERATING SUPPLIES                   | \$ 1,170          | \$ 2,000          | \$ 1,000          | \$ 1,000          |
| 531110 UNIFORMS & CLOTHING                  | \$ 154            | \$ 300            | \$ 100            | \$ 100            |
| 531600 INVENTORY EQUIPMENT                  | \$ -              | \$ 1,500          | \$ 1,500          | \$ 1,500          |
| <b>75505 GA CLASSIC MAIN STREET Total</b>   | <b>\$ 110,092</b> | <b>\$ 108,600</b> | <b>\$ 110,100</b> | <b>\$ 110,100</b> |
| <b>75506 MAIN STREET EVENTS</b>             |                   |                   |                   |                   |
| 522300 RENTALS                              | \$ 1,245          | \$ -              | \$ -              | \$ -              |
| 522302 FEE WAIVERS                          | \$ 3,914          | \$ -              | \$ -              | \$ -              |
| 523300 ADVERTISING                          | \$ (266)          | \$ -              | \$ -              | \$ -              |
| 523850 CONTRACT LABOR                       | \$ 1,250          | \$ -              | \$ -              | \$ -              |
| 523851 SECURITY SERVICES                    | \$ 200            | \$ -              | \$ -              | \$ -              |
| 531100 OPERATING SUPPLIES                   | \$ 151            | \$ -              | \$ -              | \$ -              |
| <b>75506 MAIN STREET EVENTS Total</b>       | <b>\$ 6,495</b>   | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       |
| <b>75511 MAIN ST ADVISORY BD-CITY</b>       |                   |                   |                   |                   |
| 521200 PROFESSIONAL SERVICES                | \$ -              | \$ -              | \$ -              | \$ -              |
| 523600 DUES & FEES                          | \$ -              | \$ 400            | \$ -              | \$ -              |
| 523702 VOLUNTARY TRAINING                   | \$ -              | \$ -              | \$ -              | \$ -              |
| 531100 OPERATING SUPPLIES                   | \$ 95             | \$ 1,500          | \$ -              | \$ -              |
| 533701 MANDATORY TRAINING                   | \$ -              | \$ 500            | \$ -              | \$ -              |
| 573004 FACADE GRANT                         | \$ -              | \$ 10,000         | \$ -              | \$ -              |
| <b>75511 MAIN ST ADVISORY BD-CITY Total</b> | <b>\$ 95</b>      | <b>\$ 12,400</b>  | <b>\$ -</b>       | <b>\$ -</b>       |
| <b>275 - HOTEL/MOTEL TAX FUND Total</b>     | <b>\$ 116,681</b> | <b>\$ 121,000</b> | <b>\$ 110,100</b> | <b>\$ 110,100</b> |
| <b>Grand Total</b>                          | <b>\$ 178,579</b> | <b>\$ 129,700</b> | <b>\$ 127,400</b> | <b>\$ 127,400</b> |



Application # 2024-01

## Application for Natural Gas Reimbursement

Contact Downtown Manager Alicia Hartley at (478) 988-2730 or Alicia.hartley@perry-ga.gov

### Applicant/Owner Information

\*Indicates Required Field

|          | Applicant                          | Property Owner                     |
|----------|------------------------------------|------------------------------------|
| *Name    | Larry Walker, III For →            | The Twelve Eleven Co.              |
| *Title   | President / CEO                    |                                    |
| *Address | 1110 Washington St Perry, GA 31069 | 1110 Washington St Perry, GA 31069 |
| *Phone   | [REDACTED]                         | [REDACTED]                         |
| *Email   | [REDACTED]                         | [REDACTED]                         |

### Property Information

|                 |                             |
|-----------------|-----------------------------|
| *Street Address | 742 Main St Perry, GA 31069 |
| *Tax Map #(s)   | 080040 007000               |

### Request

New Building \_\_\_\_\_ Addition \_\_\_\_\_ Alteration X Demolition \_\_\_\_\_ Relocation \_\_\_\_\_

\*Please describe the proposed modification:

Converted vacant, dilapidated building into a wood fired/natural gas fired, brick oven pizza restaurant, extensively renovating building with new pitched roof, all new electrical, mechanical and plumbing systems, full commercial kitchen and brick oven from Italy

### Instructions

1. Application reviewed and approved by the Downtown Development Authority, property must be located in downtown district, zoned and licensed for a restaurant.
2. Eligible incentives include natural gas fueled commercial hot water heaters, stove, range, oven, grill, and dishwasher or combination thereof.
3. Appliance shall be installed for a new site or upgrade of existing site.
4. Attach support documentation to include copies of invoices for purchase/delivery of appliance(s) and plumbers' installation cost.
5. Site must be inspected and approved by the City.
6. Establish a City service account for the site. City will provide at no cost, if necessary, a natural gas meter.
7. Reimbursement will be fifty (50) percent of the documented cost of paid receipts to the applicant only.
8. Application shall become void if a utility permit is not issued within one year of approval of application.
9. Failure to open establishment or closure within a year's time of payment, applicant must refund full amount to the Downtown Development Authority.
10. Reimbursement will be released when Certificate of Occupancy is issued.

|                                  |                       |       |        |
|----------------------------------|-----------------------|-------|--------|
| *Applicant                       | The Twelve Eleven Co. | *Date | 7-1-24 |
| *Property Owner/Authorized Agent | L C Walker            | *Date | 7-1-24 |

**EXIHIBIT A**

**Company's Natural Gas Incentive Program Reimbursement Application**



LET'S PURSUE YOUR PASSION.

# INVOICE

Number: 7059520

Date: 8/24/2023

**SOLD TO:**

THE TWELVE ELEVEN COMPANY  
1110 WASHINGTON ST  
PERRY, GA 31069

**SHIPPED TO:**

GHOST RUNNER, LLC  
742 MAIN STREET  
PERRY, GA 31069

| CUSTOMER NO. | P.O. NUMBER | SHIPPED VIA | TERMS | DUE DATE |
|--------------|-------------|-------------|-------|----------|
| 97044        | CODY WALKER |             | CIA   | 8/25/23  |

| ITEM NO. | DESCRIPTION                             | CASE PACK | SHIPPED | PRICE     | AMOUNT    |
|----------|---|-----------|---------|-----------|-----------|
| 676666   | PIZZA OVEN GAS FIRED 47.5" BRICK HEARTH | 1 EA      | 1 EA    | 24,450.00 | 24,450.00 |
| 253107   | GAS HOSE 48" QUICK DISCONNECT KIT       | 1 EA      | 1 EA    | 360.00    | 360.00    |
| 57467    | MISC PARTS – FIERO                      | 1 EA      | 1 EA    | 2,965.00  | 2,965.00  |
| 135191   | CRATE F/NEAPOLITAN PIZZA OVEN           | 1 EA      | 1 EA    | 695.00    | 695.00    |
| FRT      | FREIGHT                                 | 1 EA      | 1 EA    | 3,000.00  | 3,000.00  |

**IMPORTANT:** 1-1/2% PER MONTH FINANCE CHARGE ON ALL PAST DUE INVOICES.

|                  |                  |
|------------------|------------------|
| SUBTOTAL         | 31,470.00        |
| SHIPPING         |                  |
| TAX              | 2,149.12         |
| <b>TOTAL DUE</b> | <b>33,619.12</b> |

**PLEASE REMIT PAYMENT TO:**  
The Boelter Companies  
PO Box 734296  
Chicago, IL 60673-4296

*paid 8/25/23 via Wire Transfer (see attached)*



**INVOICE (INV-00011351)  
FOR CITY OF PERRY, GA**

**BILLING CONTACT**

Aaron Hoopes  
Ambryo Design Group, LLC  
732 Main Street  
Perry, GA 31069



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS | INVOICE DESCRIPTION |
|----------------|--------------|------------------|----------------|---------------------|
| INV-00011351   | 10/27/2023   | 10/27/2023       | Paid In Full   | NONE                |

| REFERENCE NUMBER            | FEE NAME                  | TOTAL                      |
|-----------------------------|---------------------------|----------------------------|
| BLDC 230594                 | Gas Connection Commercial | \$2,787.00                 |
| 742 Main St Perry, GA 31069 |                           | <b>SUBTOTAL</b> \$2,787.00 |

| REMITTANCE INFORMATION   |
|--|
| City of Perry, GA<br>1211 Washington Street<br>P.O. Box 2030<br>Perry, Georgia 31069 |

**TOTAL** **\$2,787.00**

*paid 12/4/23 CK#1519 (see attached)*



The Twelve Eleven Co.  
1110 Washington Street  
Perry, GA 31069  
(478) 987-8000

1519

12-04 2023

93-1096/612

PAY TO THE  
ORDER OF

City of Perry

\$ 2,787.00

Two Thousand Seven Hundred Eighty Seven & 00/100 DOLLARS

Planters First  
1400 Sam Nunn Blvd.  
Perry, GA 31069

Inv. # 11351

FOR 742 Main St - natural gas connection

C. Walker

Order Online at www.plantersfirst.com







STATE OF GEORGIA  
COUNTY OF HOUSTON

This Agreement (“Agreement”) made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the **Downtown Development Authority of the City of Perry** ( herein “Authority”) and The Twelve Eleven Co. (herein “Company”).

WITNESSETH:

WHEREAS, the Authority desires to increase and improve the number of restaurants in the downtown district of the City of Perry; and

WHEREAS, the Authority has created an economic development incentive program to encourage restaurant development in the downtown district; and

WHEREAS, said program will reimburse a company operating a restaurant in the downtown district up to fifty percent (50%) of the total purchase and installation costs of certain commercial natural gas fueled appliances; and

WHEREAS, Company desires to participate in the natural gas incentive program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and Company agree as follows:

1. The Company’s property, as identified in its Natural Gas Incentive Program Reimbursement Application, a copy of which is attached hereto as Exhibit “A,” is located in the downtown district and is currently zoned and licensed for a restaurant.
2. The Company has allowed, or will allow, the property to be inspected by the City of Perry; the site must also be approved by the City of Perry.
3. The Company has established a City services utility account.
4. The Authority has agreed to issue a reimbursement payment to the Company in the amount of eighteen thousand two hundred and three <sup>00</sup>/<sub>100</sub> dollars (\$18,203.00) (“reimbursement payment”) as part of its natural gas incentives program.
5. The reimbursement payment will be issued by the Authority once a Certificate of Occupancy has been issued for the site, with payment being made directly to the applicant listed on the Natural Gas Incentive Program Reimbursement Application.

6. Should the Company fail to become operational and open for business within twelve (12) months of receipt of the reimbursement payment, or fail to remain operational and open for business for a period of twelve (12) months after receipt of the reimbursement payment, Company hereby agrees to refund the full amount received as the reimbursement payment to the Authority. Any refund due to the Authority shall be paid in full on the date that is one (1) year from the Applicant's receipt of the original reimbursement payment.
7. This Agreement constitutes the entire agreement of the parties hereto.

IN WITNESS WHEREOF, the parties have duly executed this Agreement on the day and year first written above.

**DOWNTOWN DEVELOPMENT AUTHORITY  
OF THE CITY OF PERRY**

By: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Printed Name)  
\_\_\_\_\_ (Title)

**COMPANY –**  
The Twelve Eleven Co.

By: L C Walker  
Larry C Walker, III (Printed Name)  
President/CEO (Title)

[SEAL]

Downtown Development Authority of the City of Perry  
Minutes, June 24, 2024

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

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

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

Guests: Bryan Fountain, Robbie Russell, David Forrester, Jim Lay, Scott Ritchie, and Andrea Mehefko

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Public Hearing – FY2025 Proposed Operating Budget

Chairman George opened the public hearing at 5:04pm and called for anyone in favor or opposed; there being none the public hearing was closed at 5:05pm.

5. Guests/Speakers

- a. Dylan Wingate – WCH Homes – tabled to a later date
- b. Alicia Hartley - Main Street Advisory Board and Placemaking Committee Reports

Ms. Hartley as part of the work plan for Placemaking working on bike racks, temporary murals and asphalt art; promoting active environment beyond traditional retail hours and from a historical perspective combining past with present, which encompassed last month posting downtown historic buildings with window clings on their historical significance.

Beautification Initiatives & Design: Improve/expand lighting and enhance seasonal décor, not just Christmas.

Entertainment & Arts: Live at Five – has already started on the 2<sup>nd</sup> and 4<sup>th</sup> Fridays in June thru August. Still searching for a vendor to stream music from the light poles.

Ms. Hartley advised Main Street is an accredited program through Georgia and Main Street America. \$13,500 in façade grants awarded, reviewed COA's for 713 Commerce St., 1214 & 1325 Washington Street for upcoming renovations. Promotions Committee second warehouse sale in September, Drink & Dine campaign, successful spring wine tasting event, and upcoming Beer, Bourbon & BBQ fall event.

6. Old Business
  - a. Northside Small Area Plan Update – Ms. Wharton advised notifications have been sent, not a lot of feedback has been received, with the exception of the church parcels, but will be working on setting a date for a public meeting.
7. New Business

- a. Adoption of resolution for continuation of FY 2024 budget

Director Cossart motioned to adoption Res. 2024-01 for continuation of the FY 2024 budget; Director Rosales seconded; all in favor and was unanimously approved.

- b. Approve minutes of May 28, 2024, meeting

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

- c. Approve May 2024 Financials

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

- d. Canton Visit Update - Chairman George advised he along with the Mayor, Lee Gilmour, Robert Smith, and Ms. Wharton visited downtown Canton, which is a bedroom community of Atlanta, and they have done a remarkable job of re-development which includes restaurants, shops, and a mill project renovation. Chairman George advised the redevelopment was the result of local property owners with an investment in the community. Ms. Wharton advised one property in the downtown is a mixed-use building and has co-working spaces and offices, which would be a good use for Perry. Chairman George noted Canton's DDA facilitates and manages the developments they own; however, this is not what Perry's DDA would do.

- e. 700 Block Brainstorming – Chairman George asked the board to think and verbalize what they would like to see in the downtown district to move it forward and would like the board to work to achieve. Chairman George felt the 700 block is the catalyst to re-development and felt the 900 block could be duplicated there but in a different scale with taller buildings, varying lot options. Director Cossart felt residential should be included; Director Forrester suggested a small grocery store with Georgia grown products. Chairman George noted the project would need a developer and the city would have to support what the DDA needs for projects. Ms. Wharton advised this was being discussed as conceptual renderings would need to be pursued.

Mr. Bryan Fountain felt the new mixed-use development on Northside Drive with the housing would be a good indicator of the need and would units such as this be owned or leased, as well there is a market for Airbnb. Ms. Wharton advised the Northside Drive development has leased their first unit which is a bit above market, but the housing study shows there is a need for downtown housing.

8. Member Items - None

9. Chairman Items

- a. Roughton Street- Chairman George thought the area with the current four housing units may be a good spot for a parking deck; the property has two access points. Mr. Fountain suggested two story town homes.

10. Adjourn- there being no further business to come before the board the meeting was adjourned at 6:00pm.

*Holland*  
*mt*

**Downtown Development Authority  
Balance Sheet  
June 30, 2024**

|  | <u>General Fund</u> | <u>Capital<br/>Projects Fund</u> | <u>Total<br/>Governmental<br/>Funds</u> |
|--|---------------------|----------------------------------|---|
| <b>Assets</b>                              |                     |                                  |   |
| Cash & Cash Equivalents                    | 90,137.34 ✓         | \$ -                             | \$ 90,137.34                            |
| Interest Receivable                        |                     | -                                | -                                       |
| Loan Receivable                            | 0.00                | -                                | 0.00                                    |
| Due from Other Funds                       | -                   | -                                | -                                       |
| <b>Total Assets</b>                        | <b>90,137.34</b>    | <b>\$ -</b>                      | <b>\$ 90,137.34</b>                     |
| <b>Liabilities and Fund Balances</b>       |                     |                                  |   |
| Liabilities                                |                     |                                  |   |
| Accounts Payable                           |                     | \$ -                             | \$ -                                    |
| Due to City of Perry                       | -                   | -                                | -                                       |
| Due to Other Funds                         | -                   | -                                | -                                       |
| <b>Total Liabilities</b>                   | <b>-</b>            | <b>\$ -</b>                      | <b>\$ -</b>                             |
| Fund Balances                              |                     |                                  |   |
| NonSpendable                               |                     |                                  |   |
| Loan Reveivable                            | 0.00                |                                  | \$ 0.00                                 |
| Reserved for                               |                     |                                  |   |
| BOOST                                      | 900.00 ✓            | -                                | 900.00                                  |
| Revolving Loan                             | 21,329.19           | -                                | 21,329.19                               |
| Unreserved                                 | 67,908.16           | -                                | 67,908.16                               |
| <b>Total Fund Balances</b>                 | <b>90,137.34</b>    | <b>\$ -</b>                      | <b>\$ 90,137.34</b>                     |
| <b>Total Liabilities and Fund Balances</b> | <b>90,137.34</b>    | <b>\$ -</b>                      | <b>\$ 90,137.34</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                       |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| Revolving Loan Repayment-Principal  | 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-Interest   | 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                           |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| Main St Restricted Account          |             |           |           |           |           |           |            |            |           |            | 1,500.00   |            | 1,500.00      |
| Postage & Freight                   | 72.00       |           |           |           |           |           |            |            |           |            |            |            | 72.00         |
| Advertising                         |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| Promotions - Other                  |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| Fraudulent Activity                 |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| BOOST                               |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| Dues and Fees                       |             |           |           |           |           |           |            |            |           |            |            |            | 6.00          |
| Meetings                            |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| Training                            |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| General Supplies & Materials        |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| DDA Revolving Loan                  |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| Façade Grant                        | 20,000.00   | 1,000.00  |           |           |           |           | 2,500.00   | 6,500.00   |           | 1,000.00   |            | 3,500.00   | 34,500.00     |
| 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      | 46.43      | 553.58        |
| Electricity - Commerce Street Light |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| Water & Sewer Services              | 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   | 3,546.43   | 36,631.58     |
| <b>Total Expenditures</b>           | (19,106.88) | (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) | (3,546.43) | (22,200.61)   |
| Excess (deficiency)                 | 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     | 4,017.00   | 23,204.00     |
| <b>Other Financing Sources</b>      |             |           |           |           |           |           |            |            |           |            |            |            |               |
| Transfer In - City of Perry         |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| Transfer In - Hotel/Motel           |             |           |           |           |           |           |            |            |           |            |            |            | -             |
| Transfer In - Capital Projects      | 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     | 4,017.00   | 23,204.00     |
| <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  | 90,137.34     |

Operating Account Summary

| <u>Date</u> | <u>Activity Description</u>                             | <u>Amount</u> |                    |
|-------------|---|---------------|--------------------|
|             |   |               | *operating & boost |
| 7/1/2023    | Beginning Balance                                       | 89,133.95     | balance            |
| 7/3/23      | Clover Wine loan pmt                                    | 288.55        |                    |
| 7/3/23      | Mossy Creek Natural loan pmt                            | 288.95        |                    |
| 7/3/23      | S & S Restaurant Mangement loan pmt                     | 433.82        |                    |
| 7/5/23      | Houston Home Journal                                    | (72.00)       |                    |
| 7/6/2023    | Zimmerman & Volk- Housing Study                         | (15,000.00)   |                    |
| 7/13/23     | July Allocation from City                               | 517.00        |                    |
| 7/13/23     | Façade Grant  | 2,500.00      |                    |
| 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  | (46.00)       |                    |
| 8/1/2023    | Clover Wine loan pmt                                    | 288.55        |                    |
| 8/1/2023    | Mossy Creek Natural loan pmt                            | 288.95        |                    |
| 8/1/2023    | S & S Restaurant Mangement loan pmt                     | 433.82        |                    |
| 8/10/2023   | July Allocation from City                               | 517.00        |                    |
| 8/10/2023   | Façade Grant  | 1,000.00      |                    |
| 8/21/2023   | LaRuss Properties façade grant                          | (1,000.00)    |                    |
| 8/2/2023    | GA Power  | (46.00)       |                    |
| 9/1/2023    | Clover Wine loan pmt                                    | 288.55        |                    |
| 9/1/2023    | Mossy Creek Natural loan pmt                            | 288.95        |                    |
| 9/1/2023    | S & S Restaurant Mangement loan pmt                     | 433.82        |                    |
| 9/5/2023    | GA Power  | (46.18)       |                    |
| 9/7/2023    | Sept Allocation from City                               | 517.00        |                    |
| 10/2/2023   | Clover Wine loan pmt                                    | 288.41        |                    |
| 10/2/2023   | Mossy Creek Natural loan pmt                            | 288.95        |                    |
| 10/2/2023   | S & S Restaurant Mangement loan pmt                     | 433.82        |                    |
| 10/4/2023   | GA Power  | (46.20)       |                    |
| 10/5/2023   | Oct Allocation from City                                | 517.00        |                    |
| 10/3/2023   | Clover Wine pmt returned                                | (288.41)      |                    |
| 10/3/2023   | Return Fee  | (6.00)        |                    |
| 11/1/2023   | Mossy Creek Natural loan pmt                            | 288.95        |                    |
| 11/1/2023   | S & S Restaurant Mangement loan pmt                     | 433.82        |                    |
| 11/1/2023   | GA Power  | (46.05)       |                    |
| 11/9/2023   | Nov Allocation from City                                | 517.00        |                    |
| 11/1/2023   | Clover Wine loan pmt-Check                              | 288.41        |                    |
| 12/1/2023   | Mossy Creek Natural loan pmt                            | 288.95        |                    |
| 12/1/2023   | S & S Restaurant Mangement loan pmt                     | 433.82        |                    |
| 12/4/2023   | GA Power  | (46.05)       |                    |
| 12/14/2023  | Nov Allocation from City                                | 517.00        |                    |
| 12/6/2023   | S & S Restaurant Mangement Loan Payoff                  | 8,073.44      |                    |
| 1/2/24      | Mossy Creek Natural loan pmt                            | 288.95        |                    |
| 1/3/24      | GA Power Commerce Street lights                         | (46.05)       |                    |
| 1/5/24      | All State Construction Group (façade grant 1007 Jernig. | (2,500.00)    |                    |
| 1/11/24     | City Allocation, Façade Project 1007 Jernigan           | 3,017.00      |                    |
| 2/1/2024    | Mossy Creek Natural loan pmt                            | 288.95        |                    |
| 2/1/2024    | GA Power Commerce Street lights                         | (46.14)       |                    |
| 2/7/2024    | Landmark Realty façade grant                            | (3,000.00)    |                    |
| 2/7/2024    | Perry UMC façade grant                                  | (3,500.00)    |                    |
| 2/1/2024    | City Allocation, Façade Project 904 Jernigan            | 7,017.00      |                    |
| 3/1/2024    | Mossy Creek Natural loan pmt                            | 288.95        |                    |
| 3/1/2024    | City Allocation, Façade 909 Carroll St                  | 1,517.00      |                    |
| 3/1/2024    | GA Power Commerce Street lights                         | (46.16)       |                    |
| 4/4/2024    | April Allocation from City                              | 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) |
| 6/3/2024  | GA Power Commerce Street lights          | (46.43)    |
| 6/6/2024  | June Allocation from City                | 517.00     |
| 6/13/2024 | Façade Grant                             | 3,500.00   |
| 6/11/2024 | Twelve Eleven Co-742 Main Street ck#5017 | (3,500.00) |

Balance as of 6/30/2024

90,137.34

\*operating & boost balance



**The City of Perry  
 Reconciliation of Bank Statement for  
 Downtown Development Authority Synovus  
 General Operating Account  
 As of June 30, 2024**

Less outstanding checks (Payables)

|                                   |                  |                    |
|-----------------------------------|------------------|--------------------|
| Balance per Bank Statement        | 88,766.77        | Ending Balance:    |
|                                   |                  | O/S Deposits:      |
| Plus deposits not on statement    |                  |                    |
| Deposits                          |                  |                    |
| Loan PMT                          |                  |                    |
| Façade Grant                      | 3,500.00         |                    |
| COP allocation                    | 517.00           |                    |
| Less Disbursements:               |                  |                    |
| GA Power                          | (46.43)          | O/S Disbursements: |
| Ck#5017                           | (3,500.00)       | Checks:            |
| Reconciled bank statement balance | 89,237.34        |                    |
| Balance per transaction register  | <u>89,237.34</u> |                    |
| Difference                        | <u>0.00</u>      |                    |

**The City of Perry  
Reconciliation of Bank Statement for  
Downtown Development Authority - Synovus  
BOOST Donation Account  
As of June 30, 2024**

Balance per Bank Statement 900.00

Plus deposits not on statement 0.00

Less outstanding checks (Payables)

Reconciled bank statement balance 900.00

Balance per transaction register 900.00

Difference 0.00

