



Downtown Development Authority of the City of Perry

Monday, August 26, 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
  - a. Bryan Wood – Downtown Historic District Review
5. Old Business
  - a. Northside Small Area Plan Update
6. New Business
  - a. Approve minutes of July 22, 2024 meeting
  - b. Approve July 2024 Financials
  - c. Prospective Developer Site Visit Review
  - d. Discussion of 700 Block of Carroll Street Proposed RFP Process
7. Staff Update
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)

Downtown Development Authority of the City of Perry  
Minutes - July 22, 2024

1. Call To Order: Chairman George called the meeting to order at 5:00pm.

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

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

Guests: Jim Lay

2. Invocation: was given by Director Rhodes
3. Citizens with Input – None
4. Guests/Speakers – None
5. Old Business – None
6. New Business

- a. Adoption of FY2025 budget

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

- b. Natural Gas Reimbursement – 742 Main Street

Ms. Wharton advised the application has been reviewed and it complies with procedures and noted a second application for the location is anticipated to be submitted for the remaining equipment; what is submitted for approval now is for the pizza oven. Chairman George inquired if the funding was there; Ms. Wharton advised there was as the city provides and reimburses the DDA.

Director Forrester motioned to approve the natural gas reimbursement in the amount of \$18,203.06; Director Cossart seconded; all in favor and was unanimously approved.

Director Mosley arrived at 5:05pm.

- c. Approve minutes of June 24, 2024, meeting

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

- d. Approve June 2024 Financials

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

e. Northside Drive Support Request

Chairman George advised WCH Homes has requested from the DDA support for connectivity of sidewalks from Northside Drive and Meeting Street into the core of downtown. Ms. Wharton advised she has conferred with Chad McMurrian, Engineering Services Manager on the most feasible and economic way which is to come down Northside Drive and make a crosswalk then install sidewalk along Washington Street instead of Meeting Street. The estimated cost would be \$325,000; it was noted the sidewalk would have brick bands. Ms. Wharton is requesting a consensus of support for the project. Director Rosales abstained from discussion. Director Cossart and Forrester agreed with the proposal as it would provide more foot traffic downtown, which is a benefit. The board agreed to support the project and advised Ms. Wharton to prepare a response to city administration.

7. Staff Items

Ms. Wharton advised the mid-block crosswalk on the 900 block of Carroll Street will be removed as it does not comply with city standards for sidewalks. The board asked Ms. Wharton to relay to administration the necessity of the crosswalk and in lieu of spending money to take away, funds should be spent for it to meet the standards.

Ms. Wharton advised GDOT in the coming weeks will most likely begin the Commerce Street realignment. The city will move forward with the Jernigan Street Extension. The Technology & Entrepreneurship Advisory Board committee member selection is in process. The Drink & Dine promotion is still ongoing but not receiving as much participation as last year and the Main Street Board may come back to the DDA to allocate any remaining funds elsewhere.

8. Member Items - None

9. Chairman Items – Chairman George advised he and Ms. Wharton will be meeting at the end of the week with a developer for the redevelopment of the 700 block of Carroll Street.

10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:25pm.

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



	General Fund	Capital Projects Fund	Total Governmental Funds
<b>Assets</b>			
Cash & Cash Equivalents	90,535.73	\$ -	\$ 90,535.73
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
<b>Total Assets</b>	<b>90,535.73</b>	<b>\$ -</b>	<b>\$ 90,535.73</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	-		\$ -
Reserved for BOOST	900.00	-	900.00
Revolving Loan	20,000.00	-	20,000.00
Unreserved	69,635.74	-	69,635.74
<b>Total Fund Balances</b>	<b>90,535.73</b>	<b>\$ -</b>	<b>\$ 90,535.73</b>
<b>Total Liabilities and Fund Balances</b>	<b>90,535.73</b>	<b>\$ -</b>	<b>\$ 90,535.73</b>

DDA Operating

	<u>Jul-24</u>	<u>Aug-24</u>	<u>Sep-24</u>	<u>Oct-24</u>	<u>Nov-24</u>	<u>Dec-24</u>	<u>Jan-25</u>	<u>Feb-25</u>	<u>Mar-25</u>	<u>Apr-25</u>	<u>May-25</u>	<u>Jun-25</u>	<u>Total Expense</u>
<b>Revenues</b>													
Donation	-	-	-	-	-	-	-	-	-	-	-	-	-
Donation - BOOST	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
Main Street Advisory Board	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursement from CVB & Chamber	-	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Asset	-	-	-	-	-	-	-	-	-	-	-	-	-
Revolving Loan Repayment-Principal	-	-	-	-	-	-	-	-	-	-	-	-	-
Revolving Loan Repayment-Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Expenditures</b>													
Professional Services - Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Main St Restricted Account	72.00	-	-	-	-	-	-	-	-	-	-	-	72.00
Postage & Freight	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Promotions - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Fraudulent Activity	-	-	-	-	-	-	-	-	-	-	-	-	-
BOOST	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues and Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Meetings	-	-	-	-	-	-	-	-	-	-	-	-	-
Training	-	-	-	-	-	-	-	-	-	-	-	-	-
General Supplies & Materials	-	-	-	-	-	-	-	-	-	-	-	-	-
DDA Revolving Loan	-	-	-	-	-	-	-	-	-	-	-	-	-
Façade Grant	-	-	-	-	-	-	-	-	-	-	-	-	-
Alleyway Project	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Signs	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Gas Incentative Program	18,203.06	-	-	-	-	-	-	-	-	-	-	-	18,203.06
Electricity - Commerce Street Light	46.61	-	-	-	-	-	-	-	-	-	-	-	46.61
Water & Sewer Services	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	18,321.67	-	-	-	-	-	-	-	-	-	-	-	18,321.67
Excess (deficiency)	(18,321.67)	-	-	-	-	-	-	-	-	-	-	-	(18,321.67)
<b>Other Financing Sources</b>													
Transfer In - City of Perry	18,720.06	-	-	-	-	-	-	-	-	-	-	-	18,720.06
Transfer In - Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In - Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	18,720.06	-	-	-	-	-	-	-	-	-	-	-	18,720.06
<b>Fund Balance - Beginning</b>	90,137.34	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73
<b>Fund Balance - Ending</b>	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73	90,535.73

Operating Account Summary

<u>Date</u>	<u>Activity Description</u>	<u>Amount</u>
	Balance as of 6/30/2024	90,137.34
7/1/2024	Beginning Balance *operating & boost balance	90,137.34
7/3/2024	July City Allocation	517.00
7/3/2024	GA Power Commerce Street lights	(46.61)
7/11/2024	Houston Home Journal ck#5018	(72.00)
7/24/2024	Twelve Eleven Co- Natural Gas Grant (742 Main st) ck#5019	(18,203.06)
7/29/2024	City Reimb for Natural Gas Grant (742 Main st)	18,203.06

\* 90,535.73

\*operating & boost balance

**The City of Perry  
 Reconciliation of Bank Statement for  
 Downtown Development Authority Synovus  
 General Operating Account  
 As of July 31, 2024**

Less outstanding checks (Payables)

Balance per Bank Statement	89,237.34	Ending Balance:
		O/S Deposits:
Plus deposits not on statement		
Deposits		
Loan PMT		
Façade Grant		
COP allocation	517.00	
Natural Gas Grant	18,203.06	
Less Disbursements:		
GA Power	(46.61)	O/S Disbursements:
Ck#5018	(72.00)	Checks:
Ck#5019	(18,203.06)	
Reconciled bank statement balance	89,635.73	
Balance per transaction register	<u>89,635.73</u>	
Difference	<u><u>0.00</u></u>	

**The City of Perry  
Reconciliation of Bank Statement for  
Downtown Development Authority - Synovus  
BOOST Donation Account  
As of July 31, 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







**Where Georgia comes together.**

Community Development Department  
Historic Preservation Commission

## **LOCAL HISTORIC PROPERTY DESIGNATION REPORT**

### **1. Name of Property:**

Perry Downtown Historic District

### **2. Boundary Description:**

The Perry Downtown Historic District consists of approximately 30 acres located at the center of Perry, Georgia. The district contains 89 properties which create the core of Perry's downtown. The district is bounded generally on the East by Macon Road, on the North by Commerce Street, on the West by the railroad, and on the South by Main Street including most properties on the south side of the street. For precise boundaries, see attached historic district map on page five.

### **3. Classification:**

All properties within the district are privately owned, except for six parcels owned by the City of Perry comprising City Hall, Welcome Park, and two parking lots.

Number of Resources within the District:

	Non-Contributing	Contributing
Developed Parcels	10	67
Vacant Parcels	12 (including parks and parking lots)	0
Total Parcels	22	67
Primary Structures	11	68
Secondary Structures	0	1

### **4. Local Certification:**

As the designated authority under the City of Perry Historic Preservation Ordinance of 2022, I hereby certify that this designation report meets the documentation standards for designating properties under the Perry Historic Preservation Ordinance and meets the procedural and professional requirements set forth for such designations. In my opinion, the property meets the criteria for local designation.

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Bryan Wood, AICP  
Community Development Director

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Date

In my opinion, the property meets the criteria for local designation.

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Andrew Griffin, Historic Preservation Commission Chair

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Date

In my opinion, the property meets the criteria for local designation.

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Randall Walker, Mayor

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Date

**5. Function or Use:**

**Historic Functions:**

Residential: Residences

Commerce/Trade: Retail, Office, Restaurant, Bank, Personal Service, Medical Clinic, Visitor Accommodation, Automobile Sales, Automobile Fueling and Repair

Government/Institutional: County Courthouse, U.S. Post Office, Religious Institution

**Current Functions:**

Residential: Offices, Restaurants

Commerce/Trade: Retail, Office, Restaurants Bank, Personal Service, Visitor Accommodation

Government/Institutional: City Hall, Religious Institution

**6. Description:**

**Architectural Classification:**

19<sup>th</sup> Century: American Queen Anne, Folk Victorian, Greek Revival, Neoclassical Revival

20<sup>th</sup> Century: Colonial Revival

**7. Statement of Significance of the Perry Downtown District:**

The period of significance of the Perry Downtown District begins in 1824 when the City was incorporated by the Georgia Legislature and extends to the mid- to late-1970s when downtown buildings and streetscape were remodeled with an Early American theme.

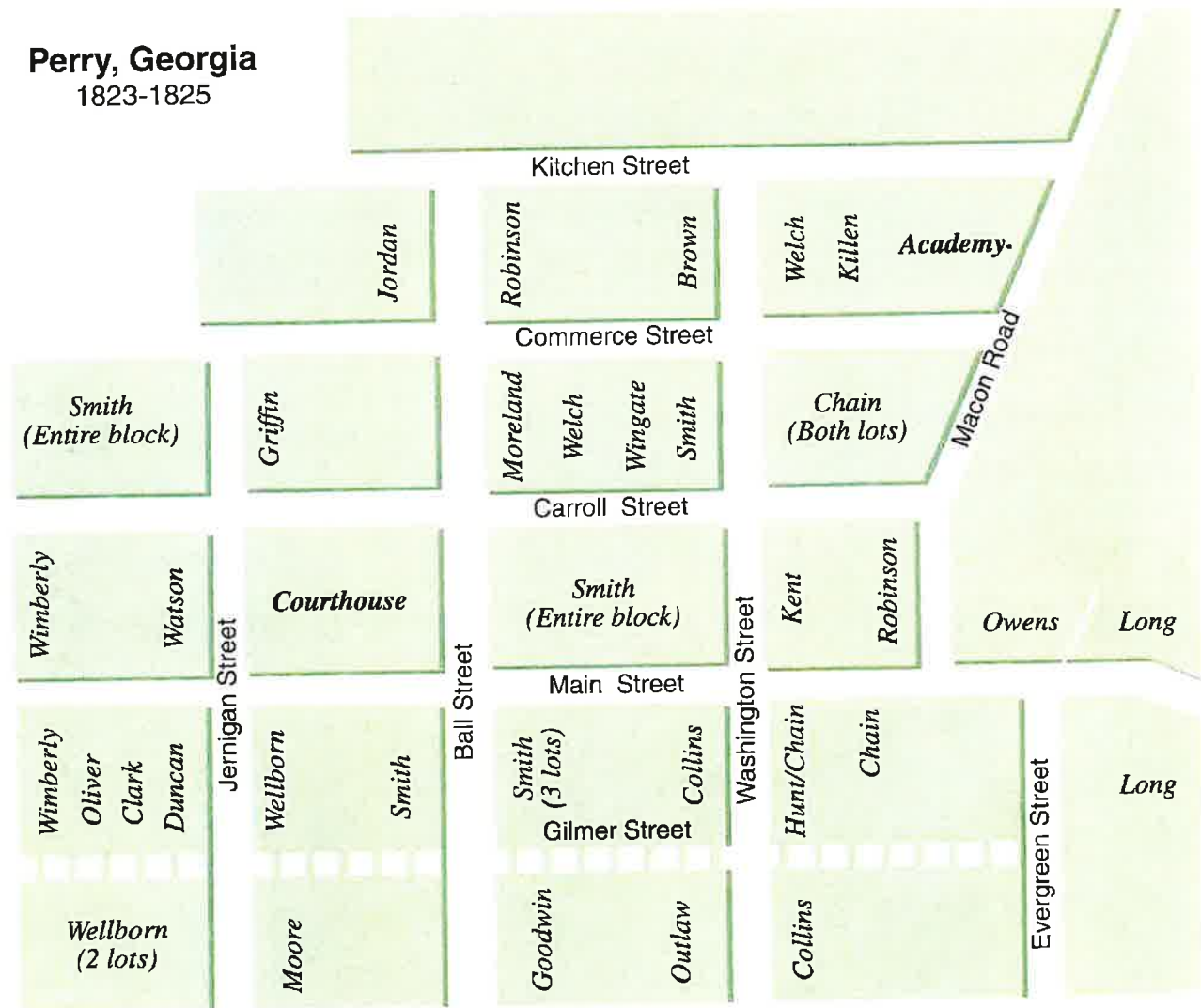
Perry, originally called Wattsville, was founded in 1821 in the geographic center of the newly created Houston County for the purpose of conducting the county's legal affairs. By 1824 Justices of the Inferior Court had sold most of the lots created in this new settlement, and residences and businesses were beginning to establish a proper town. On December 9, 1824, the Georgia legislature approved the incorporation of Perry as the first official town in Houston County and named it in honor of Commodore Oliver Hazard Perry, a hero of the War of 1812.

The City was laid out in a grid pattern surrounding a Courthouse Public Square as shown on the map below. This layout continues to exist today as Downtown Perry. Properties surrounding the Courthouse were originally developed with commercial and residential structures. Perry's first industries were gristmills, sawmills, and cotton gins. As the county seat, however, Perry was also settled by lawyers, doctors, ministers, teachers, store owners, and shopkeepers. People came from throughout the county to conduct business. By the end of the 1840s, Perry was a thriving town with a population of 500 and contained three churches, two schools, a large hotel, three

stores, four groceries, an apothecary shop, and a small bookstore attached to the only post office in Houston County. In 1846, the town was surveyed and formally laid out in blocks.

In 1849 the first stagecoach arrived in Perry on the stage line running from Macon to Tallahassee, and by 1873 Perry was connected by railroad to Fort Valley. By 1880 the population of Perry had reached 929. Following Reconstruction, however, Perry lost 28% of its population as freed African Americans began to migrate northward. Perry closed the 19th Century with a population of 650 persons.

As more space for business was needed, houses were replaced with commercial buildings. Fires and normal weathering caused wooden structures to be replaced with brick and masonry structures.



Map of Perry in 1823-1825 with property owner names

Some of the oldest and more prominent buildings remaining in Perry's Downtown include:

- Perry Methodist Church, ca. 1860-1861
- The Cox-Swanson House, ca. 1830
- Killen-Staples House, ca. 1875
- Houston Masonic Lodge No. 35, ca. 1893
- Houston Hardware Company, ca. 1860
- Toomer Funeral Home, ca. 1905
- Houston Banking Company, ca. 1905; and
- Several retail buildings from the 1870s to early 1900s

In the 1920s the city's population grew to 1,400 persons as a result of a new cement plant that opened outside of town. With the onset of World War II and the opening of what would become Robins Air Force Base nearby, Perry's population swelled to 3,849 between 1940 and 1950. Downtown businesses continued to grow and prosper as a result of this population growth. Several new buildings were constructed in the Downtown area in the 1940s through the 1960's, including a new County Courthouse in 1948.

Tourism has played an important role in Perry's economy since the city was founded. As early as 1849 Perry served as a stage coach stop between Macon and Tallahassee. In 1873 Perry was connected by railroad to Ft. Valley. In the 1920s a spur of the Dixie Highway (now U.S. HWY 41) was paved, and Perry became a stopover for tourists travelling between the Midwest and Florida. A number of hotels, motels, and motor courts were established downtown. Restaurants and gas stations served visitors and residents alike. When Interstate 75 opened on the west side of Perry in the 1960s, the tourism business shifted away from downtown.

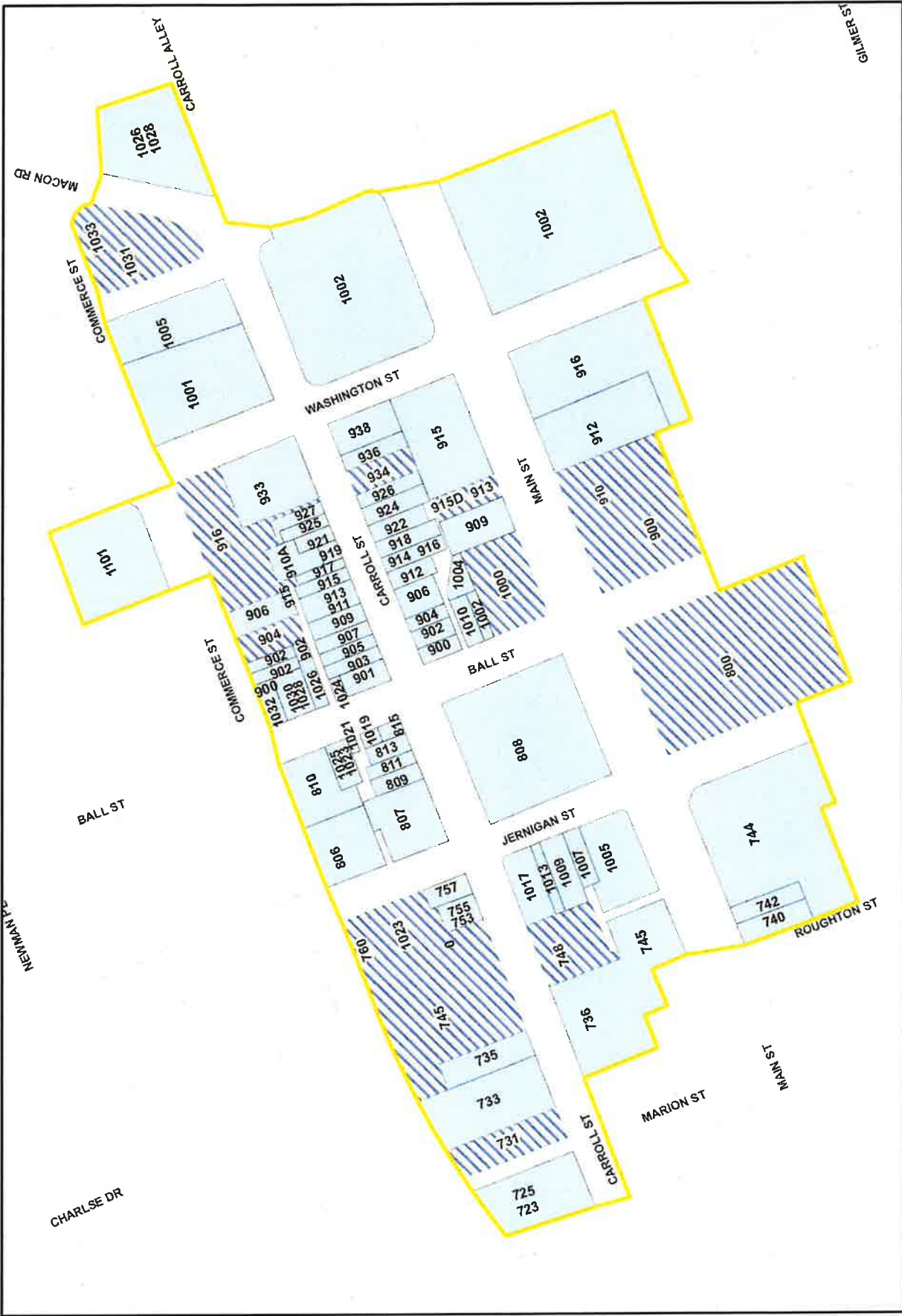
Only the Swan Motel on Main Street continues to operate today. The New Mecca Motor Court was converted to retail space in the 1970s, and the New Perry Hotel and Motel was demolished in 2024 after several developers could not make restoration work financially.

By the early 1970s Perry businesses were suffering as tourists bypassed downtown. A group of businessmen decided something had to be done to attract business and tourists back to downtown. A commission was formed in 1973, and officially recognized by the City of Perry in 1974 as the Perry Redevelopment Commission. In 1975 the Commission was formally sanctioned as the Downtown Redevelopment Authority. In November 1981 Georgia Representative Larry Walker introduced legislation to create the Downtown Development Authority, tasked with carrying on the vision for downtown Perry.

The commission/authority conducted surveys, developed plans, and worked with property owners and government agencies to redevelop downtown Perry. As America's Bicentennial was nearing, the commission decided that buildings downtown should be renovated with an "Early American" theme. One by one, property owners signed on to this idea and began renovating their buildings based on a local architect's designs. The majority of the building renovations appear to have occurred between about 1975 and 1977. Later in the decade, Carroll Street was reconfigured as a one-way street with brick sidewalks, planting beds, and Colonial-style pedestrian light fixtures. This redevelopment plan did accomplish its intention of attracting new businesses and customers. To accommodate parking, several buildings were torn down, including the 1924 County Jail at 748 Carroll Street.

A timeline of the commission/authority's work and a plan book for the 900 block of Carroll Street are included in the Appendix.

Today, most of the building renovations of the 1970s remain, although a few building facades have been restored similar to their pre-1970 appearance.



- Legend**
- Contributing
  - Non-Contributing
  - Proposed Historic District Overlay

0 100 200 400 Feet

# Proposed Downtown Historic District



**Perry**  
Where Georgia comes together.

**The following information is provided for each resource in the Downtown Historic District:**

**Property address  
Tax Parcel Number**

**Contributing/Non-contributing Status  
Georgia Historic Resource Number (if applicable)**

[Photograph of Building]

1. Historic Name (if known)
2. Date of construction
3. Style/building type (for contributing buildings only)
4. Key contributing design elements (for contributing buildings only)
5. Significant alterations/non-contributing elements (for contributing buildings only)

All pictures were taken in the Spring 2024. Vacant parcels are not included.

Review by Georgia Department of Community Affairs, Historic Preservation Division, was completed 