



Downtown Development Authority of the City of Perry

Monday, September 23, 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. Alicia Hartley - Main Street Advisory Board Request for Funding
5. Old Business
 - a. Update on draft Request for Qualifications
 - b. Update on Northside Small Area Plan Public Meeting and Activity
6. New Business
 - a. Approve minutes of August 26, 2024 meeting
 - b. Approve August 2024 Financials
 - c. Natural Gas Grant Reimbursement – 904-4 Commerce Street
 - d. Natural Gas Grant Incentive Policy Review
 - e. Sign Ordinance Review
7. Staff Update
8. Member Items
9. Chairman Items
10. Executive Session
11. 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

Downtown Development Authority of the City of Perry
Minutes- August 26, 2024

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

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

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

2. Invocation: was given by Director Rhodes

3. Citizens with Input – None

4. Guests/Speakers

- a. Bryan Wood – Downtown Historic District Review

Mr. Wood advised a Historic Preservation Commission (HPC) had been established in 2022 and was first tasked with the Washington-Evergreen area, which has since been adopted and began working in the downtown at the start of 2024 and what is being presented to the board is the first draft of the designation report. Mr. Wood explained the process which includes the designation of a property as being contributing or non-contributing and the report will be sent to the Department of Community Affairs (DCA) for review and comment. Once comments are received HPC will review and make any modifications, hold public hearings, with proper notification being sent to owners and occupants and the final decision will be made by Council. The proposed area consists of approximately 30 acres located at the center of Perry and contains 89 properties which create the core of 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. Mr. Wood advised design guidelines are followed, and it is only for the exterior of what is visible from the right-of-way and the intent is to keep the historical context of the building and the same for new or additions. Mr. Wood advised there has only been a few Certificate of Appropriateness for the current district and it's the intent of the board to be an approval board, and staff is a resource for property owners. Chairman George inquired if a structure is non-contributing can it be demolished; Mr. Wood advised it could be. Director Cossart asked if a COA is denied by HPC who the appealing authority is; Mr. Wood advised Council. Director Cossart asked if HPC is looking at the bigger picture with regard to re-development for properties such as the Swan Motel and Village Shops. Ms. Wharton suggested a joint meeting between the HPC, DDA and Main Street Advisory Board.

5. Old Business

- a. Northside Small Area Plan Update – Ms. Wharton advised a public meeting has been scheduled with stakeholders on September 10th @ 6pm at the Perry Events Center.

6. New Business

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

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

- b. Approve July 2024 Financials

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

- c. Prospective Developer Site Visit Review

- d. Discussion of 700 Block of Carroll Street Proposed RFP Process

Chairman George advised he and Ms. Wharton had met with Mr. Russell Dye of Addison & Young out of Gainesville and had a successful visit, and a second site visit has been scheduled for September 11th. There has also been interest expressed by the Pelham Group who will be visiting on September 6th and a local developer has expressed interest.

Ms. Wharton advised with all the recent interest and after the scheduled visits a draft will be presented at the next meeting of a Request for Qualifications. This will ensure that qualified parties are specifically aware of what the board is requiring.

7. Staff Update - Ms. Wharton advised the Methodist Church has been changing signs, 1139 Macon Road was purchased by Spa Medical. Working on date for visioning plan with Mayor and a joint meeting with DDA and MSAB. Additional code enforcement is being done in downtown and MSAB may make a request for funding for downtown lighting.
8. Member Items – Director Rosales advised Patio 901 is being marketed for leasing and has met with architects, including JMA Architecture on the design for the mixed-use development at 800 Main Street.
9. Chairman Items – Chairman George reminded the board to present any ideas for the development of downtown. Director Forrester suggested a parking garage on Roughton Street.
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:04pm.

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

J. Holland
M. [Signature]

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	91,006.12	\$ -	\$ 91,006.12
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	91,006.12	\$ -	\$ 91,006.12
Liabilities and Fund Balances			
Liabilities			
Accounts Payable		\$ -	\$ -
Due to City of Perry	-	-	-
Due to Other Funds	-	-	-
Total Liabilities	-	\$ -	\$ -
Fund Balances			
NonSpendable			
Loan Reveivable	-		\$ -
Reserved for			
BOOST	900.00	-	900.00
Revolving Loan	20,000.00	-	20,000.00
Unreserved	70,106.13	-	70,106.13
Total Fund Balances	91,006.12	\$ -	\$ 91,006.12
Total Liabilities and Fund Balances	91,006.12	\$ -	\$ 91,006.12

DDA Operating

	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Total Expense
Revenues													
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	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures													
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	-	-	-	-	-	-	-	-	-	-	-	-	-
Facade Grant	-	-	-	-	-	-	-	-	-	-	-	-	-
Alleyway Project	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Signs	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Gas Incentative Program	18,203.06	-	-	-	-	-	-	-	-	-	-	-	18,203.06
Electricity - Commerce Street Light	46.61	46.61	-	-	-	-	-	-	-	-	-	-	93.22
Water & Sewer Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	18,321.67	46.61	-	-	-	-	-	-	-	-	-	-	18,368.28
Excess (deficiency)	(18,321.67)	(46.61)	-	-	-	-	-	-	-	-	-	-	(18,368.28)
Other Financing Sources													
Transfer In - City of Perry	18,720.06	517.00	-	-	-	-	-	-	-	-	-	-	19,237.06
Transfer In - Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In - Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	90,137.34	90,535.73	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12
Fund Balance - Ending	90,535.73	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12	91,006.12

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
8/5/2024	GA Power Commerce Street lights	(46.61)
8/12/2024	August City Allocation	517.00

*Balance as of 8/31/2024 91,006.12
*operating & boost balance

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

Less outstanding checks (Payables)

Balance per Bank Statement	89,635.73	Ending Balance:
		O/S Deposits:
Plus deposits not on statement		
Deposits		
Loan PMT		
Façade Grant		
COP allocation	517.00	
Less Disbursements:		O/S Disbursements:
GA Power	(46.61)	Checks:
Reconciled bank statement balance	90,106.12	
Balance per transaction register	<u>90,106.12</u>	
Difference	<u>0.00</u>	

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

Trattoria di Napoli, LLC Natural Gas Reimbursement Grant Request		
Cost	Supplier	Item
\$ 35,000.00	McWright, LLC	gas infratructure labor and materials
\$ 6,000.00	McWright, LLC	2 tankless hot water heaters
\$ 15,062.60	US Foods	combination oven
\$ 26,017.95	US Foods	braiser
\$ 5,172.80	US Foods	pasta cooker
\$ 1,971.92	US Foods	drop-in
\$ 44,361.06	US Foods	pizza oven
\$ 11,772.21	US Foods	pizza oven installation
\$ 696.94	US Foods	gas connectors - pizza oven
\$ 1,449.04	US Foods	gas connectors - other equipment
\$ 874.50	US Foods	salamander
\$ 3,423.80	US Foods	hot plate burners
\$ 1,878.32	US Foods	fryers
\$ 686.88	US Foods	broiler
\$ 7,935.76	US Foods	sales tax (7%)
\$ 7,150.00	City of Perry	natural gas connection fee
\$ 169,453.78		
Recommended Natural Gas Reimbursement	\$ 84,726.89	



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 Trattoria di Napoli LLC (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 Eighty-four thousand seven hundred twenty-five & 89/100 dollars (84,725.89) (“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 -
Trattoria di Napoli LLC

By: _____
John E Stawulski (Printed Name)
owner (Title)

[SEAL]

EXHIBIT A

Company's Natural Gas Incentive Program Reimbursement Application



Application # _____

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	John E. Staurulakis	Commerce Street, LLC – Meredith Lockerman
*Title	Owner	
*Address	103 Gwendolyn Avenue, Perry, GA 310694	152 Farr Road, Kathleen, GA 31049
*Phone	410-703-0189	205-965-1356
*Email	john@staurhospitalitygroup.com	meredithlockerman@gmail.com

Property Information

*Street Address. 904 Commerce Street, Perry, GA 31069
*Tax Map #(s)

Request

New Building _____ Addition _____ Alteration X Demolition _____ Relocation _____

*Please describe the proposed modification: Build out to create restaurant space which included construction of walls, finished ceiling, flooring, commercial kitchen, 2 bathrooms, dining room and bar. There were fourteen (14) gas appliances installed in the space as well as gas connections. Please see attached list and paid invoices.

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	*Date
*Property Owner/Authorized Agent	*Date



MCWRIGHT, LLC

PO BOX 903
BONAIRE, GA 31005
+1 4785514544
frontdesk@mcwrightconstruction.com
www.mcwrightconstruction.com

INVOICE

BILL TO
John Staurulakis
Staur Hospitality Group

SHIP TO
John Staurulakis
Staur Hospitality Group

INVOICE 2024-116
DATE 09/11/2024
TERMS Net 30

DATE	ACTIVITY	AMOUNT
09/11/2024	General Conditions Gas lines, gas labor and all work to install gas equipment	35,000.00
Make checks payable to McWright LLC.		
	SUBTOTAL	35,000.00
	TAX	0.00
	TOTAL	35,000.00
	BALANCE DUE	\$35,000.00



MCWRIGHT, LLC

PO BOX 903
BONAIRE, GA 31005
+1 4785514544
frontdesk@mcwrightconstruction.com
www.mcwrightconstruction.com

INVOICE

BILL TO
John Staurulakis
Staur Hospitality Group

SHIP TO
John Staurulakis
Staur Hospitality Group

INVOICE 2024-122
DATE 09/18/2024
TERMS Net 30

DATE	ACTIVITY	AMOUNT
09/18/2024	General Conditions 2 gas tankless water heater	6,000.00
Make checks payable to McWright LLC.		
	SUBTOTAL	6,000.00
	TAX	0.00
	TOTAL	6,000.00
	BALANCE DUE	\$6,000.00



VENDOR SHIP INVOICE

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	PURCHASE ORDER #	SALES LOCATION	SALES REP	DATE ORDERED
91561696	2545397	05/10/2024	91561696		2220	113	05/10/2024
FREIGHT TERMS	ORDER NUMBER	PAYMENT TERMS	ROUTE NUMBER	SPECIAL INSTRUCTIONS			
	146284	NET 14 DAYS	0	USF-PO#764646			

BILL TO	SHIP TO	REMIT TO
TRATTORIA DI NAPOLI 903 COMMERCE ST PERRY, GA 31069-3321 (410) 703-0189	TRATTORIA DI NAPOLI 903 COMMERCE ST PERRY, GA 31069-3321 Dept.: 0 (410) 703-0189	US Foods, Inc. PO BOX 281945 ATLANTA, GA 30384-1945 (800) 241-7677

SHIPPED FROM:
SHIPPED DATE: 05/10/2024

DRIVER NAME:
DRIVER ID:
ROUTE NUMBER: 0
STOP NUMBER: 0



VENDOR SHIP INVOICE

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	PURCHASE ORDER #	SALES LOCATION	SALES REP	DATE ORDERED
91561696	2545397	05/10/2024	91561696		2220	113	05/10/2024
FREIGHT TERMS	ORDER NUMBER	PAYMENT TERMS	ROUTE NUMBER	SPECIAL INSTRUCTIONS			
	146254	NET 14 DAYS	0	USF-PO#764646			

INVOICE LINE DETAILS

QUANTITY	SALES UNIT	PRODUCT NUMBER	DESCRIPTION	LABEL	PACK SIZE	CODE	WEIGHT	PRICING UNIT	UNIT PRICE	EXTENDED PRICE
1	CS	4909379	CLEANER, OVN DET & RINSE PLUS	UNOX INC	10/1 LT	T		CS	\$122.1100	\$122.11
1	CS	12537	457-CAUSTIC-ALKALI LIQUID, N.O.S.	JOHN BOOS	1 EA	T		CS	\$140.9800	\$140.98
1	EA	66555	SHELF, WALL MOUNT 16X48 S/S 1.	HOSHIZAKI	1 EA	T		EA	\$157.4100	\$157.41
1	CS	308828	KIT, TOP STRG BIN 30"	UNOX INC	1 ST	T		CS	\$310.1600	\$310.16
1	CS	376368	CASTER, SET 4 2 W/ 2 W/O BRAKE	UNOX INC	1 EA	T		CS	\$15,062.6000	\$15,062.60
1	CS	456665	QVEN, COMBINATION GAS 33.88" S	VULCAN	1 EA	T		CS	\$26,017.9500	\$26,017.95
1	EA	467837	PAN, BRASNG TILT 30 GAL S/S	HOBART	1 EA	T		EA	\$1,421.6700	\$1,421.67
1	EA	579813	ASSEMBLY, TND CHP END/SSST PAN	HATCO	1 EA	T		EA	\$1,140.5600	\$1,140.56
2	CS	616888	WARMER, DUAL FOOD 84" ALUM ELC	HATCO	1 EA	T		CS	\$973.6100	\$1,947.22
1	EA	730116	WARMER, DUAL FOOD 60" ALUM ELC	JOHN BOOS	1 EA	T		EA	\$186.2900	\$186.29
1	CS	1016983	FAUCET, 12" MIXING DECK MOUNT	MIGALI	1 EA	T		CS	\$1,239.1400	\$1,239.14
1	CS	1024040	COOLER, BOTTLE 50" 2 SLIDE LID	ADV TABCO	1 EA	T		CS	\$748.3600	\$748.36
2	CS	1024088	UNIT, UNDERBAR BOTTLE DISPLAY	ADV TABCO	1 EA	T		CS	\$712.3200	\$1,424.64
1	CS	1059912	STATION, BACK BAR BLENDER 18X2	JOHN BOOS	1 EA	T		CS	\$831.0400	\$831.04
2	CS	1060633	WORKTABLE, S/S 36X72 OPEN BASE	KROWNE	1 EA	T		CS	\$2,325.3800	\$4,650.76
1	CS	1069890	BIN, COCKTAIL ICE 36X19 S/S UN	STEELWORKS	1 EA	T		CS	\$526.6200	\$526.62
1	CS	1069891	WORKTABLE, S/S 24X96 W/ 2" BAC	CHOICE EQU	1 EA	T		CS	\$871.9100	\$871.91
1	EA	1069893	RACK, CAN 28X35X42 ALUMINUM 1/	ADV TABCO	1 EA	T		EA	\$1,575.1600	\$1,575.16
1	CS	1069896	TROUGH, FLOOR 24X18X4 S/S	UNOX INC	1 EA	T		CS	\$538.6900	\$538.69
1	CS	1069899	STAND, OVEN 33.19X28.13X12.06	ARCOBALENO	1 EA	T		CS	\$5,172.8000	\$5,172.80
1	EA	1069900	COOKER, PASTA 11 GAL 15.75"	ARCOBALENO	1 EA	T		EA	\$331.1200	\$331.12
1	EA	1069901	BASKET, PASTA COOKER S/S 11X19	ARCOBALENO	1 EA	T		EA	\$205.9100	\$205.91
1	CS	1069902	BASKET, PASTA COOKER S/S 11X9.	ARCOBALENO	1 ST	T		CS	\$382.1300	\$382.13
2	CS	1069909	BASKET, PASTA COOKER S/S SET 4	ADANDEREF	1 EA	T		CS	\$4,526.2000	\$9,052.40
			BASE, CHEF REF/ FREEZER 34.6"							



VENDOR SHIP INVOICE

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	PURCHASE ORDER #	SALES LOCATION	SALES REP	DATE ORDERED
91561696	2545997	05/10/2024	91561696		2220	113	05/10/2024
FREIGHT TERMS	ORDER NUMBER	PAYMENT TERMS	ROUTE NUMBER	SPECIAL INSTRUCTIONS			
146254		NET 14 DAYS	0	USF-PO#764646			

INVOICE LINE DETAILS

QUANTITY	SALES UNIT	PRODUCT NUMBER	DESCRIPTION	DESCRIPTION	LABEL	PACK SIZE	CODE	WEIGHT	PRICING UNIT	UNIT PRICE	EXTENDED PRICE
3	CS	1069916	RACK, BUN 12 SHEET PAN 21X26X7		CHOICE EQU	1 EA	T		CS	\$369.6800	\$1,109.04
1	CS	1069918	RACK, PAN 23X28X40 ALUMINUM MC		CHOICE EQU	1 EA	T		CS	\$876.2100	\$876.21
1	CS	1069919	PREP TABLE, SANDWICH 2 DOOR 48		MIGALI	1 EA	T		CS	\$1,535.9400	\$1,535.94
1	EA	1069923	OVERSHELF, 12X67X48 DBLE S/S		HOSHIZAKI	1 EA	T		EA	\$1,135.2600	\$1,135.26
1	EA	1069929	HOLDER, MOP 3 CAPACITY 23X5 S/		KROWNE	1 EA	T		EA	\$70.2400	\$70.24
1	CS	1069935	DROP IN, HOT FOOD S/S 46.25" 3		DUKE	1 EA	T		CS	\$1,971.9200	\$1,971.92
1	CS	1069966	KIT, MOUNTING HARDWARE F/ FAUC		KROWNE	1 KT	T		CS	\$25.0400	\$25.04
1	CS	1070197	DRAINBOARD, UNDERBAR 19X42 S/S		KROWNE	1 EA	T		CS	\$952.5700	\$952.57
8	EA	1070199	SHELF, WIRE 18X48 S/S SOLID		QANTMFDSVC	1 EA	T		EA	\$205.9300	\$1,647.44
8	EA	1070201	POST, SHELF 34"H S/S		QANTMFDSVC	1 EA	T		EA	\$16.0800	\$128.64
1	CS	1070202	DRAINBOARD, UNDERBAR 19X30 S/S		KROWNE	1 EA	T		CS	\$697.8500	\$697.85
1	CS	1070219	COOLER, BEER DRAFT 2 DOOR S/S		KROWNE	1 EA	T		CS	\$8,914.1800	\$8,914.18
1	EA	1070527	ACCESSORY, UPGRADE TO 8-FAUCET		KROWNE	1 EA	T		EA	\$1,093.2800	\$1,093.28
1	CS	1070534	CABINET, BACK BAR 108" 4 DOOR		KROWNE	1 EA	T		CS	\$8,171.4900	\$8,171.49
1	CS	1070538	CASTER, 5" SET 6 SWIVEL PLATE		KROWNE	1 ST	T		CS	\$160.2700	\$160.27
1	CS	1070541	WORKTABLE, S/S 30X96 CABINET		EAGLEGROUP	1 EA	T		CS	\$3,406.1200	\$3,406.12
1	EA	1070543	MODIFICATION, TOP CUTOUT REINF		EAGLEGROUP	1 EA	T		EA	\$332.4100	\$332.41
1	CS	1070563	ACCESSORY, URN TROUGH 4.5X1.5		EAGLEGROUP	1 FT	T		CS	\$116.7100	\$116.71
1	CS	1070567	HOLDER, BIN CANTILEVER 60X10.7		QANTMFDSVC	1 KT	T		CS	\$439.7000	\$439.70
1	CS	1070569	SLICER, FOOD MNL ALUM 14.5"		ARCOBALENO	1 EA	T		CS	\$8,535.1100	\$8,535.11
1	CS	1070562	RACK, CAN HALF SZ ALUM 54 CPCCT		CHOICE EQU	1 EA	T		CS	\$738.8300	\$738.83
1	CS	1070578	PRESS, PANINI 19.6X10 CAST IRO		UNIVEX	1 EA	T		CS	\$663.5600	\$663.56
1	CS	1070579	MACHINE, PASTA EXTRUDER & MIX		ARCOBALENO	1 EA	T		CS	\$9,885.5600	\$9,885.56
2	CS	1070581	BASE, CHEF REF/ FREEZER 34.6"		ADANDEREF	1 EA	T		CS	\$8,414.2800	\$16,828.56
1	CS	1070582	OVEN, GAS FIRED 51.18" INTERIO		MARRAFORNI	1 EA	T		CS	\$44,361.0600	\$44,361.06
1	EA	1070594	ACCESSORY, ON SITE OVEN BUILD		MARRAFORNI	1 EA	T		EA	\$11,772.2100	\$11,772.21



VENDOR SHIP INVOICE

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	PURCHASE ORDER #	SALES LOCATION	SALES REP	DATE ORDERED
91561696	2545397	05/10/2024	91561696		2220	113	05/10/2024
FREIGHT TERMS	ORDER NUMBER	PAYMENT TERMS	ROUTE NUMBER	SPECIAL INSTRUCTIONS			
	146254	NET 14 DAYS	0	USF-PO#764646			

QUANTITY		ORD	SHP	SALES UNIT	PRODUCT NUMBER	DESCRIPTION	LABEL	PACK SIZE	CODE	WEIGHT	PRICING UNIT	UNIT PRICE	EXTENDED PRICE
ORD	SHP												
1	1			EA	1074186	PLATE, BLAD MEAT CHPPR S/S	HOBART	1 EA	T		EA	\$120.9500	\$120.95
1	1			EA	1197698	FOOD PROCESSOR, CNTIN FEED S/S	ROBOTCOUPE	1 EA	T		EA	\$1,013.5700	\$1,013.57
1	1			CS	1439516	KIT, PEEL DELUXE W/ ACCESSORIE	MARRAFORNI	1 KT	T		CS	\$1,206.0000	\$1,206.00
1	1			CS	1740556	KIT, FAUCT DECK MOUNT NIPLE	JOHN BOOS	1 KT	T		CS	\$10.1700	\$10.17
1	1			EA	1824192	SYSTEM, WATER FILTR SNGL F/	HOSHIZAKI	1 EA	T		EA	\$271.8900	\$271.89
1	1			EA	1911654	SYSTEM, WATER FILTER .5 MICRON	UNOX INC	1 EA	T		EA	\$779.1000	\$779.10
1	1			EA	2122117	DISC, VEG SHREDDING 1/2" CUT	HOBART	1 EA	T		EA	\$116.4900	\$116.49
1	1			CS	2269094	KIT, BEER DRAFT DISPENSING 8 F	KROWNE	1 KT	T		CS	\$1,028.4100	\$1,028.41
1	1			EA	2428467	SYSTEM, WATER FLTR FONTN 5 MIC	ERNST F.L.	1 EA	T		EA	\$767.4400	\$767.44
1	1			EA	2596963	HOLDER, SHRDR DISC #12 S/S F/	HOBART	1 EA	T		EA	\$309.4100	\$309.41
1	1			CS	2831211	STAND, EQPT 48X30X24 S/S W/	SERV-WARE	1 EA	T		CS	\$410.2200	\$410.22
2	2			CS	3074092	KIT, GAS CONNECTOR 48" S/S	MARRAFORNI	1 KT	T		CS	\$348.4700	\$696.94
1	1			EA	3122116	DISC, SHREDDING 3/32" S/S	HOBART	1 EA	T		EA	\$116.4900	\$116.49
1	1			CS	3164704	BIN, ICE 30" WIDE 500 LB S/S	HOSHIZAKI	1 EA	T		CS	\$1,459.6200	\$1,459.62
1	1			EA	3319135	LEVER, WASTE 3.5" SINK OPNG W/	JOHN BOOS	1 EA	T		EA	\$64.4500	\$64.45
8	8			EA	3346038	KIT, GAS CNCTR .75X48	DORMONT	1 EA	T		EA	\$181.1300	\$1,449.04
1	1			CS	3421430	BROILER, SALND 36" S/S INFRD	MIGALI	1 EA	T		CS	\$874.5000	\$874.50
1	1			EA	3750833	DISC, RPLMT SHRD 5MM S/S F/	HOBART	1 EA	T		EA	\$265.6400	\$265.64
2	2			CS	3853686	HOT PLATE, ONTOP 24" 4 BRNER	VULCAN	1 EA	T		CS	\$1,711.9000	\$3,423.80
1	1			CS	4260737	PACKAGE, DISC SET 5 S/S F/	ROBOTCOUPE	5 ST	T		CS	\$370.2600	\$370.26
1	1			EA	4342039	SINK, MOP 1 CMPT S/S 24X24X13	KROWNE	1 EA	T		EA	\$469.3700	\$469.37
1	1			EA	4391458	PLATE, SHRDR 13 MM ATCHMNT S/S	HOBART	1 EA	T		EA	\$265.6400	\$265.64
1	1			CS	4447851	SINK, FBRCD 1 CMPT S/S	JOHN BOOS	1 EA	T		CS	\$838.3600	\$838.36
1	1			CS	4569686	KIT, INSL W/ WATER DRAIN FITNG	UNOX INC	1 KT	T		CS	\$235.9600	\$235.96
5	5			CS	4586735	SHELF, WIRE 24X60 EPXY COTED	QANTMFDSVC	1 EA	T		CS	\$60.6400	\$303.20
2	2			EA	4705711	SPEED RAIL, 36" S/S DBL	KROWNE	1 EA	T		EA	\$325.7900	\$651.58



VENDOR SHIP INVOICE

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	PURCHASE ORDER #	SALES LOCATION	SALES REP	DATE ORDERED
91561696	2545397	05/10/2024	91561696		2220	113	05/10/2024
FREIGHT TERMS	ORDER NUMBER	PAYMENT TERMS	ROUTE NUMBER	SPECIAL INSTRUCTIONS			
146254		NET 14 DAYS	0	USF-PO#764646			

INVOICE LINE DETAILS

QUANTITY	SALES UNIT	PRODUCT NUMBER	DESCRIPTION	LABEL	PACK SIZE	CODE	WEIGHT	PRICING UNIT	UNIT PRICE	EXTENDED PRICE
1	CS	4861443	BRACKET, 6" PAIR F/ HEAT LAMP	JOHN BOOS	1 PR	T		CS	\$32.9300	\$32.93
8	EA	4871152	CASTER, 3.5" W/ BRAKE F/ FRYER	SERV-WARE	1 EA	T		EA	\$11.6600	\$93.28
1	EA	4917357	FAUCET, 6.5" SVC SINK SPLSH	KROWNE	1 EA	T		EA	\$150.7300	\$150.73
1	EA	4926986	PLATE, STAY SHARP #12 HUB S/S	HOBART	1 EA	T		EA	\$120.9500	\$120.95
1	CS	5099763	LEAD, EXTND ELCTR 20' F/ TRACK	HATCO	1 EA	T		CS	\$61.4800	\$61.48
1	CS	5497420	CARTRIDGE, PRE FLTR F/ ICE MA	HOSHZKI NC	1 EA	T		CS	\$157.4100	\$157.41
1	EA	5604229	DISHTABLE, CLEAN STRAT 48" S/S	JOHN BOOS	1 EA	T		EA	\$355.4700	\$355.47
1	CS	5683317	PREP TABLE, PIZA 67" 2 DOOR	HOSHZKI NC	1 EA	T		CS	\$5,304.8200	\$5,304.82
2	CS	5759733	SINK, HAND 1 CMPT S/S W/	SERV-WARE	1 EA	T		CS	\$146.2800	\$292.56
1	EA	5778584	ENCLOSURE, REMOT CTRL 2 SWITCH	HATCO	1 EA	T		EA	\$146.2800	\$146.28
10	CS	5859153	SHELF, WIRE 24X36 EPOXY COATED	QANTMFD SVC	1 EA	T		CS	\$34.0200	\$340.20
1	CS	5898207	MIXER, SPIRL DOUGH 53 QT S/S	MARRAFORNI	1 EA	T		CS	\$6,308.2700	\$6,308.27
16	CS	5911827	POST, SHELF 86"H EPOXY COATED	QANTMFD SVC	1 EA	T		CS	\$15.6000	\$249.60
2	EA	6053901	SHELF, SORTING DISH 42X18X11	JOHN BOOS	1 EA	T		EA	\$220.4800	\$440.96
1	CS	6073812	CART, TNSPT TRAY S/S	ARCOBALENO	1 EA	T		CS	\$1,049.4000	\$1,049.40
1	CS	6098821	CASTER, 4" SET 4 2 LCKNG F/	ARCOBALENO	1 ST	T		CS	\$519.7700	\$519.77
1	EA	6194487	FREIGHT, CES E&S DROP SHIP	PACKER	1 EA	T		EA	\$6,009.0500	\$6,009.05
1	CS	6529847	TABLE, FLLR 15X30 S/S W/	JOHN BOOS	1 EA	T		CS	\$207.4400	\$207.44
1	CS	6586310	SINK, KTCH 3 CMPT S/S 18X24X14	JOHN BOOS	1 EA	T		CS	\$1,699.8200	\$1,699.82
1	EA	6686786	SHELF SET, WIRE 21X36X54 CHM	EAGLE METL	1 ST	T		EA	\$295.0500	\$295.05
1	CS	6970805	WORKTABLE, S/S 38X72 S/S	ADV TABCO	1 EA	T		CS	\$1,083.9200	\$1,083.92
1	EA	7012638	ACCESSORY, WARRANTY EXTENDED W	UNOX INC	1 EA	T		EA	\$2,067.0000	\$2,067.00
1	EA	7061195	DISC, VEG SHREDDING 3/16"	HOBART	1 EA	T		EA	\$125.4000	\$125.40
1	EA	7073612	DISC, SHREDDING 3/16" S/S	HOBART	1 EA	T		EA	\$125.4000	\$125.40
1	CS	7211603	PREP TABLE, SANDWICH 2 DOOR 48	MIGALI	1 EA	T		CS	\$1,534.8800	\$1,534.88
3	CS	7342944	REFRIGERATOR, REACH IN 2 DOOR	MIGALI	1 EA	T		CS	\$2,230.2400	\$6,690.72



VENDOR SHIP INVOICE

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	PURCHASE ORDER #	SALES LOCATION	SALES REP	DATE ORDERED
91561696	2545397	05/10/2024	91561696		2220	113	05/10/2024
FREIGHT TERMS	ORDER NUMBER	PAYMENT TERMS	ROUTE NUMBER	SPECIAL INSTRUCTIONS			
148254		NET 14 DAYS	0	USF-PO#764646			

INVOICE LINE DETAILS										
QUANTITY	SALES UNIT	PRODUCT NUMBER	DESCRIPTION	LABEL	PACK SIZE	CODE	WEIGHT	PRICING UNIT	UNIT PRICE	EXTENDED PRICE
1	CS	7618879	MIXER, PLANETARY FLR 30 QT S/S	HOBART	1 EA	T		CS	\$15,884.7400	\$15,884.74
1	CS	8066277	STAND, EQPT 24X30X24 S/S W/	SERV-WARE	1 EA	T		CS	\$268.1800	\$268.18
1	EA	8073611	GRATER, PLATE S/S	HOBART	1 EA	T		EA	\$116.4900	\$116.49
1	CS	8212278	FREEZER, REACH IN 51.7" 2 DOOR	MIGALI	1 EA	T		CS	\$2,504.7800	\$2,504.78
1	EA	8245251	TROUGH, DRIP TRAY 12X5 LVRD W/	MICROMATIC	1 EA	T		EA	\$255.1100	\$255.11
2	CS	8411069	FRYER, FLR NTRL GAS 50 LB S/S	SERV-WARE	1 EA	T		CS	\$938.1600	\$1,878.32
1	CS	8426539	KIT, START UP CKG F/ COMBI OVN	UNOX INC	1 KT	T		CS	\$440.7500	\$440.75
1	CS	8573946	ICE MACHINE, CRCNT CUBER 556	HOSHIZAKI	1 EA	T		CS	\$4,083.1200	\$4,083.12
1	EA	8646788	FAUCET, 44" PRE RINSE UNIT	KROWNE	1 EA	T		EA	\$350.1200	\$350.12
1	EA	8730426	OVERSHELF, DBL 12X72 S/S TABLE	ADV TABCO	1 EA	T		EA	\$349.8000	\$349.80
1	CS	8886996	STAND, EQPT 36X36 S/S W/	ADV TABCO	1 EA	T		CS	\$900.5600	\$900.58
1	CS	9010321	PREP TABLE, PIZA 66"2 DOOR 7	MARRAFORNI	1 EA	T		CS	\$7,975.9500	\$7,975.95
1	CS	9054224	SHELF, PASS THRU DOUBLE 144X24	JOHN BOOS	1 EA	T		CS	\$3,372.9600	\$3,372.96
1	EA	9408028	DRAIN, LEVR WASTE 3.5" OPNG	KROWNE	1 EA	T		EA	\$58.6700	\$58.67
1	EA	9664380	BASKET, SMOKR HYPER F/ CHEF	UNOX INC	1 EA	T		EA	\$264.1500	\$264.15
1	CS	9605766	CASTER, 2" W/ BRAKE SET 6	KROWNE	1 ST	T		CS	\$156.9300	\$156.93
2	CS	9694886	CABINET, UNDERBAR GLS STRG	JOHN BOOS	1 EA	T		CS	\$773.3600	\$1,546.78
2	EA	9812587	COVER, FULL SZ SLIDN S/S 36"	KROWNE	1 EA	T		EA	\$155.9800	\$311.96
1	CS	9941944	BROILER, CHAR 24" 2 BRNER S/S	SERV-WARE	1 EA	T		CS	\$686.8800	\$686.88
HAZARDOUS ITEM TOTALS:				PIECES: 1	WEIGHT: 27.00	CUBE: 1				

HAZARD MATERIALS SUMMARY										
QUANTITY	SALES UNIT	PRODUCT NUMBER	DESCRIPTION	LABEL	PACK SIZE	CODE	WEIGHT	PRICING UNIT	UNIT PRICE	EXTENDED PRICE
1	CS	4909379	CLEANER, OVN DET & RINSE PLUS	UNOX INC	10/1 LT	T		CS	\$122.1100	\$122.11
HAZARDOUS ITEM TOTALS:				PIECES: 1	WEIGHT: 27.00	CUBE: 1				



VENDOR SHIP INVOICE

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	PURCHASE ORDER #	SALES LOCATION	SALES REP	DATE ORDERED
91561886	2545397	05/10/2024	91561696		2220	113	05/10/2024
FREIGHT TERMS	ORDER NUMBER	PAYMENT TERMS	ROUTE NUMBER	SPECIAL INSTRUCTIONS			
	146254	NET 14 DAYS	0	USF-PO#764646			

STORAGE LOCATION RECAP(N)						
STORAGE LOCATION	TOTAL PIECES ORDERED	TOTAL PIECES SHIPPED	TOTAL ITEMS SHIPPED	TOTAL WEIGHT SHIPPED	TOTAL EXTENDED PRICE	
DRY	194	194	121	13,940.20	\$294,004.37	
DELIVERY SUMMARY TOTALS	194	194	121	13,940.20	\$294,004.37	

INVOICE SUMMARY

TOTAL NET WEIGHT SHIPPED	13940.20	Product Total	\$294,004.37
TOTAL GROSS WEIGHT SHIPPED	14166.33	Sales Tax	\$20,580.31
		Rate: 7.00	
		PLEASE REMIT THIS AMOUNT BY	05/24/2024
			\$314,584.68



VENDOR SHIP INVOICE

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	PURCHASE ORDER #	SALES LOCATION	SALES REP	DATE ORDERED
91561696	2545397	05/10/2024	91561696		2220	113	05/10/2024
FREIGHT TERMS	ORDER NUMBER	PAYMENT TERMS	ROUTE NUMBER	SPECIAL INSTRUCTIONS			
146254		NET 14 DAYS	0	USF-PO#764646			

CUSTOMER ACCEPTANCE

Interest shall accrue on all unpaid balances exceeding established credit terms at a rate equal to the lesser of (a) 1-1/2% per month or (b) the maximum rate that the customer may lawfully contract to pay, and in all events calculated in accordance with applicable law.

Promotional allowances, cash discounts, prompt pay discounts, growth programs and all other incentives are retained by U.S. Foods service @ and do not reduce Product Price. Product Price is defined as the supplier, packer, or any vendor delivered cost or f.o.b unit price plus standard freight less off-invoice discounts or off-invoice allowances (i.e., manufacturer generated discounts or allowances on particular items for set periods of time and which are specifically reflected on the invoice).

**We appreciate your business. Please visit our website www.usfoods.com/order for a fast and easy way to order or contact customer service at: (800) 253-0277.

**You agree with respect to any dispute arising out of your purchases from US Foods: (i) you are giving up your right to serve in any representative capacity, or to participate as a member of a class, in any lawsuit; (ii) you also agree, at US Foods sole option, to submit to binding, individual arbitration of all claims; (iii) such arbitration shall be governed by the Federal Arbitration Act, 9 U.S.C. § 1 and conducted in accordance with the Commercial Rules of the American Arbitration Association; and (iv) each party shall pay half the costs of arbitration, and separately pay its own attorneys' fees and costs. For more information about the fuel surcharge, go to: <http://www.usfoods.com/terms/fuelsurcharge/StandardGridEIAAreaLowerAtlantic>

**If you have an agreement with US Foods that expressly addresses the calculation of the fuel surcharge, please refer to that agreement.
 **The perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499a(c)). The seller of these commodities retains a trust claim over these commodities, all inventories of food or other products derived from these commodities, and any receivables or proceeds from the sale of these commodities until full payment is received.

USDA National Organic Program Indicators: +F = "100% Organic"; +O = "Organic"; +M = "Made with organic ingredients"

**INVOICE (INV-00013036)
FOR CITY OF PERRY, GA**

BILLING CONTACT

John Staurulakis
Staur Hospitality Group



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00013036	08/16/2024	08/16/2024	Invoiced, Past Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC 230793	Gas Connection Commercial	\$7,150.00
904 Commerce St Ste 4 Perry, GA 31069		SUBTOTAL \$7,150.00

REMITTANCE INFORMATION
City of Perry, GA 1211 Washington Street P.O. Box 2030 Perry, Georgia 31069

TOTAL \$7,150.00



Downtown Development District Incentive Policy

Incentives Generally

In order to promote beneficial and managed development in Downtown Perry, the Downtown Development Authority of the City of Perry (“DDA”) may discuss with/offer qualifying projects within the Downtown Development District any of the incentive options outlined in this policy if the proposed project adheres to the established criteria.

Projects applying for incentives must demonstrate benefit to the City and the District, in furtherance of the purpose for which the DDA was established. Economic development benefits can be shown by the project through the:

- Creation and/or retention of existing jobs in the District.
- Private investment, or investment not provided by the City or DDA, in the District.
- Leveraging of State and/or Federal dollars in the financing of the project.
- Development of projects that cultivate an appropriate business mix in the District and/or land use mix.
- Development of projects that significantly enhance the aesthetics or public realm of the District.
- Development of projects that are redevelopment or infill development in nature.
- Development of projects that further the goals and strategies associated with the Downtown Development Plan adopted by the DDA.
- Remediation of blight in the District.
- Fiscal and/or economic impact to the City as shown in applicable analyses.

Incentive Options

The following incentive options will be considered on a case-by-case for each project:

- DDA Revolving Loan Fund Program: Financing provided by the DDA as part of the local revolving loan fund program.
- Façade Grant Program: Provision of grant funding to District businesses for building façade improvements.
- Natural Gas Incentive Program: Restaurant projects are eligible for reimbursement up to fifty percent of the total purchase and installation costs of certain commercial natural gas fueled appliances.
- Downtown Development and/or Historic Preservation Partnerships
 - The DDA will work with the project as necessary in providing for State and Federal project funding options. This includes but is not limited to:
 - Georgia Downtown Development Revolving Loan Fund (DDRLEF); Georgia Cities Foundation Revolving Loan Fund; State and Federal Historic Preservation Tax Credits; Rural Zone Tax Credits
- Financing Assistance

Available for new business development or the expansion of existing businesses in the District, financing may be provided through revenue bond issuance or traditional bank financing, as appropriate. Eligible projects must provide 20% of total project cost in owner equity. Owner equity must be provided as part of real or personal property. This can include, but is not limited to, property acquisition, construction costs, and operating equipment. Operational costs (e.g. salaries, inventory, utility costs, etc.) are not eligible expenses.

1. In order to be eligible for financing assistance, the project will need to provide the following for review:
2. Financial plan showing strategic and operational plans for three (3) years. Financial plan should include a pro forma income statement.
3. If an existing business, financial statements for the past three (3) years of operations or as long as the business has been operational.
4. Source of capital, including: Evidence of project owner equity, Evidence of lender commitment (if applicable), and State and/or federal project commitment (if applicable)
5. History/ownership/legal structure of the business and experience of the primary business team.
6. Amount and purpose of public financial assistance sought and a detailed repayment plan, if applicable.

It is strongly encouraged that all projects in the District explore these available funding opportunities and partnerships as part of the project financing “stack”.



Downtown Development District Incentive Policy

Base Criteria for Incentives

In order to be considered for certain incentives, projects may be required to meet specific thresholds pertaining to District investment and job creation / retention. These thresholds are generally outlined in the table below:

<i>Incentive Type</i>	<i>District Investment Requirement</i>	<i>Job Creation/Retention Requirement (FTE)</i>
DDA Revolving Loan Fund	\$100,000	N/A
Façade Grant Program	N/A	N/A
Natural Gas Incentive Program	Purchase of Natural Gas Appliances	N/A
State/Federal Downtown Development Programs	N/A	Program Dependent
Financing Assistance	\$755,000	N/A

Requesting Incentives

A general application (attached and online) will be completed and submitted to the DDA along with the required documentation to advise of a potential project and request for incentives. The initial application will be reviewed by staff for completeness and adherence to policy requirements. If deemed complete and compliant with policy requirements, the application will be provided to DDA board members for review and subsequent consideration.

Should the project request financing assistance outside the scope of DDA's available resources, the request will then be provided to City Council for review and consideration as it pertains to financial support.

If the project is deemed eligible and the decision is made to provide incentives as requested, in part or in whole, the DDA and project will enter into a project agreement or MOU as drafted or approved by the City Attorney's Office. This agreement shall be binding and shall include all necessary project performance criteria, special conditions, investment recovery ("clawback") parameters, etc. to be determined on a project-by-project basis.

For more information:

Alicia Hartley, Downtown Manager
 alicia.hartley@perry-ga.gov | (478) 988-2730



Application # _____

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		
*Title		
*Address		
*Phone		
*Email		

Property Information

*Street Address	
*Tax Map #(s)	

Request

New Building _____ Addition _____ Alteration _____ Demolition _____ Relocation _____

*Please describe the proposed modification:

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	*Date
*Property Owner/Authorized Agent	*Date

Sec. 6-9. Sign standards.

Sec. 6-9.1. Purposes.

- (A) It is the purpose of the mayor and city council in enacting these regulations to provide standards to safeguard life, public health, property, and welfare by regulating the location, size, illumination, erection, maintenance, and quality of materials of all signs. More specifically, signs have a powerful impact on the aesthetic environment of the community, and it is the purpose of this article to encourage an aesthetically attractive environment, allowing sufficient opportunities for communications to serve business, interest groups and the public, while complying with the federal and state constitutions and laws. Signs create visual clutter and therefore should be regulated in their size, location, construction, and illumination. Signs can detract from the beauty of the neighborhood and lower property values. In seeking to comply with federal and state law, the city has determined the following: large signs are, as the U.S. Supreme Court has recognized, an aesthetic harm; the state supreme court has upheld sign regulations on the basis of aesthetics and preserving the beauty of environment; and, the 11th Circuit has recognized portable signs are visual clutter and a potential traffic hazard. These holdings show that the city's ordinance is within the law and constitutional, which is a goal of the city. The goal of this article is to avoid being an impermissible content-based regulation, and instead to be a permissible time, place, and manner restriction.
- (B) Many signs can also be a hazard and negatively impact traffic safety by distracting drivers and blocking views of other vehicles and dangers, by making intersections more treacherous, and by making it difficult to see oncoming traffic when entering a roadway. Therefore, it is also the purpose of this article to prevent those harms by regulating signs to safe locations, safe sizes, with proper and safe illumination and construction.

Sec. 6-9.2. Jurisdiction and applicability of code requirements.

- (A) This article shall apply to all properties within the incorporated areas of the city. This article shall not relate to the copy or message on signs within the city.
- (B) All signs and sign structures shall be constructed and maintained in conformance with the state minimum standard codes.
- (C) If any provisions or requirements of this article are in conflict with any other provision or requirement of this article or any other applicable governmental law, ordinance, resolution, rule, or other governmental regulation of any kind, the more restrictive rule or standard takes precedence.

Sec. 6-9.3. General provisions and definitions.

- (A) No sign shall be placed or maintained within the city except in conformity with this article.
- (B) Notwithstanding any other restrictions in this article, any sign, display, or device allowed under this article may contain any commercial or non-commercial message, or any political or non-political message; except that such messages cannot depict obscenity, as defined by O.C.G.A. § 16-12-80, nor can they depict sexual conduct or sexually explicit nudity, as defined in O.C.G.A. § 36-60-3.
- (C) Height limitations in this article control over the general height limitations of this article and apply to any structure that contains a sign. For example, a church spire or radio antenna with a sign would be subject to the height limitations of this article, rather than general height limitations.
- (D) Definitions. The general definitions and interpretative rules of this chapter shall also be used. To the extent those general rules or definitions conflict with these specific definitions, these definitions shall control. The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning: *A-frame sign* means a sign which is normally in the shape of an "A" or some variation, which is usually two-sided.

Abandoned sign means a sign and/or sign structure which no longer correctly directs or exhorts any person, or advertises a bona fide business, lessor, owner, product, or service.

Animated sign means any sign that all or any part thereof visibly moves or imitates movement in any fashion whatsoever. Any sign that contains or uses for illumination any lights (or lighting devices) that change color, flash or alternate, show movement or motion, or change the appearance of said sign or any part automatically.

Area of sign (copy area) means the area within a continuous perimeter enclosing the limits of writing, representation, emblem, or any figure of similar character together with any frame, or material, open space, or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed.

Banner means a sign hung either with or without a frame, possessing characters, letters, illustrations, or ornamentation applied to paper, plastic, or fabric of any kind. This definition expressly excludes flags.

Canopy means any permanent roof-like structure, including awnings and marquees, projecting beyond a building or extending along and projecting beyond the wall of a building, generally designed and constructed to provide protection from the weather.

Canopy sign means any sign attached to, or made a part of, the front, side, or top of a canopy. These signs are regulated as wall signs.

COA means a certificate of appropriateness issued by the Historic Preservation Commission or the administrator upon recommendation of the Main Street Advisory Board.

Copy means the wording or graphics on a sign surface in either permanent or removable form.

Erect means to build, construct, attach, hang, place, suspend, paint or affix.

Establishment means a commercial, industrial, institutional, educational, office, business, or financial entity.

Flag means any fabric sign, regardless of the message conveyed, mounted to a flagpole on one side only.

Freestanding sign means any sign which is independent from any building or other structure and is entirely supported by a single or multiple pedestals that are permanently attached at or below ground level. These signs are regulated as ground signs.

Frontage, building, means the length of an outside building wall facing a street, or portion thereof.

Frontage, street, means the length of the property line of any one parcel along a street on which it borders.

Ground sign means a sign that is anchored to the ground and is wholly independent of a building for support. Freestanding signs are included in this definition, as are signs on poles, frames, or other mounting structures other than buildings.

Illuminated sign means a sign which contains an internal source of light, or which is designed or arranged to reflect light from an artificial source.

Mansard roof sign means any sign attached to or erected within 12 inches of an actual or simulated mansard roof of a building, with the sign face parallel to and within the limits of the building, but not exceeding the roofline, and not deemed to be a roof sign. These signs are regulated as wall signs.

Manual reader board means a portion of a ground sign on which copy is changed manually.

Monopole sign means a freestanding sign that is erected on a single pedestal attached to the ground for the display of messages irrespective of the number of faces or the configuration of the faces. These signs are regulated as ground signs.

Monument sign means a permanent sign with little or no open space between the ground and the sign face and constructed of brick, stone, concrete, masonry, stucco, or equal architectural material. These signs are regulated as ground signs.

Multiple-message sign means a sign or portion of a sign which changes the message or copy on the sign face mechanically or electronically by movement or rotation of panels or slats, or by changing electronic display on the sign face more than once per day.

Painted wall sign means any sign that is applied with paint or similar substance on the face of a wall.

Permanent sign means a sign permanently affixed to a building or the ground.

Person means any association, company, corporation, firm, organization, or partnership, singular or plural, of any kind.

Planned center means a nonresidential development with multiple establishments that are separately owned and operated.

Portable sign means any sign supported by its own frame or trailer, with or without wheels, that is designed to move from one place to another. Portable sign does not include A-frame signs.

Post and arm sign means a permanent sign supported by a single upright post with a horizontal arm from which a sign is suspended. These signs are regulated as ground signs.

Projecting sign means any sign affixed to a building or wall, which horizontally extends more than 12 inches beyond the surface of a building or wall.

Roof sign means any sign erected, constructed, and maintained upon or over the roof of any building or projects above the roofline.

Roof sign (integral) means any sign erected or constructed as an integral part of a normal roof structure of any design. No part of the sign can extend vertically above the highest portion of the roof, and no part of the sign can be separated from the rest of the roof by a space of more than six inches.

Setback means the distance from the property line to the nearest part of the applicable sign or sign structure, measured perpendicularly to the property line.

Sign means any display of words, shapes or images designed to convey a message to the viewer, located on the exterior of any dwelling, building or structure, or located anywhere on a lot upon a dedicated supporting structure or device, including poles, banners, windows, and similar devices.

Sign face means the actual message-carrying portion of the sign that can be used to display content, including any area that can display or does display words, pictures, or other communicative elements of the sign, including the background color.

Sign structure means and includes all the elements of the sign, including its supporting structure, sign face, base, lights, and every portion of the sign.

Street means any public or private right-of-way for automobile use. This excludes alleyways, parking lots and driveways.

Under canopy sign means a sign that is suspended from the underside of a canopy, is perpendicular to the wall surface of a building, and whose copy is not clearly visible from the public right-of-way.

Wall face means a measurement of area equal to the height of the structure from the ground to the coping or eave of the roof multiplied by the width of the wall associated with the individual business. The wall face is to be measured for each wall independently.

Wall sign means a sign that is fastened directly to or is placed or painted directly upon the exterior wall of a building and does not project more than 12 inches from the building face.

Window sign means a sign having its message visible from the exterior of a building that is either located within a building so as to be visible through a window or affixed directly to the window either inside or outside the building.

Sec. 6-9.4. Permitted signs.

- (A) *Standard permitted signs.* The following signs are permitted in the following zoning districts. If not otherwise stated, any sign not specifically authorized under this article shall be prohibited. These regulations apply to signs located on any lot or development.
- (B) *Address required on ground signs.* All ground signs except signs exempt from permit under Sec. 6-9.13 shall include the address of the parcel on which the sign is located. When a sign is oriented to a street other than the street to which the address is assigned, the address shall include the street name of the assigned address.

Sec. 6-9.5. Residential district sign standards.

Signs in residential districts. Signs permitted in the residential base zoning districts (R-Ag, R-1, R-2, R-2A, R-3, R-TH, RM-1, RM-2, R-MH, FBR) shall comply with the provisions in Table 6-9-1. Signs on one- and two-family lots are exempt from obtaining a sign permit.

Table 6-9-1. Standards for Signs in Residential Zoning Districts							
Zoning District	Use	Sign Type	Maximum Square Feet per Sign Face	Maximum Number per Lot	Maximum Height	Illumination Allowed	
R-Ag R-1 R-2 R-2A R-3 R-TH RM-1 RM-2 R-MH FBR	One- and Two-family Dwelling	Ground	4	2	4	Not Allowed	
			1	4	2		
		Window	1	2	n/a		
		Wall-mounted Flag	15	1	n/a	External Only	
		Ground-mounted Flag	24 total per pole	1 flagpole	20		
		Subdivision Development	Monument	32	2 single sided or 1 double sided per entrance	8	External Only
	Multi-family and Nonresidential	Monument; Post & Arm	32	1	8	External Only	
			Wall-mounted Flag	15	1 per tenant		n/a
			Ground-mounted Flag	40 total per pole	1 flagpole		30

All ground signs and flags shall be set back at least 10 feet from the property lines

Sec. 6-9.6. Nonresidential district sign standards.

(A) *Ground signs in nonresidential districts.* Ground signs permitted in the nonresidential base zoning districts, and the PC, DD, and NC overlay districts shall comply with the provisions in Table 6-9-2.

Table 6-9-2. Standards for Ground Signs in Nonresidential Zoning and Overlay Districts							
Zoning and Overlay District	Sign Type	Maximum Square Feet per Sign Face			Maximum Number per Lot	Maximum Height (feet)	Illumination Allowed
		Not based on lot size	Lot size > 3 acres	Lot size 3 acres or less			
C-1, C-2 M-1, M-2 IMU, MUC, GU	Monument; Monopole	n/a	100	75	2	20	Internal or External
	Ground-mounted Flag	48 total per pole	n/a	n/a	3 flagpoles	35	External only
Parkway Corridor Overlay (PC)	Monument	n/a	100	75	1 per street front	20	Internal or External
	Ground-mounted Flag	Same as base zoning district					
LC, OI, NMU, Neighborhood Commercial Corridor Overlay (NC)	Monument; Post & Arm	32	n/a	n/a	1 per street front	15	External only
	Ground-mounted Flag	48 total per pole	n/a	n/a	1 flagpole	35	
C-3, Downtown Development Overlay (DD), Downtown Historic Preservation Overlay (HP)	Monument; Post & Arm	32 for Monument; 12 for Post & Arm	n/a	n/a	1 per street front	10	External; Internal by COA only
	A-frame*	6	n/a	n/a	1 per tenant	4	Not Allowed
	Ground-mounted Flag	48 total per pole	n/a	n/a	1 flagpole	35	External only
All ground signs and flags shall be set back at least 10 feet from the property lines							
*A-frame signs shall be located so an accessible pedestrian path is maintained on a sidewalk and shall be displayed only during the sign owner's business hours.							

(B) Wall, canopy, projecting and under canopy signs in nonresidential districts. Wall, canopy, projecting and under canopy signs in the nonresidential base zoning districts and PC, DD, NC overlay districts shall comply with the provisions of Table 6-9-3.

Table 6-9-3. Standards for Wall, Canopy, Projecting, Under Canopy, and Window Signs in Nonresidential Zoning and Overlay Districts

Zoning District	Sign Type	Maximum Number (multi-tenant building)	Maximum Number (single-tenant building)	Maximum Square Feet per Sign Face	Illumination Allowed
C-1, C-2 M-1, M-2 IMU, MUC, GU	Wall or Canopy	1 per tenant's exterior wall	1 per exterior wall	300 or 10% of each wall face, whichever is less	Internal or External; Canopy External Only
	Projecting*	1 per tenant	1	6	
	Under Canopy*	1 per tenant entrance	1 per building entrance	4	
LC, OI, NMU, Neighborhood Commercial Corridor Overlay (NC)	Wall or Canopy	1 per tenant's building frontage	1 per building frontage	100 or 10% of each wall face, whichever is less	Internal or External; Canopy External Only
	Projecting*	1 per tenant	1	6	
	Under Canopy*	1 per tenant entrance	1 per building entrance	4	
C-3, Downtown Development Overlay (DD), Downtown Historic Preservation Overlay (HP)	Wall or Canopy	1 per tenant's building frontage	1 per building frontage	1 for each linear foot of tenant's building frontage	External Only
	Projecting*	1 per tenant	1	6	
	Under Canopy*	1 per tenant entrance	1 per building entrance	4	
All Districts	Wall-mounted Flag	1 per tenant	1	24	External Only
	Window	n/a	n/a	20% of aggregate window area per tenant	Internal or External
Parkway Corridor Overlay (PC)	Same as base zoning district				

*Projecting signs and under canopy signs require 78" clearance from finished grade. Projecting signs shall not extend more than three feet from the building and shall not project into a vehicular use area.

(C) Additional standards for signs in the C-3 zoning district, and the DD overlay district.

(1) Wall signs in a planned center shall be composed of individual letters not exceeding 18 inches in height.

(2) All signs require a Certificate of Appropriateness unless the administrator determines that a sign complies with the provisions of this section.

(3) Prohibited signs in C-3 and DD districts:

- (a) Multiple message signs, except as authorized in sec. 6-9.9.
- (b) Neon tube signs, including neon and rope light building or window/door outlining.
- (c) Signs incorporating reflective and luminescent materials.

Sec. 6-9.7. Additional Ground Signs.

In addition to ground signs permitted in sections 6-9.5 and 6-9.6, additional ground signs are authorized during certain periods of time as described in Table 6-9-4. Such signs are exempt from obtaining a sign permit. Property address is not required on such signs.

Table 6-9-4. Standards and Time for Additional Ground Signs

Zoning District		R-Ag, R-1, R-2, R-2A, R-3, R-TH, RM-1, RM-2, R-MH, FBR				C-1, C-2, C-3, M-1, M-2, LC, OI, GU, IMU, MUC, NMU		
Use		Maximum	One- and two-family dwelling	One- and two-family dwelling subdivision	Multi-family	Nonresidential	Multi-family	Nonresidential
Time Period When Allowed	120 Days Prior to, through 14 days after, a Primary, General Election, Runoff, or Referendum	Number per lot	Up to 4	n/a	Up to 4	Up to 4	Up to 4	Up to 4
		Size (square feet)	16 total of all signs in this category	n/a	16 total of all signs in this category	16 total of all signs in this category	16 total of all signs in this category	16 total of all signs in this category
		Height	4 feet	n/a	4 feet	4 feet	4 feet	4 feet
Time Period When Allowed	During the period when a property or tenant space is for sale, lease, or rent	Number per lot	*	n/a	*	*	*	*
		Size (square feet)	6	n/a	6	6	6	24
		Height	4 feet	n/a	6 feet	6 feet	6 feet	8 feet
Time Period When Allowed	Upon the Issuance of a permit for development through the Issuance of the final Certificate of Occupancy	Number per lot	2	1 per subdivision	1	1	1	1
		Size (square feet)	4	32	32	32	32	32
		Height	4 feet	10 feet	10 feet	10 feet	10 feet	10 feet

*1 per 500 feet of street frontage per street front
 Ground signs shall be set back at least 10 feet from the property lines and are not allowed in public rights-of-way