



Downtown Development Authority of the City of Perry  
Monday, February 24, 2025

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 Designation District Update
  - b. Alicia Hartley – Main Street Advisory Board Update
5. Old Business
6. New Business
  - a. Approve minutes of January 27, 2025 meeting
  - b. Approve January 2025 Financials
  - c. Review Downtown Market Analysis
7. Staff Update
8. Member Items
9. Chairman Items
10. Adjourn

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

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

Downtown Development Authority of the City of Perry  
Minutes – January 27, 2025

1. Call To Order: Director Tuggle called the meeting to order at 5:00pm.

Roll: Directors Cossart, Forrester, Rhodes, Mosley and Tuggle were present.  
Chairman George was absent.

Staff: Holly Wharton – Economic Development Director and Joni Ary – Recording Clerk

2. Invocation – was given by Director Rhodes

3. Citizens with Input – None

4. Guests/Speakers – None

5. Old Business

- a. Ms. Wharton stated the feasibility study should be ready for review at the next meeting.

6. New Business

- a. Election of Chair, Vice Chair, and Secretary/Treasurer for 2025

Chairman 2025 - Director Tuggle nominated Curtis George for Chair. Director Rhodes motioned to approve the nomination; Director Cossart seconded; all in favor and was unanimously approved.

Vice Chairman 2025 – Director Tom Tuggle was nominated for Vice Chairman. Director Cossart motioned to approve the nomination; Director Mosley seconded; all in favor and was unanimously approved.

Secretary/Treasurer 2025 – Director Ryan Mosley was nominated for Secretary/Treasurer. Director Cossart motioned to approve the nomination; Director Forrester seconded; all in favor and was unanimously approved.

- b. Approve minutes of November 25, 2024 meeting

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

- c. Approve November and December 2024 Financials

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

- d. Review FY 24 Audit

Ms. Wharton advised the Downtown Development Authority FY 24 Audit was complete with no findings.

e. Ghost Runner Pizza Natural Gas Grant Reimbursement

Ms. Wharton reviewed the application request from Ghost Runner Pizza to be reimbursed 50% of total purchase (\$1,855.91) and installation costs of certain natural gas appliances.

Director Cossart motioned to approve the reimbursement request as presented; Director Mosley seconded; all in favor and was unanimously approved.

f. Review Draft Northside Drive Small Area Plan

Ms. Wharton reviewed the draft of Northside Drive Small Area Plan that she and Ms. Hartley have been working on. They have met with the stakeholders and property owners and on the flyer are the results/recommendations. Ms. Wharton asked the board to review the plan and submit any feedback/ideas for her to work on recommendations to present to City Council for implementation.

g. Downtown Umbrellas and Picnic Tables

Ms. Wharton asked for the board's direction relative to the umbrellas and picnic tables in the downtown area; if they should be removed and/or replaced. The Board concurred to keep the umbrellas and picnic tables and replace any that are damaged.

7. Staff Update

Ms. Wharton shared the City of Perry was recognized as a recipient of the 2025 Visionary City Award. This award celebrated the city's Natural Gas Grant program that has bolstered the City's economic growth by supporting local entrepreneurship and revitalizing the downtown district.

Ms. Wharton reviewed the Placer AI reports that shows traffic in the downtown area during City events vs normal day. Placer AI is a great tool to generate different reports to look at visitors downtown.

Ms. Wharton stated across from the Bank of Dudley on Washington Street, a cottage court style residential development is proposed and will provide housing for the downtown district.

Ms. Wharton stated Walgreen's will be closing on February 27, 2025.

Ms. Wharton stated if the board concurs, she will speak with the City Attorney relative to the Boost Grant money (\$900.00) to determine what can be done; the board concurred.

8. Member Items – Vice Chairman Tuggle asked for an update from the joint meeting with the Historic Preservation Commission and the downtown report of designation. Ms. Wharton advised management requested nothing further be done until after the first of the year.

Director Cossart asked about the brewery; Director Forrester stated they are moving forward.

9. Chairman Items: None

10. Executive Session: None

11. Adjourn: there being no further business to come before the board Director Forrester motioned to adjourn the meeting; Director Mosley seconded all was in favor and meeting was adjourned at 5:35 p.m.

**DRAFT**

**Downtown Development Authority  
Balance Sheet  
January 31, 2025**

*J. Holland*  
*ms*

	General Fund	Capital Projects Fund	Total Governmental Funds
<b>Assets</b>			
Cash & Cash Equivalents	91,832.64	\$ -	\$ 91,832.64
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
<b>Total Assets</b>	<b>91,832.64</b>	<b>\$ -</b>	<b>\$ 91,832.64</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	70,932.65	-	70,932.65
<b>Total Fund Balances</b>	<b>91,832.64</b>	<b>\$ -</b>	<b>\$ 91,832.64</b>
<b>Total Liabilities and Fund Balances</b>	<b>91,832.64</b>	<b>\$ -</b>	<b>\$ 91,832.64</b>

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
<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													
Postage & Freight	72.00												72.00
Advertising													
Promotions - Other													
Fraudulent Activity													
BOOST													
Dues and Fees													
Meetings													
Training													
General Supplies & Materials													
Official/Administrative													
DDA Revolving Loan													
Facade Grant													
Alleyway Project													
Street Signs													
Natural Gas Incentive Program	18,203.06	46.61	65,451.89										85,510.86
Electricity - Commerce Street Light	46.61		46.61	46.61	46.46	46.46	46.46	46.46					325.82
Water & Sewer Services	18,321.67	46.61	65,498.50	72.49	2,046.46	1,546.46	3,402.37						90,908.68
<b>Total Expenditures</b>	(18,321.67)	(46.61)	(65,498.50)	(72.49)	(2,046.46)	(1,546.46)	(3,402.37)						(90,908.68)
<b>Excess (deficiency)</b>													
<b>Other Financing Sources</b>													
Transfer In - City of Perry (Monthly Allocation)	517.00	517.00	517.00	517.00	517.00	517.00	517.00	517.00					3,619.00
Transfer In - City of Perry (Incentive Program)	18,203.06		65,451.89		2,000.00	1,500.00	1,855.91						
Transfer In - Hotel/Motel													
Transfer In - Capital Projects	18,720.06	517.00	65,868.89	517.00	2,517.00	2,017.00	2,372.91						92,629.86
<b>Fund Balance - Beginning</b>	90,137.34	90,535.73	91,006.12	91,476.51	91,921.02	92,391.56	92,862.10	91,832.64	91,832.64	91,832.64	91,832.64	91,832.64	91,832.64
<b>Fund Balance - Ending</b>	90,535.73	91,006.12	91,476.51	91,921.02	92,391.56	92,862.10	91,832.64	91,832.64	91,832.64	91,832.64	91,832.64	91,832.64	91,832.64

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	<b>Beginning Balance</b> *operating & boost balance	<b>90,137.34</b>
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
9/5/2024	GA Power Commerce Street lights	(46.61)
9/9/2024	September City Allocation	517.00
9/24/2024	Natural Gas Grant-Trattoria di Napoli	65,451.89
9/26/2024	Natural Gas Grant-Trattoria di Napoli CK#5020	(65,451.89)
10/3/2024	GA Power Commerce Street lights	(46.61)
10/7/2024	October City Allocation	517.00
10/22/2024	GSCCCA Filing for Mossy Creek DDA Loan	(25.88)
11/1/2024	GA Power Commerce Street lights	(46.46)
11/7/2024	November City Allocation	517.00
11/15/2024	Bank of Dudley Façade Grant	2,000.00
11/15/2024	Bank of Dudley Façade Grant ck#5021	(2,000.00)
12/4/224	GA Power Commerce Street lights	(46.46)
12/6/2024	December City Allocation	517.00
12/12/2024	Spa Medical & Sole Shoe Façade Grant	1,500.00
12/17/2024	Sole Show Façade Grant ck#5023	(500.00)
12/24/2024	Spa Medical Façade Grant ck#5022	(1,000.00)
1/2/2025	GA Power Commerce Street lights	(46.46)
1/3/2025	Gary Garrard Apprasial Svcs- ck#5024	(1,500.00)
1/9/2025	January City Allocation	517.00
1/28/2025	Natural Gas Grant- Ghost Runner Pizza	1,855.91
1/29/2025	Ghost Runner Natural gas grant- ck#5025	(1,855.91)

\*Balance as of 1/31/2025 **91,832.64**  
 \*operating & boost balance

**The City of Perry  
 Reconciliation of Bank Statement for  
 Downtown Development Authority Synovus  
 General Operating Account  
 As of January 31, 2025**

Less outstanding checks (Payables)

Balance per Bank Statement	91,962.10	Ending Balance:
		O/S Deposits:
Plus deposits not on statement		
COP allocation	517.00	
COP Natural Gas Grant	1,855.91	
Less Disbursements:		
GA Power	(46.46)	
ck#5024	(1,500.00)	O/S Disbursements:
ck#5025	(1,855.91)	Checks:
Reconciled bank statement balance	90,932.64	
Balance per transaction register	<u>90,932.64</u>	
Difference	<u>0.00</u>	



**The City of Perry  
Reconciliation of Bank Statement for  
Downtown Development Authority - Synovus  
BOOST Donation Account  
As of January 31, 2025**

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	<u>900.00</u>
Difference	<u><u>0.00</u></u>