



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

5:00 pm

808 Carroll Street, Perry City Hall, Downtown Perry
Economic Development Conference Room

AGENDA

1. Call To Order
2. Invocation
3. Citizens with Input
4. Guests/Speakers
5. Old Business
6. New Business
 - a. Approve minutes of August 25, 2025, meeting
 - b. Approve August, September, and October 2025 Financials
 - c. 700 Block Development Update
 - d. Northside Drive Small Area Plan Update
7. Staff Update
8. Member Items
9. Other
10. Chairman Items
11. Executive Session (if needed)
12. 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 25, 2025

1. Call To Order: Vice Chairman Tuggle called the meeting to order at 5:05 pm.

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

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

2. Invocation – was given by Director Rhodes.

3. Citizens with Input – None

4. Guests/Speakers:

- a. Alicia Hartley, Downtown Manager – Welcome Park funding request.

Ms. Hartley presented to the Board a request from the Main Street Advisory Board for matching funding of \$4,103 to support the placemaking project, which includes the installation of flower musical instruments at Welcome Park. Director Marlon motioned to approve the request as outlined for matching funding of \$4,103; Director Forrester seconded the motion, and it carried unanimously with Director Cossart abstaining due to a conflict of interest.

5. Old Business:

- a. Review proposed changes to the table of use.

Ms. Wharton advised the Board that the proposed changes to the table of use have been completed and will be presented to the Planning Commission for a recommendation to proceed with the process, which will then be reviewed by the City Council.

6. New Business

- a. Approve minutes of July 28, 2025, meeting.

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

- b. Approve July 2025 Financials

Director Way motioned to approve as submitted; Director Mosely seconded. All were in favor, and it was unanimously approved.

c. Natural Gas Grant Application – Fuego Fresco

Ms. Wharton presented the natural gas application request from Fuego Fresco. Ms. Wharton suggested approval of the application with the condition that all itemized receipts and invoices are verified. Director Rhodes motioned to approve the application with the condition as outlined; Director Way seconded the motion, and it carried unanimously.

d. General Discussion – Northside Drive and Meeting Street

Ms. Wharton asked for ideas for the development of the property adjacent to the event center. Some ideas for a possible mini amphitheater, possibly collaborating with a landscape architect to develop the concept. Ms. Wharton stated there are restrictions on what the event center can be used for and will report back to the Board on those restrictions.

7. Staff Update

- Ms. Wharton stated that Sweet P's restaurant has closed.
- Ms. Wharton stated the Perry Rural Mural from the Main Street Board was approved by the City Council at their last meeting.
- Ms. Wharton stated upcoming events from Main Street include the Scarecrow event in November and the Beer Tasting event on October 17th, with tickets for the event already on sale.
- The GDOT infrastructure project on Commerce Street is near completion. The GDOT will begin its work on the bridge over General Courtney Hodges Boulevard, which will affect the City of Perry's Christmas Parade route.
- The City of Perry is looking at replacing the sewer line on Jernigan Street between Orleans on Carroll and Sweet P's restaurant.
- The City of Perry location is a finalist for the 2027 Georgia Downtown Conference, with a site visit scheduled for next Friday.
- At the Board's next meeting, a booklet outlining all the City Boards and their respective roles will be presented, along with a plan for a joint meeting with the DDA, Main Street, and Historic Preservation Commission.
- The City Manager, Lee Gilmour, has retired, with his retirement date being September 2nd.

8. Member Items

- Director Forrester stated she is waiting for plans for her building.
- Ms. Wharton stated she has not heard anything about the Walgreens Building.

- The Board mentioned street lighting in the alleyways downtown. Some of the alleyways are privately owned and would require an easement to install lighting.
- Ms. Wharton stated the City Attorney is reviewing the relocation of the Confederate Monument to Legacy Park.
- Ms. Wharton advised Visit Perry is working on rebranding and is interested in any feedback.

9. Other - None

10. Chairman Items –None

11. Adjourn: Director Forrester motioned to adjourn the meeting, as there was no further business to come before the Board; Director Way seconded the motion, and it carried unanimously. The meeting was adjourned at 5:58 pm.

DRAFT

J. Holland
MS

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

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	48,095.19	\$ -	\$ 48,095.19
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	48,095.19	\$ -	\$ 48,095.19
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			
MSAB Façade Grant	900.00	-	900.00
Revolving Loan	20,000.00	-	20,000.00
Unreserved	27,195.20	-	27,195.20
Total Fund Balances	48,095.19	\$ -	\$ 48,095.19
Total Liabilities and Fund Balances	48,095.19	\$ -	\$ 48,095.19

DDA Operating

	<u>Jul-25</u>	<u>Aug-25</u>	<u>Sep-25</u>	<u>Oct-25</u>	<u>Nov-25</u>	<u>Dec-25</u>	<u>Jan-26</u>	<u>Feb-26</u>	<u>Mar-26</u>	<u>Apr-26</u>	<u>May-26</u>	<u>Jun-26</u>	<u>Total Expense</u>
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													
Contract Labor													
Telephone													
Main St Restricted Account													
Postage & Freight													
Advertising													
Promotions - Other													
Fraudulent Activity													
BOOST													
Dues and Fees													
Meetings													
Training													
General Supplies & Materials													
Official/Administrative													
DDA Revolving Loan													
Façade Grant													
Downtown Feasibility Study													
Street Signs													
Natural Gas Incentive Program													
Electricity - Commerce Street Light													
Water & Sewer Services													
Total Expenditures													
Excess (deficiency)													
Other Financing Sources													
Transfer In - City of Perry (Monthly Allocation)													
Transfer In - City of Perry (Incentive Program)													
Transfer In - Hotel/Motel													
Transfer In - Capital Projects													
Fund Balance - Beginning													
Fund Balance - Ending													

Operating Account Summary

<u>Date</u>	<u>Activity Description</u>	<u>Amount</u>
	Balance as of 6/30/2025	75,609.69
7/1/2025	Beginning Balance	75,609.69
7/3/2025	GA Power Commerce Street lights	(46.75)
7/7/2025	July Allocation from City	516.00
8/5/2025	GA Power Commerce Street lights	(46.75)
8/11/2025	August Allocation from City	516.00
8/28/2025	ck#5029 Fuego Fresco - natural gas grant	(28,453.00)

*Balance as of 7/31/2025 48,095.19
 *operating & boost balance

Holland

MS

**Downtown Development Authority
Balance Sheet
September 30, 2025**

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	72,914.44	\$ -	\$ 72,914.44
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	72,914.44	\$ -	\$ 72,914.44
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			
MSAB Façade Grant	900.00	-	900.00
Revolving Loan	20,000.00	-	20,000.00
Unreserved	52,014.45	-	52,014.45
Total Fund Balances	72,914.44	\$ -	\$ 72,914.44
Total Liabilities and Fund Balances	72,914.44	\$ -	\$ 72,914.44

DDA Operating

	<u>Jul-25</u>	<u>Aug-25</u>	<u>Sep-25</u>	<u>Oct-25</u>	<u>Nov-25</u>	<u>Dec-25</u>	<u>Jan-26</u>	<u>Feb-26</u>	<u>Mar-26</u>	<u>Apr-26</u>	<u>May-26</u>	<u>Jun-26</u>	<u>Total Expense</u>
Revenues													
Donation	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Labor	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Main St Restricted Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Freight	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Promotions - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Fraudulent Activity	-	-	-	-	-	-	-	-	-	-	-	-	-
BOOST	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues and Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Meetings	-	-	-	-	-	-	-	-	-	-	-	-	-
Training	-	-	-	-	-	-	-	-	-	-	-	-	-
General Supplies & Materials	-	-	-	-	-	-	-	-	-	-	-	-	-
Official/Administrative	-	-	-	-	-	-	-	-	-	-	-	-	-
DDA Revolving Loan	-	-	-	-	-	-	-	-	-	-	-	-	-
Facade Grant	-	-	-	-	-	-	-	-	-	-	-	-	-
Downtown Feasibility Study	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Signs	-	-	-	-	-	-	-	-	-	-	-	-	-
Welcome Park- Donation	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Gas Incentive Program	-	-	-	-	-	-	-	-	-	-	-	-	-
Electricity - Commerce Street Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	46.75	28,499.75	4,103.00	-	-	-	-	-	-	-	-	-	32,696.25
Excess (deficiency)	(46.75)	(28,499.75)	(4,149.75)	-	-	-	-	-	-	-	-	-	(32,696.25)
Other Financing Sources													
Transfer In - City of Perry (Monthly Allocation)	516.00	516.00	-	-	-	-	-	-	-	-	-	-	1,032.00
Transfer In - City of Perry (Incentive Program)	-	-	28,969.00	-	-	-	-	-	-	-	-	-	28,969.00
Transfer In - Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In - Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	75,609.89	76,078.94	48,095.19	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44
Fund Balance - Ending	76,078.94	48,095.19	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44	72,914.44

Operating Account Summary

<u>Date</u>	<u>Activity Description</u>	<u>Amount</u>
	Balance as of 6/30/2025	75,609.69
7/1/2025	Beginning Balance	75,609.69
7/3/2025	GA Power Commerce Street lights	(46.75)
7/7/2025	July Allocation from City	516.00
8/5/2025	GA Power Commerce Street lights	(46.75)
8/11/2025	August Allocation from City	516.00
8/28/2025	ck#5029 Fuego Fresco - natural gas grant	(28,453.00)
9/4/2025	GA Power Commerce Street lights	(46.75)
9/4/2025	ck#5030 Main Street Advisory Board-Welcome Park	(4,103.00)
9/8/2025	Reimb from COP Fuego Fresco Natural Gas Grant	28,453.00
9/8/2025	September Allocation from City	516.00

*Balance as of 9/30/2025 72,914.44

*operating & boost balance

Downtown Development Authority
Balance Sheet
October 31, 2025

Holland
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	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	73,383.69	\$ -	\$ 73,383.69
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	73,383.69	\$ -	\$ 73,383.69
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			
MSAB Façade Grant	900.00	-	900.00
Revolving Loan	20,000.00	-	20,000.00
Unreserved	52,483.70	-	52,483.70
Total Fund Balances	73,383.69	\$ -	\$ 73,383.69
Total Liabilities and Fund Balances	73,383.69	\$ -	\$ 73,383.69

DDA Operating

	<u>Jul-25</u>	<u>Aug-25</u>	<u>Sep-25</u>	<u>Oct-25</u>	<u>Nov-25</u>	<u>Dec-25</u>	<u>Jan-26</u>	<u>Feb-26</u>	<u>Mar-26</u>	<u>Apr-26</u>	<u>May-26</u>	<u>Jun-26</u>	<u>Total Expense</u>
Revenues													
Donation	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Labor	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Main St Restricted Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Freight	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Promotions - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Fraudulent Activity	-	-	-	-	-	-	-	-	-	-	-	-	-
BOOST	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues and Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Meetings	-	-	-	-	-	-	-	-	-	-	-	-	-
Training	-	-	-	-	-	-	-	-	-	-	-	-	-
General Supplies & Materials	-	-	-	-	-	-	-	-	-	-	-	-	-
Official/Administrative	-	-	-	-	-	-	-	-	-	-	-	-	-
DDA Revolving Loan	-	-	-	-	-	-	-	-	-	-	-	-	-
Facade Grant	-	-	-	-	-	-	-	-	-	-	-	-	-
Downtown Feasibility Study	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Signs	-	-	-	-	-	-	-	-	-	-	-	-	-
Welcome Park- Donation	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Gas Incentive Program	-	-	-	-	-	-	-	-	-	-	-	-	-
Electricity - Commerce Street Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	46.75	28,499.75	4,103.00	46.75	-	-	-	-	-	-	-	-	4,103.00
Excess (deficiency)	(46.75)	(28,499.75)	(4,103.00)	(46.75)	-	-	-	-	-	-	-	-	(32,743.00)
Other Financing Sources													
Transfer In - City of Perry (Monthly Allocation)	516.00	516.00	516.00	516.00	-	-	-	-	-	-	-	-	2,064.00
Transfer In - City of Perry (Incentive Program)	-	-	28,453.00	-	-	-	-	-	-	-	-	-	28,453.00
Transfer In - Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In - Capital Projects	516.00	516.00	28,969.00	516.00	-	-	-	-	-	-	-	-	30,517.00
Fund Balance - Beginning	75,609.69	76,078.94	48,095.19	72,914.44	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69
Fund Balance - Ending	76,078.94	48,095.19	72,914.44	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69	73,383.69

Operating Account Summary

<u>Date</u>	<u>Activity Description</u>	<u>Amount</u>
	Balance as of 6/30/2025	75,609.69
7/1/2025	Beginning Balance	75,609.69
7/3/2025	GA Power Commerce Street lights	(46.75)
7/7/2025	July Allocation from City	516.00
8/5/2025	GA Power Commerce Street lights	(46.75)
8/11/2025	August Allocation from City	516.00
8/28/2025	ck#5029 Fuego Fresco - natural gas grant	(28,453.00)
9/4/2025	GA Power Commerce Street lights	(46.75)
9/4/2025	ck#5030 Main Street Advisory Board-Welcome Park	(4,103.00)
9/8/2025	Reimb from COP Fuego Fresco Natural Gas Grant	28,453.00
9/8/2025	September Allocation from City	516.00
10/3/2025	GA Power Commerce Street lights	(46.75)
10/6/2025	October Allocation from City	516.00

*Balance as of 10/31/2025 73,383.69
 *operating & boost balance