



Downtown Development Authority of the City of Perry

Monday, January 26, 2026

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. Election of Chair, Vice Chair, and Secretary/Treasurer for 2026
 - b. Welcome of new member Lindsay Bryant
 - c. Approve minutes of November 24, 2025, meeting
 - d. Approve November and December 2025 Financials
 - e. Jernigan & Roughton Street Small Area Plan
 - f. 2026 Project Priorities
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 - November 24, 2025

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

Roll: Chairman George; Directors Cossart, Forrester, Rhodes, Tuggle, Mosely, and Way were present.

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

2. Invocation – was given by Director Mosley

3. Citizens with Input – None

4. Guests/Speakers – Amy Fouse, Robbie Russell

5. Old Business – None

6. New Business

- a. Approve minutes of August 25, 2025, meeting

Director Cossart motioned to approve as submitted; Director Forrester seconded; all in favor, with Chairman George abstaining, and were unanimously approved.

- b. Approve August, September, and October 2025 Financials

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

- c. 700 Block Development Update

Chairman George advised discussions have stalled on acquiring additional properties and are back to developing the property owned by the city. Ms. Wharton advised she has spoken with the city manager who would like the board to work on developing a plan for future development.

- d. Northside Drive Small Area Plan Update

Ms. Wharton advised last year the plan was completed and one of the first steps is implementation of a design for the green space adjacent to the events center, which she provided. The draft concept depicted a fountain/splash pad facing Macon Road with a barrier wall and seating, shade structures, stage, landscaping, and a privately developed building. Ms. Wharton advised the intent is to determine the dynamics of engaging a private developer. Director Tuggle advised with the new traffic pattern on Macon Road, consideration should be given to making Meeting Street one-way headed north to the Chalet Lofts; Ms. Wharton advised Meeting Street is proposed for a sidewalk. Director Forrester inquired about the water tower and perhaps landscaping around the fencing area. Ms. Wharton requested the

consensus of the board to move forward with initial planning which would entail an RFP process for the development with a mix of business types; the board concurred. Ms. Wharton advised the property will be remediate in 2026 and the events center rear parking lot will be repaved and striped.

7. Staff Update – Ms. Wharton provided business updates, the speaker project is anticipated for equipment delivery this month, and the Placemaking Committee musical instruments that the board partnered with Main Street on have shipped. Ms. Hartley is working on sidewalk and right-of-way encroachment policy.
8. Member Items – Director Cossart advised the Placemaking Committee is graduating from the two-year program and the committee will transition to Design/Placemaking under Main Street. Director Forrester advised the brewery project is moving forward with construction and anticipates a summer opening. Chairman George advised carolers will be a part of the December holiday events.
9. Other – None
10. Chairman Items – Chairman George advised a board lunch will be held in December.
11. Adjourn- there being no further business to come before the board the meeting was adjourned at 5:41pm.

DRAFT

J. Holland
[Signature]

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

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	73,853.10	\$ -	\$ 73,853.10
Interest Receivable	-	-	-
Loan Receivable	-	-	-
Due from Other Funds	-	-	-
Total Assets	73,853.10	\$ -	\$ 73,853.10
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	52,953.11	-	52,953.11
Total Fund Balances	73,853.10	\$ -	\$ 73,853.10
Total Liabilities and Fund Balances	73,853.10	\$ -	\$ 73,853.10

DDA Operating

Jul-25 Aug-25 Sep-25 Oct-25 Nov-25 Dec-25 Jan-26 Feb-26 Mar-26 Apr-26 May-26 Jun-26 Total Expense

	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Total Expense
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			4,103.00										4,103.00
Natural Gas Incentive Program		28,453.00											28,453.00
Electricity - Commerce Street Light	46.75	46.75	46.75	46.75	46.75	46.59							233.59
Water & Sewer Services	46.75	28,499.75	4,149.75	46.75	46.59								32,789.59
Total Expenditures	(46.75)	(28,499.75)	(4,149.75)	(46.75)	(46.59)								(32,789.59)

Excess (deficiency)													
Other Financing Sources													
Transfer In - City of Perry (Monthly Allocation)	516.00	516.00	516.00	516.00	516.00	516.00							2,580.00
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	516.00								31,033.00

Fund Balance - Beginning	75,609.69	76,078.94	48,095.19	72,914.44	73,383.69	73,853.10	73,853.10	73,853.10	73,853.10	73,853.10	73,853.10	73,853.10	73,853.10
Fund Balance - Ending	76,078.94	48,095.19	72,914.44	73,383.69	73,853.10	73,853.10	73,853.10	73,853.10	73,853.10	73,853.10	73,853.10	73,853.10	73,853.10

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
11/3/2025	GA Power Commerce Street lights	(46.59)
11/13/2025	November Allocation from City	516.00

*Balance as of 11/30/2025 73,853.10
*operating & boost balance

**The City of Perry
 Reconciliation of Bank Statement for
 Downtown Development Authority Synovus
 General Operating Account
 As of November 30, 2025**

Less outstanding checks (Payables)

Balance per Bank Statement	73,383.69	Ending Balance:
		O/S Deposits:
Plus deposits not on statement COP allocation	516.00	
Less Disbursements: GA Power	(46.59)	O/S Disbursements: Checks:
 Reconciled bank statement balance	 73,853.10	
Balance per transaction register	<u>73,853.10</u>	
Difference	<u>0.00</u>	

J. Holland
m. W. J.

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

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Total Governmental Funds</u>
Assets			
Cash & Cash Equivalents	74,322.51	\$ -	\$ 74,322.51
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	<u>74,322.51</u>	<u>\$ -</u>	<u>\$ 74,322.51</u>
Liabilities and Fund Balances			
Liabilities			
Accounts Payable		\$ -	\$ -
Due to City of Perry	-	-	-
Due to Other Funds	-	-	-
Total Liabilities	<u>-</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Balances			
NonSpendable			
Loan Reveivable	-		\$ -
Reserved for			
MSAB Façade Grant	900.00	-	900.00
Revolving Loan	20,000.00	-	20,000.00
Unreserved	53,422.52	-	53,422.52
Total Fund Balances	<u>74,322.51</u>	<u>\$ -</u>	<u>\$ 74,322.51</u>
Total Liabilities and Fund Balances	<u>74,322.51</u>	<u>\$ -</u>	<u>\$ 74,322.51</u>

DDA Operating

	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Total Expense
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	-	-	-	-	-	-	-	-	-	-	-	-	-
Façade 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	4,149.75	46.75	46.59	46.59	46.59	46.59	46.59	46.59	46.59	46.59	2,500.00
Excess (deficiency)	(46.75)	(28,499.75)	(4,149.75)	(46.75)	(46.59)	(46.59)	(46.59)	(46.59)	(46.59)	(46.59)	(46.59)	(46.59)	(35,336.18)
Other Financing Sources													
Transfer In - City of Perry (Monthly Allocation)	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	3,096.00
Transfer In - City of Perry (Incentive Program)	-	-	28,453.00	-	-	2,500.00	-	-	-	-	-	-	30,953.00
Transfer In - Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In - Capital Projects	516.00	516.00	28,969.00	516.00	516.00	3,016.00	-	-	-	-	-	-	34,049.00
Fund Balance - Beginning	75,609.69	76,078.94	48,095.19	72,914.44	73,383.69	73,853.10	74,322.51	74,322.51	74,322.51	74,322.51	74,322.51	74,322.51	74,322.51
Fund Balance - Ending	76,078.94	48,095.19	72,914.44	73,383.69	73,853.10	74,322.51	74,322.51	74,322.51	74,322.51	74,322.51	74,322.51	74,322.51	74,322.51

Operating Account Summary

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11/3/2025	GA Power Commerce Street lights	(46.59)
11/13/2025	November Allocation from City	516.00
12/4/2025	GA Power Commerce Street lights	(46.59)
12/4/2025	December Allocation from City	516.00
12/5/2025	ck#5031 AKTDB Properties- façade grant 1218 Main Street	(2,500.00)
12/11/2025	Reimb from COP AKTBF Properties façade grant	2,500.00

*Balance as of 12/31/2025 **74,322.51**
 *operating & boost balance

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Less Disbursements:		
GA Power	(46.59)	O/S Disbursements:
ck#5031 -COP AKTBF Properties façade grant	(2,500.00)	Checks:
Reconciled bank statement balance	74,322.51	
Balance per transaction register	<u>74,322.51</u>	
Difference	<u><u>0.00</u></u>	