



Downtown Development Authority of the City of Perry

Monday, April 27, 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. Approve minutes of March 23, 2026, meeting
 - b. Approve March 2026 Financials
 - c. Contribution to Main Street Advisory Board Drink & Dine Campaign
 - d. Alleyway Lighting Estimate from Dixie Landscape
 - e. Review Small Area Plan Draft for Jernigan Street
 - f. Review RFQ for Meeting Street Project
7. Staff Update
8. Member Items
9. Chairman Items
10. Adjourn

All meetings are open to the public unless otherwise posted

P.O. Box 2030 | Perry, Georgia 31069-6030
478-988-2755
www.perry-ga.gov

Downtown Development Authority of the City of Perry
Minutes - March 23, 2026

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

Roll: Vice Chairman Mosley; Directors Bryant, Rhodes, Tuggle and Way were present. Directors George and Forrester were absent.

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

Guests: None

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Guests/Speakers
 - a. Alicia Hartley Downtown Manager - Jernigan Street Small Area Plan project

Ms. Hartley advised the stakeholder meeting had been held, and the following were raised for improvement: Sidewalks & Crosswalks, Parking & Road Improvements, Public Spaces, and Infrastructure. Each board member was given “play money” and asked to place under the four categories where they saw fit. The board commenced with exercise. Ms. Hartley also advised Main Street Advisory Board and Historic Preservation Commission have also participated. Staff will compile data and create the plan and bring to Council for approval; staff will advise of progress.

5. Old Business – None
6. New Business
 - a. Approve minutes of January 26, 2026, meeting

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

- b. Approve January and February 2026 Financials

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

- c. Potential options for future development of Meeting Street

Ms. Wharton, in follow-up to previous discussion of the conceptual plan for the possible future development asked what the board would like to see; there had been the suggestion of a hotel; Ms. Wharton asked for input for perhaps mixed-use development, which could consist of a combination of retail, restaurant, residential or a mix of some with the hospitality aspect. On discussion the board felt a mixed-use development of retail/office/residential would be feasible. Director Way

inquired about the greenspace adjacent and if that would be developed as part of the project. Ms. Wharton advised the site was to be remediated by the end of year, and possibly could, however funding would be needed and it could possibly be included in the approach with a developer. Ms. Wharton advised the events center after the remediation process intends to resurface and restripe the parking lot, which will assist in pursuing a developer for the adjacent parcels. Chairman Mosley inquired if the events center could be incorporated; Ms. Wharton advised possibly.

7. Staff Update

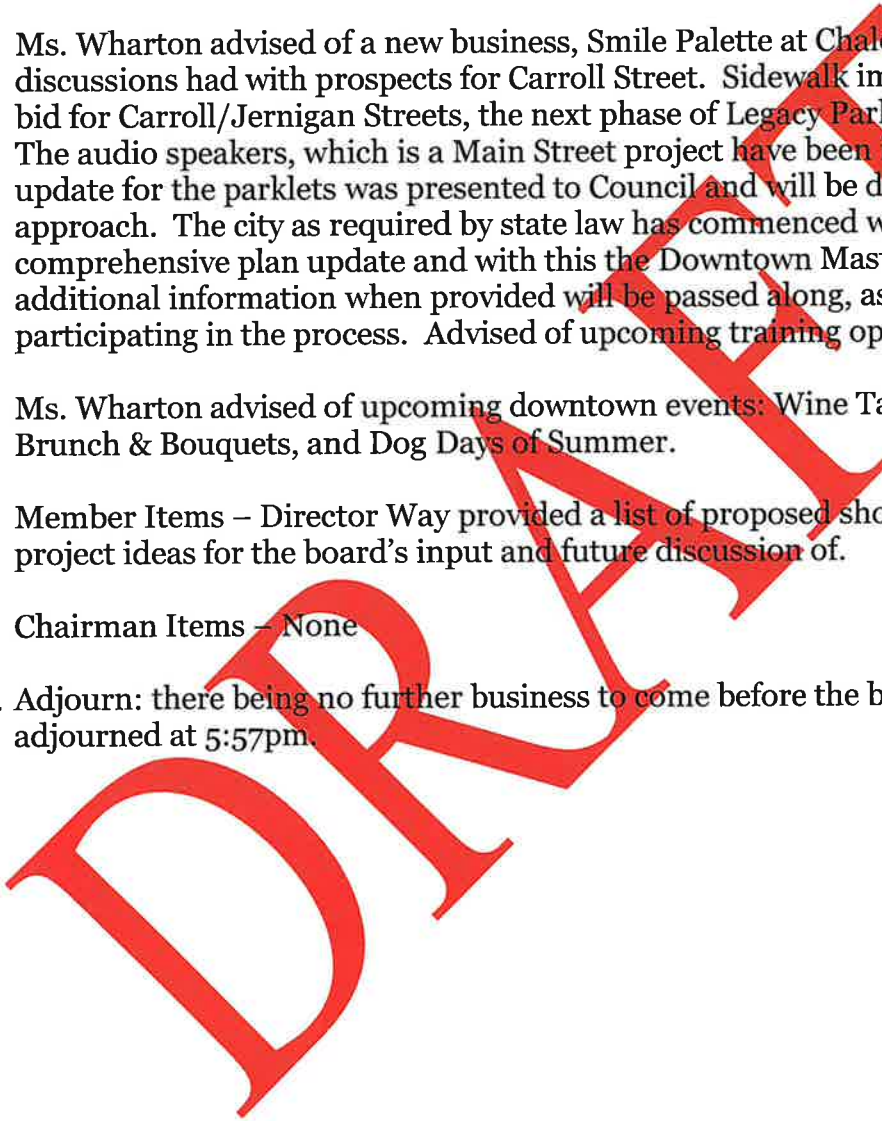
Ms. Wharton advised of a new business, Smile Palette at Chalet Lofts, and discussions had with prospects for Carroll Street. Sidewalk improvements out for bid for Carroll/Jernigan Streets, the next phase of Legacy Park approved by Council. The audio speakers, which is a Main Street project have been installed and the update for the parklets was presented to Council and will be done in a phased approach. The city as required by state law has commenced with the comprehensive plan update and with this the Downtown Master Plan will be done; additional information when provided will be passed along, as the board will be participating in the process. Advised of upcoming training opportunities.

Ms. Wharton advised of upcoming downtown events: Wine Tasting, Sidewalk sale, Brunch & Bouquets, and Dog Days of Summer.

8. Member Items – Director Way provided a list of proposed short and long-term project ideas for the board’s input and future discussion of.

9. Chairman Items – None

10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:57pm.



J. J. J.

**Downtown Development Authority
 Balance Sheet
 March 31, 2026**

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	75,672.74	\$ -	\$ 75,672.74
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	75,672.74	\$ -	\$ 75,672.74
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	54,772.74	-	54,772.74
Total Fund Balances	75,672.74	\$ -	\$ 75,672.74
Total Liabilities and Fund Balances	75,672.74	\$ -	\$ 75,672.74

DIDA 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	-	-	-	-	-	-	-	-	58.00	-	-	-	58.00
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	-	-	4,103.00	-	-	-	-	-	-	-	-	-	4,103.00
Natural Gas Incentive Program	-	28,453.00	46.75	46.75	46.59	46.59	46.59	46.59	46.59	46.59	46.59	46.59	28,453.00
Electricity - Commerce Street Light	46.75	46.75	4,149.75	46.75	46.75	46.59	46.59	46.59	46.59	46.59	46.59	46.59	419.95
Water & Sewer Services	46.75	28,499.75	4,149.75	46.75	46.59	2,546.59	46.59	3,546.59	104.59	-	-	-	39,033.95
Total Expenditures	(46.75)	(28,499.75)	(4,149.75)	(46.75)	(46.59)	(2,546.59)	(46.59)	(3,546.59)	(104.59)	-	-	-	(39,033.95)
Excess (deficiency)	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	4,644.00
Other Financing Sources													
Transfer In - City of Perry (Monthly Allocation)	-	-	28,453.00	-	-	-	-	-	-	-	-	-	34,453.00
Transfer In - City of Perry (Incentive Program)	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In - Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In - Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	75,609.69	76,078.94	48,095.19	72,814.44	73,383.69	73,853.10	74,322.51	74,791.92	75,261.33	75,672.74	75,672.74	75,672.74	75,672.74
Fund Balance - Ending	76,078.94	48,095.19	72,914.44	73,383.69	73,853.10	74,322.51	74,791.92	75,261.33	75,672.74	75,672.74	75,672.74	75,672.74	75,672.74

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
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
1/7/2026	GA Power Commerce Street lights	(46.59)
1/15/2026	January Allocation from City	516.00
2/2/2026	GA Power Commerce Street lights	(46.59)
2/5/2026	February Allocation from City	516.00
2/6/2026	ck#5032 Moody Law- façade grant 921 Carrol St	(2,500.00)
2/6/2026	ck#5033 Spotted Laundry façade grant 1003 Swift st	(1,000.00)
2/19/2026	Reimb from COP façade grant 921 Carroll & 1003 Swift	3,500.00
3/4/2026	GA Power Commerce Street lights	(46.59)
3/5/2026	March Allocation from City	516.00
3/20/2026	Houston Home Journal-FY budget Ad	(58.00)

*Balance as of 3/31/2026 **75,672.74**
 *operating & boost balance

**The City of Perry
 Reconciliation of Bank Statement for
 Downtown Development Authority Synovus
 General Operating Account
 As of March 31, 2026**

Less outstanding checks (Payables)

Balance per Bank Statement	75,261.33	Ending Balance:
		O/S Deposits:
Plus deposits not on statement		
COP allocation	516.00	
Reimb from COP for façade grants		
Less Disbursements:		
GA Power	(46.59)	O/S Disbursements:
Houston Home Journal-FY budget Ad	(58.00)	Checks:
Reconciled bank statement balance	75,672.74	
Balance per transaction register	75,672.74 ✓	
Difference	<u>0.00</u>	

Dixie Lawn & Landscaping Inc.
3810 Roddy Rd
Cochran, GA 31014
Office: 478-934-3838
Fax: 478-934-3880

PROPOSAL

Date: 04/20/2026

Property: City of Perry
Downtown Alley
Perry, GA 31069
Alicia Hartley, Downtown Manager
Email: alicia.hartley@perry-ga.gov
Phone: 478-294-9039

Project: Install Café-style lights and pathway lights

Location: Downtown Alley

Install lighting: Dixie associates will install stainless cabling, securing to wall of building on the left and the right in front portion of alleyway. 75 linear feet of 2-watt Edison bulb café-style lights with 1.6 foot spacing will be secured to stainless steel cable. (13) pathway lights will be installed, approximately 12 feet apart, in pea gravel along alleyway path. Base of pathway lights will be secured in concrete. (Client will secure permission from building owners to attach stainless steel cable to buildings. Client will provide a 120-volt receptacle, preferably located behind Jasmine espalier, to provide power for lighting transformer).

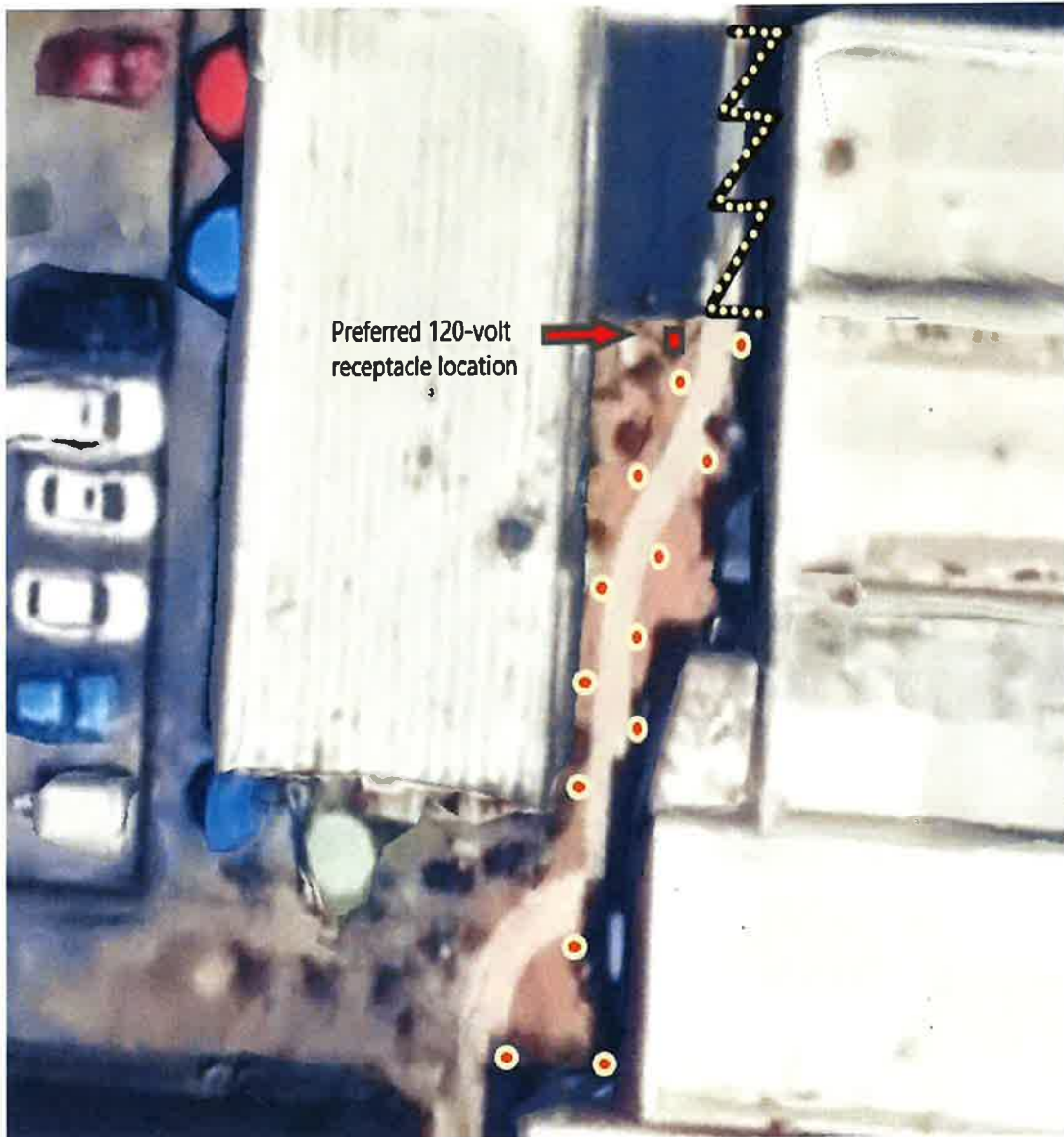


Dixie Lawn and Landscaping
Cell: 478-308-0086
Email: shaneedixielandscaping@yahoo.com

Customer Representative

Dixie Lawn & Landscaping Inc.
3810 Roddy Rd
Cochran, GA 31014
Office: 478-934-3838
Fax: 478-934-3880

PROPOSAL



Total Bid: \$4,150.00

I agree to pay Dixie Lawn & Landscaping Inc. **Total Bid** at time of project completion.
3% transaction fee for all credit card transactions.

Dixie Lawn and Landscaping
Cell: 478-308-0086
Email: shaneedixielandscaping@yahoo.com

Customer Representative

Dixie Lawn & Landscaping Inc.
3810 Roddy Rd
Cochran, GA 31014
Office: 478-934-3838
Fax: 478-934-3880

PROPOSAL

Date: 04/20/2026

Property: City of Perry
Downtown Alley
Perry, GA 31069
Alicia Hartley, Downtown Manager
Email: alicia.hartley@perry-ga.gov
Phone: 478-294-9039

Project: Pea Gravel Enhancement

Location: Downtown Alley

Pea Gravel Enhancement: Dixie associates will install (2) tons of pea gravel to freshen existing pea gravel in alleyway. Upon completion of pea gravel refresh, all existing pea gravel will be raked level and (20) gallons of Liquid Rubber Rock Glue will be applied to secure pea gravel.



Total Bid: \$2,150.00

I agree to pay Dixie Lawn & Landscaping Inc. **Total Bid** at time of project completion.
3% transaction fee for all credit card transactions.

Dixie Lawn and Landscaping
Cell: 478-308-0086
Email: shaneedixielandscaping@yahoo.com

Customer Representative



April 20, 2026

2026 CONTRACT PROPOSAL

Contract No. - 4311

CITY OF PERRY DOWNTOWN ALLEYWAY

CITY OF PERRY

This is an agreement between Dixie Lawn & Landscaping, Inc., 3810 Roddy Highway, Cochran, GA 31014, and City of Perry ("Client"), Attn: Alicia Hartley, 1211 Washington St., Perry, GA 31069.

CONTRACT LAWN MAINTENANCE

Contract Grounds Maintenance

26 Visits (Bi-weekly all year)

Weed control, beds, cracks of concrete

Blow – pea gravel & sidewalk

Prune shrubs as needed to maintain a neat appearance at all times

Pick up all trash & debris

2026 CONTRACT SUMMARY

BILLING SCHEDULE

MONTHLY BILLING SCHEDULE	SERVICE COST	TOTAL COST
MAY 2026	\$220.00	\$220.00
JUNE 2026	\$220.00	\$220.00
JULY 2026	\$220.00	\$220.00
AUGUST 2026	\$220.00	\$220.00
SEPTEMBER 2026	\$220.00	\$220.00
OCTOBER 2026	\$220.00	\$220.00
NOVEMBER 2026	\$220.00	\$220.00

Contract No. - 4311

CITY OF PERRY DOWNTOWN ALLEYWAY

April 20, 2026

DECEMBER 2026	\$220.00	\$220.00
JANUARY 2027	\$220.00	\$220.00
FEBRUARY 2027	\$220.00	\$220.00
MARCH 2027	\$220.00	\$220.00
APRIL 2027	\$220.00	\$220.00
TOTAL:	\$2,640.00	\$2,640.00

By _____
Michael Shane Allen

By _____

Date April 20, 2026

Date

DIXIE LAWN & LANDSCAPING, INC.

CITY OF PERRY