



Downtown Development Authority of the City of Perry

Monday, July 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. Adoption of FY 2027 operating budget
 - b. Approve minutes of June 22, 2026, meeting
 - c. Approve June 2026 Financials
 - d. Presentations of RFQ responses 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 (DDA)		
Recommended Final Budget - FY2027		
		FY 27 Recommended Final Budget
REVENUES		
Intergovernmental/City of Perry		\$ 6,200.00
Investment and Fundraising		\$ -
	Revenue Total	\$ 6,200.00
EXPENDITURES		
Operating		\$ 1,000.00
Economic Vitality		\$ 20,500.00
	Expenditure Total	\$ 21,500.00
REVENUES		
Intergovernmental/City of Perry		\$ 6,200.00
	Revenue Subtotal	\$ 6,200.00
Investment		
Bank Interest		\$ -
DDA Internal Revolving Loan Payments		\$ -
City Funded DDA Internal Revolving Loan Match		\$ -
	Investment Subtotal	\$ -
EXPENDITURES		
Operating		
Mandatory Training/Dues & Fees/Training		\$ 300.00
Advertising		\$ 100.00
Light Pole Maintenance - Commerce Street Light		\$ 600.00
	Operating Subtotal	\$ 1,000.00
Economic Vitality		
Outreach and Marketing		\$ 500.00
Placemaking		\$ -
Locally-Funded Downtown Revolving Loan Fund/Façade Grants		\$ 20,000.00
	Economic Vitality Subtotal	\$ 20,500.00

Downtown Development Authority of the City of Perry
Minutes - June 22, 2026

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

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

Staff: Mitchell Worthington – Asst. City Manager, Jara Hurt – Downtown Manager, Lyn McDonald – Finance Director, and Christine Sewell – Recording Clerk

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Guests – Dave Forrester and Bobby Tuggle
5. Public Hearing – FY2027 Proposed Operating Budget

Chairman George opened the public hearing and called for any public comment; there being none the public hearing was closed at 5:03pm.

6. Old Business
 - a. Alleyway Lighting Estimate from Dixie Landscape – Ms. Jara Hurt, Downtown Manager

Ms. Hurt provided an update, which was that electricity for the project was being worked on with Georgia Power for access to an old utility pole. Ms. Hurt also advised the new picnic tables for the 900 block of Carroll Street have been received and will be installed, hopefully before July 4th.

- b. Review RFQ responses for Meeting Street Project

Mr. Worthington advised four responses were received, two from the same company, and the board will interview each of the submitters at the next meeting, where any questions or submittal clarifications can be asked, and if elected can submit the scoring evaluation and then move forward with making a recommendation and the next steps of the process.

7. New Business
 - a. Adoption of resolution for continuation of FY 2026 budget

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

- b. Approve minutes of April 27, 2026, meeting

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

c. Approve April and May 2026 Financials

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

8. Staff Update – None

9. Member Items – None

10. Chairman Items – None

11. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:11pm.

DRAFT

Downtown Development Authority
Balance Sheet
June 30, 2026

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	77,080.97	\$ -	\$ 77,080.97
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	77,080.97	\$ -	\$ 77,080.97
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	56,180.97	-	56,180.97
Total Fund Balances	77,080.97	\$ -	\$ 77,080.97
Total Liabilities and Fund Balances	77,080.97	\$ -	\$ 77,080.97

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	2,546.59	46.59	46.59	46.59	46.59	46.59	46.59	58.00
Excess (deficiency)	(46.75)	(28,499.75)	(4,149.75)	(46.75)	(46.59)	(2,546.59)	(46.59)	(46.59)	(46.59)	(46.59)	(46.59)	(46.59)	(42,673.72)
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	6,192.00
Transfer In - City of Perry (Incentive Program)	-	-	28,453.00	-	-	2,500.00	-	3,500.00	-	-	2,500.00	1,000.00	37,953.00
Transfer In - Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In - Capital Projects	516.00	516.00	28,969.00	516.00	516.00	3,016.00	516.00	4,016.00	516.00	516.00	3,016.00	1,516.00	44,145.00
Fund Balance - Beginning	75,609.68	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	76,142.15	76,611.56	
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	76,142.15	76,611.56	77,080.97	

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)
4/3/2026	GA Power Commerce Street lights	(46.59)
4/9/2026	April Allocation from City	516.00
5/4/2026	GA Power Commerce Street lights	(46.59)
5/4/2026	May Allocation from City	516.00
5/8/2026	Reimb from COP façade grant 731 Carroll St	2,500.00
6/3/2026	GA Power Commerce Street lights	(46.59)
6/5/2026	June Allocation from City	516.00
6/11/2026	Reimb from COP façade grant 903 Carroll St	1,000.00
6/23/2026	ck#5035 East Coast Butcher façade grant 731 Carroll st	(2,500.00)
6/15/2026	ck#5036 Kimberly Britt façade grant 903 Carroll St	(1,000.00)
	*Balance as of 6/30/26	77,080.97 ✓
	*operating & boost balance	

The City of Perry
Reconciliation of Bank Statement for
Downtown Development Authority Synovus
General Operating Account
As of June 30, 2026

Balance per Bank Statement Beginning Balance	79,111.56	✓	Ending Balance:
			O/S Deposits:
Plus deposits statement			
COP allocation	516.00		
Reimb from COP for façade grants	1,000.00		
Less Disbursements:			
GA Power	(46.59)		
ck#5036- Kimberly Britt 903 Carroll St	(1,000.00)		O/S Disbursements:
ck#5036-East Cost Butcher 731 Carroll St	(2,500.00)		Checks:
Reconciled bank statement balance	77,080.97		
Balance per Bank Statement Ending Balance	77,080.97	✓	
Difference	<u>0.00</u>		

Statement of Qualifications for a
Public-Private Development Venture

Meeting Street Project

1102 & 1104 Meeting Street, Perry, GA 31069

2026-01

June 5, 2026



THE
LOUDERMILK
COMPANIES

BRYANT FAMILY
PROPERTIES, LLC



The Loudermilk Companies
111 Perimeter Road Suite B
Perry, GA 31069
Lindsay Bryant, Development Manager
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478-952-7466

City of Perry
1211 Washington Street, PO Box 1231
Perry, GA 31069
Lyn McDonald, Finance Director
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478-988-2710



SOUTHERN
VENTURE PARTNERS

Develop. Preserve. Build.

RESPONSE TO REQUEST FOR QUALIFICATIONS
RFQ 2026-01 • Public-Private Development Venture
THE MEETING STREET PROJECT
1102 & 1104 Meeting Street • Perry, Georgia

Submitted to:

Perry Downtown Development Authority
Attn: Finance Department • 1211 Washington Street, Perry, GA 31069

Submitted by:

Southern Venture Partners LLC
Friday, June 5, 2026



RFQ RESPONSE
MEETING STREET MIXED USE DEVELOPMENT



PERRY DOWNTOWN DEVELOPMENT
AUTHORITY
RFQ-2026-01

1102 AND 1104 MEETING
STREET, PERRY, GA

Patriot Development Group

RFQ Response – Meeting Street Mixed-Use Development

Patriot Development Group respectfully submits this qualifications response for the Meeting Street Project in Downtown Perry, Georgia. Our team has extensive experience in residential and commercial development throughout Middle Georgia, including land development, mixed-use projects, infrastructure installation, vertical construction coordination, and community-focused redevelopment initiatives. Our vision for the Meeting Street Project is to create a highly functional and visually appealing mixed-use destination consisting of commercial storefronts, loft-style residential units, pedestrian-oriented greenspace, and enhanced streetscape elements that complement Historic Downtown Perry while driving long-term economic growth and investment into the City.

Development Structure & Land Contribution Requirements

The Downtown Development Authority and City of Perry shall provide the project property as part of the public-private partnership structure for this superior redevelopment project. Due to the substantial private capital investment, infrastructure improvements, commercial activation, residential density creation, long-term taxable value generation, and overall economic impact associated with this development, the land contribution shall be a mandatory requirement for Patriot Development Group to proceed forward with the project. Patriot Development Group has already invested substantial time, money, planning, engineering coordination, and development efforts into the Northside Drive and Meeting Street development area. Our team is actively coordinating with the adjoining property owner at the corner of Meeting Street and Northside Drive to ensure the area develops into a high-quality and unique mixed-use asset for the City of Perry.

City Requirements & Coordination Obligations

- The City and all applicable utility providers shall complete utility relocation or undergrounding of all overhead power lines in coordination with Georgia Power.
- The City shall coordinate and provide all required utility easements, rerouting, transformer relocation, and rear-service utility corridors.
- The City shall provide all required cost participation, trenching coordination, and utility relocation support necessary for project completion.
- The City shall approve and implement all utility tap fee reductions, reimbursements, credits, and phased payment structures.
- All infrastructure contributions provided by Patriot Development Group shall offset applicable impact fees and related assessments.
- The City shall participate in and fund decorative sidewalks, street lighting, landscaping, street trees, brick pavers, alley improvements, and pedestrian enhancement infrastructure.
- Reduced parking ratios and public/shared parking accommodations shall be approved for the mixed-use development.
- The City shall approve flexibility regarding setbacks, building height, balconies, signage, landscaping, and outdoor activation areas.
- Expedited permitting timelines and dedicated City coordination shall be implemented immediately upon project advancement.