



Downtown Development Authority of the City of Perry

Monday, September 28, 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
 - a. Update on Meeting Street Project
6. New Business
 - a. Approve July 27, 2026, and August 5, 2026, meeting minutes
 - b. Approve July and August 2026 Financials
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 - July 27, 2026

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

Roll: Chairman George; Directors Forrester, Rhodes, Tuggle, and Way were present. Directors Bryant and Mosley were absent. *Bryant absent due to conflict with Meeting Street presentation; did not attend meeting; only present at Loudermilk Companies presentation.

Staff -Holly Wharton – Economic Development Director, 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/Speakers – Dan & Joy Peterson, David Forrester, Chad Bryant, Lindsay Bryant, Terry Miller, Anthony Tuskweth, Esteban Morales, Kathy Chamblee, Milt Calloway, Gene Dunwody, Joshua Younger.

5. Old Business – None

6. New Business

- a. Adoption of FY 2027 operating budget

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

- b. Approve minutes of June 22, 2026, meeting

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

- c. Approve June 2026 Financials

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

- d. Presentations of RFQ responses for Meeting Street Project

Ms. Kathy Chamblee and Mr. Esteban Morales with Patriot Development Group, along with TSW, presented their project proposal via PowerPoint, which was a mixed-use development that included retail and residential spaces, along with a stage area, playground, and splash pad. Project would be approximately (16) homes over ground-floor retail and restaurant space, three stories with greenspace.

Ms. Lindsay Bryant with Loudermilk Companies, Mr. Chad Bryant with Bryant Engineering & Bryant Family Properties, and Mr. Terry Miller, Miller Architecture and Planning, presented their project proposal via PowerPoint, which was a proposed three-story development consisting of ground-floor restaurant/retail/outdoor dining, and the remaining floors professional offices for use for small business or flexible office space. Public use would include green space and a gathering area for events and placemaking. Ms. Bryant advised Loudermilk Companies would provide \$200,000 for the public spaces.

Mr. Milt Calloway, Mr. Gene Dunwody, and Mr. Joshua Younger with Southern Venture Partners presented their project proposal via PowerPoint, which was a proposed three-story mixed-use development consisting of retail on ground level with residences on two floors, which, based on market, would be approximately (30) units, 450 square feet, 1 to 2 bedrooms with a rooftop. Greenspace would be for an amphitheater, to include a gathering area and play area.

At the conclusion of each presentation, the submitter was asked various questions by the board specific to their project proposal. The board was asked to complete a proposal review rubric for each presentation; all completed and provided to Ms. Wharton. For the next board meeting, Ms. Wharton will tabulate scores and present for further discussion and the next steps in the process.

7. Staff Update – Ms. Hurt advised the landscaping project is still under review, working on fall landscape update, working on the 2027 events calendar, and provided business updates. Ms. Wharton advised the sidewalk plan for Jernigan & Carroll Streets has been approved.
8. Member Items – None
9. Chairman Items – None
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:40pm.

Downtown Development Authority of the City of Perry
Special Called Meeting
Minutes- August 5, 2026

1. Call To Order: Chairman George called the meeting to order at 12:00 pm.

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

Staff: Holly Wharton – Economic Development Director and Jara Hurt – Downtown Manager

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Guests/Speakers – None
5. New Business
 - a. Discuss selection of Meeting Street Project Development Partner – Ms. Wharton advised that, from the three presentations, Southern Venture, Loudermilk Group, and Patriot Development Group, was requesting a selection for future partnership.

Chairman George motioned to partner with Southern Venture; Director Rhodes seconded; all in favor and was unanimously approved.

Ms. Wharton advised the next steps would be to bring forth to Council, which will be tentatively scheduled for September 1st. Prior to that staff will schedule a meeting with Southern Venture.

6. Adjourn: there being no further business to come before the board the meeting was adjourned at 12:07 pm.

Downtown Development Authority
Balance Sheet
July 31, 2026

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	77,550.55	\$ -	\$ 77,550.55
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	77,550.55	\$ -	\$ 77,550.55
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	56,650.55	-	56,650.55
Total Fund Balances	77,550.55	\$ -	\$ 77,550.55
Total Liabilities and Fund Balances	77,550.55	\$ -	\$ 77,550.55 ✓

DDA Operating

	<u>Jul-26</u>	<u>Aug-26</u>	<u>Sep-26</u>	<u>Oct-26</u>	<u>Nov-26</u>	<u>Dec-26</u>	<u>Jan-27</u>	<u>Feb-27</u>	<u>Mar-27</u>	<u>Apr-27</u>	<u>May-27</u>	<u>Jun-27</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													
Façade Grant													
Downtown Feasibility Study													
Street Signs													
Welcome Park- Donation													
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 6/30/2026	77,080.97 ✓
7/1/2026	Beginning Balance	77,080.97
7/3/2026	GA Power Commerce Street lights	(46.42)
7/10/2026	July Allocation from City	516.00

*Balance as of 7/31/26 77,550.55 ✓

Downtown Development Authority
Balance Sheet
August 31, 2026

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	77,760.30	\$ -	\$ 77,760.30
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	77,760.30	\$ -	\$ 77,760.30
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	56,860.30	-	56,860.30
Total Fund Balances	77,760.30	\$ -	\$ 77,760.30
Total Liabilities and Fund Balances	77,760.30	\$ -	\$ 77,760.30

DDA Operating

	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	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		260.16 ✓											260.16
Meetings													
Training													
General Supplies & Materials													
Official/Administrative													
Bank Charges		(0.33) ✓											
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	46.42	46.42 ✓											92.84
Excess (deficiency)	46.42	306.25											353.00
	(46.42)	(306.25)											(353.00)
Other Financing Sources													
Transfer In - City of Perry (Monthly Allocation)	516.00	516.00 ✓											1,032.00
Transfer In - City of Perry (Incentive Program)													
Transfer In - Hotel/Motel													
Transfer In - Capital Projects	516.00	516.00											1,032.00
Fund Balance - Beginning	77,080.97 ✓	77,550.55 ✓	77,760.30 ✓	77,760.30	77,760.30	77,760.30	77,760.30	77,760.30	77,760.30	77,760.30	77,760.30	77,760.30	

Operating Account Summary

<u>Date</u>	<u>Activity Description</u>	<u>Amount</u>
	Balance as of 6/30/2026	77,080.97
7/1/2026	Beginning Balance	77,080.97
7/3/2026	GA Power Commerce Street lights	(46.42)
7/10/2026	July Allocation from City	516.00
8/4/2026	GA Power Commerce Street lights	(46.42)
8/6/2026	DDA August allocation	516.00
	ck#5037 City of Perry - special called mtg lunch with developers	
8/27/2026	for Meeting Street project	(260.16)
8/3/2026	Cuofco Acct Verify- 260803	(0.33)
8/3/2026	Cuofco Acct Verify- 260803 Josh Sisel	0.16
8/3/2026	Cuofco Acct Verify- 260803 Josh Sisel	0.17
8/4/2026	ACH Return	0.33

*Balance as of 8/31/26 77,760.30

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

Balance per Bank Statement Beginning Balance	77,550.55 ✓	Ending Balance: O/S Deposits:
Plus deposits statement		
COP allocation	516.00	
Account Verify Return	0.16	
Account Verify Return	0.17	
ACH Return	0.33	
Less Disbursements:		
GA Power	(46.42) ✓	O/S Disbursements:
Account Verification	(0.33) ✓	Checks:
ck#5037 COP	(260.16)	
Reconciled bank statement balance	77,760.30	
Balance per Bank Statement Ending Balance	77,760.30 ✓	
Difference	<u>0.00</u>	