Downtown Development Authority of the City of Perry
Monday, November 23, 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 September 28, 2026, meeting minutes
    b. Approve September and October 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 - September 28, 2026

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

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

2. Invocation – was given by Director Forrester

3. Citizens with Input – None

4. Guests/Speakers – None

5. Old Business
   a. Update on Meeting Street Project – Ms. Wharton advised she and Directors Tuggle and Way had met with SVB on the project. Director Way advised the meeting was productive, and once the property survey is complete, the feasibility study will define the process and project. Ms. Wharton advised they had requested the city provide their vision for the area's greenspace as they will focus on the site development and building. Director Way advised at this time the adjoining property is not part of the project; however, it would be a good parcel to have to incorporate into the overall project area. Director Tuggle suggested contact be made with the property owner; the board concurred; Directors Tuggle and Way will reach out. Ms. Wharton advised SVB had suggested forming a subcommittee for the project; the board concurred with Directors Bryant, Tuggle, and Way, and George being the alternate.

6. New Business
   a. Approve July 27, 2026, and August 5, 2026, meeting minutes

   Director Way motioned to approve the July minutes as presented; Director Tuggle seconded; all in favor and was unanimously approved. Director Forrester motioned to approve the August minutes as presented; Director Way seconded; all in favor and was unanimously approved.

   b. Approve July and August 2026 Financials

   Director Tuggle motioned to approve the July financials as presented; Director Way seconded; all in favor and was unanimously approved. Director Way motioned to approve the August financials as presented; Director Forrester seconded; all in favor and was unanimously approved.

7. Staff Update- Ms. Wharton advised the Georgia Placemaking Initiative for Economic Development would be in town over the next two days; the city is the host city for the program.

8. Member Items – Director Forrester advised she was resigning from the board due to other commitments and thanked everyone.

9. Chairman Items – None

10. Adjourn: there being no further business to come before the board, the meeting was adjourned at 5:20 pm.

DRAFT

Downtown Development Authority
Balance Sheet
September 30, 2026

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	78,229.88	$ -	$ 78,229.88
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	**78,229.88**	**$ -**	**$ 78,229.88**
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	57,329.88	-	57,329.88
Total Fund Balances	78,229.88	$ -	$ 78,229.88
Total Liabilities and Fund Balances	**78,229.88**	**$ -**	**$ 78,229.88**

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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													-
Bank Charges Reversed			0.86										
Return Fraudulent Activity			1,000.00										
Miscellaneous													-
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	1,000.86	-	-	-	-	-	-	-	-	-	1,000.86
Expenditures													
Professional Services - Audit													-
Professional Services - Other													-
Contract Labor													-
Telephone													-
Main St Restricted Account													-
Postage & Freight													-
Advertising													-
Promotions - Other													-
Fraudulent Activity			1,000.00										1,000.00
BOOST													-
Dues and Fees													-
Meetings		260.16											260.16
Training													-
General Supplies & Materials													-
Official/Administrative													
Bank Charges		(0.33)	0.86										
DDA Revolving Loan													-
Façade Grant													-
Downtown Feasibility Study													-
Street Signs													-
Welcome Park- Donation													-
Natural Gas Incentive Program													-
Electricity - Commerce Street Light	46.42	46.42	46.42 ✓										139.26
Water & Sewer Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	46.42	306.25	1,047.28	-	-	-	-	-	-	-	-	-	1,399.42
Excess (deficiency)	(46.42)	(306.25)	(46.42)	-	-	-	-	-	-	-	-	-	(398.56)
Other Financing Sources													
Transfer In - City of Perry (Monthly Allocation)	516.00	516.00	516.00 ✓										1,548.00
Transfer In - City of Perry (Incentive Program)													-
Transfer In - Hotel/Motel	-	-	-	-									-
Transfer In - Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
	516.00	516.00	516.00	-	-	-	-	-	-	-	-	-	1,548.00

Fund Balance - Beginning	77,080.97	77,550.55	77,760.30	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88
Fund Balance - Ending	77,550.55	77,760.30	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88	78,229.88

Operating Account Summary

Date	Activity Description	Amount
	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
8/27/2026	ck#5037 City of Perry - special called mtg lunch with developers 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
9/4/2026	DDA September allocation	516.00
9/10/2026	GA Power Commerce Street lights	(46.42)
9/14/2026	Royal Credit Uni Acct Verifey 260911	(0.43)
9/14/2026	Royal Credit Uni Acct Verifey 260911	0.08
9/14/2026	Royal Credit Uni Acct Verifey 260911	0.35
9/15/2026	ACH Return	0.43
9/15/2026	ACH Withdrawal	(1,000.00)
9/16/2026	ACH Return	(0.08)
9/16/2026	ACH Return	(0.35)
9/16/2026	ACH Return	1,000.00
	*Balance as of 9/31/26	78,229.88

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

Balance per Bank Statement Beginning Balance	77,760.30	Ending Balance:
		O/S Deposits:
Plus deposits statement		
COP allocation	516.00	
Account Verify Return	0.08	
Account Verify Return	0.35	
ACH Return	0.43	
ACH Return-Royal Credit	1,000.00	
Less Disbursements:		
GA Power	(46.42)	
Account Verification	(0.43)	O/S Disbursements:
ACH Withdrawal - Royal Credit	(1,000.00)	Checks:
ACH Return	(0.08)	
ACH Return	(0.35)	
Reconciled bank statement balance	78,229.88	
Balance per Bank Statement Ending Balance	78,229.88	
Difference	0.00	

Downtown Development Authority
Balance Sheet
October 31, 2026

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	78,653.27	$ -	$ 78,653.27
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	**78,653.27**	**$ -**	**$ 78,653.27**
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	57,753.27	-	57,753.27
Total Fund Balances	78,653.27	$ -	$ 78,653.27
Total Liabilities and Fund Balances	**78,653.27**	**$ -**	**$ 78,653.27**

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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													-
Bank Charges Reversed			0.86	0.48									
Return Fraudulent Activity			1,000.00	25,591.41									
Miscellaneous													-
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	1,000.86	25,591.89	-	-	-	-	-	-	-	-	26,592.75
Expenditures													
Professional Services - Audit													-
Professional Services - Other													-
Contract Labor													-
Telephone													-
Main St Restricted Account													-
Postage & Freight													-
Advertising													-
Promotions - Other													-
Fraudulent Activity			1,000.00	25,591.41									26,591.41
BOOST													-
Dues and Fees													-
Meetings		260.16											260.16
Training													-
General Supplies & Materials													-
Official/Administrative													
Bank Charges		(0.33)	0.86	0.46									
DDA Revolving Loan													-
Façade Grant													-
Downtown Feasibility Study													-
Street Signs													-
Welcome Park- Donation													-
Natural Gas Incentive Program													-
Electricity - Commerce Street Light	46.42	46.42	46.42	92.63									231.89
Water & Sewer Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	46.42	306.25	1,047.28	25,684.50	-	-	-	-	-	-	-	-	27,083.46
Excess (deficiency)	(46.42)	(306.25)	(46.42)	(92.61)	-	-	-	-	-	-	-	-	(490.71)
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)													-
Transfer In - Hotel/Motel	-	-	-	-									-
Transfer In - Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
	516.00	516.00	516.00	516.00	-	-	-	-	-	-	-	-	2,064.00

DDA Operating

Fund Balance - Beginning	77,080.97	77,550.55	77,760.30	78,229.88	78,653.27	78,653.27	78,653.27	78,653.27	78,653.27	78,653.27	78,653.27	78,653.27
Fund Balance - Ending	77,550.55	77,760.30	78,229.88	78,653.27	78,653.27	78,653.27	78,653.27	78,653.27	78,653.27	78,653.27	78,653.27	78,653.27

Operating Account Summary

Date	Activity Description	Amount
	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
8/27/2026	ck#5037 City of Perry - special called mtg lunch with developers 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
9/4/2026	DDA September allocation	516.00
9/10/2026	GA Power Commerce Street lights	(46.42)
9/14/2026	Royal Credit Uni Acct Verifey 260911	(0.43)
9/14/2026	Royal Credit Uni Acct Verifey 260911	0.08
9/14/2026	Royal Credit Uni Acct Verifey 260911	0.35
9/15/2026	ACH Return	0.43
9/15/2026	ACH Withdrawal	(1,000.00)
9/16/2026	ACH Return	(0.08)
9/16/2026	ACH Return	(0.35)
9/16/2026	ACH Return	1,000.00
10/2/2026	DDA October Allocation	516.00
10/9/2026	GA Power Commerce Street lights	(76.26)
10/14/2026	Pex Card Acct Verify	0.05
10/14/2026	Pex Card Acct Verify	0.18
10/20/2026	Pex Card Acct Verify	(0.05)
10/20/2026	Pex Card Acct Verify	(0.18)
10/21/2026	Pex Card EPAY	(25,591.41)
10/21/2026	ACH Return	0.18
10/21/2026	ACH Return	0.05
10/22/2026	ACH Return	25,591.41
10/23/2026	ACH Return	(0.18)
10/23/2026	ACH Return	(0.05)
10/23/2026	JDA Brex AcctVerify	0.01
10/26/2026	TRG dashfi Acctverify	0.01
10/30/2026	GA Power Commerce Street lights	(16.37)
	*Balance as of 10/31/2026	78,653.27

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

Balance per Bank Statement Beginning Balance	78,229.88 ✓	Ending Balance:
		O/S Deposits:
Plus deposits statement		
COP allocation	516.00 ✓	
Account Verify	0.05 ✓	
Account Verify	0.18 ✓	
ACH Return	0.18 ✓	
ACH Return	0.05 ✓	
ACH Return	25,591.41 ✓	
Account Verify	0.01	
Account Verify	0.01	
Less Disbursements:		
GA Power	(76.26) ✓	
Account Verify	(0.05) ✓	O/S Disbursements:
Account Verify	(0.18) ✓	Checks:
PEX CARD EPAY	(25,591.41) ✓	
ACH Return	(0.18) ✓	
ACH Return	(0.05) ✓	
GA Power	(16.37) ✓	
Reconciled bank statement balance	78,653.27	
Balance per Bank Statement Ending Balance	78,653.27 ✓	
Difference	0.00	