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April 4, 2022

WORK SESSION AGENDA

5:00 PM

PERRY EVENTS CENTER
1121 MACON ROAD, PERRY, GA 31069

To join the meeting by Facebook: Use this URL - facebook.com/cityofperryga
This will allow you to view and hear the meeting.

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Items of Review/Discussion: Mayor Randall Walker
 - 3a. Appear(s):
 1. Request to park a concession trailer behind Houston Lodge #35 building - Mr. Charles Housel.
 2. Great Inn redevelopment options – Mr. John Patel.
 3. Presentation of revamped historic sites tour – Ms. A. Hamsley.
 - 3b. Department of Community Development
 1. Strategic Planning Areas – Ms. H. Wharton.
 - 3c. Office of the City Manager
 1. Department impact when 24% of the local workforce work from home.
 - a. Department of Community Development – Mr. B. Wood
 - b. Fire and Emergency Services Department – Chief L. Parker
 - c. Department of Public Works – Ms. A. Fitzner
 - d. Department of Leisure Services – Mr. S. Swan
 - e. Police Department – Chief S. Lynn
 2. DDA approved draft of RFP for Ball/Main Street lot – Mr. R. Smith.
 3. DDA approved draft of Incentive Policy – Mr. R. Smith.

4. Consider establishing City of Perry Youth Advisory Council – Mr. R. Smith.

4. Council Member Items.

5. Department Head/Staff Items:

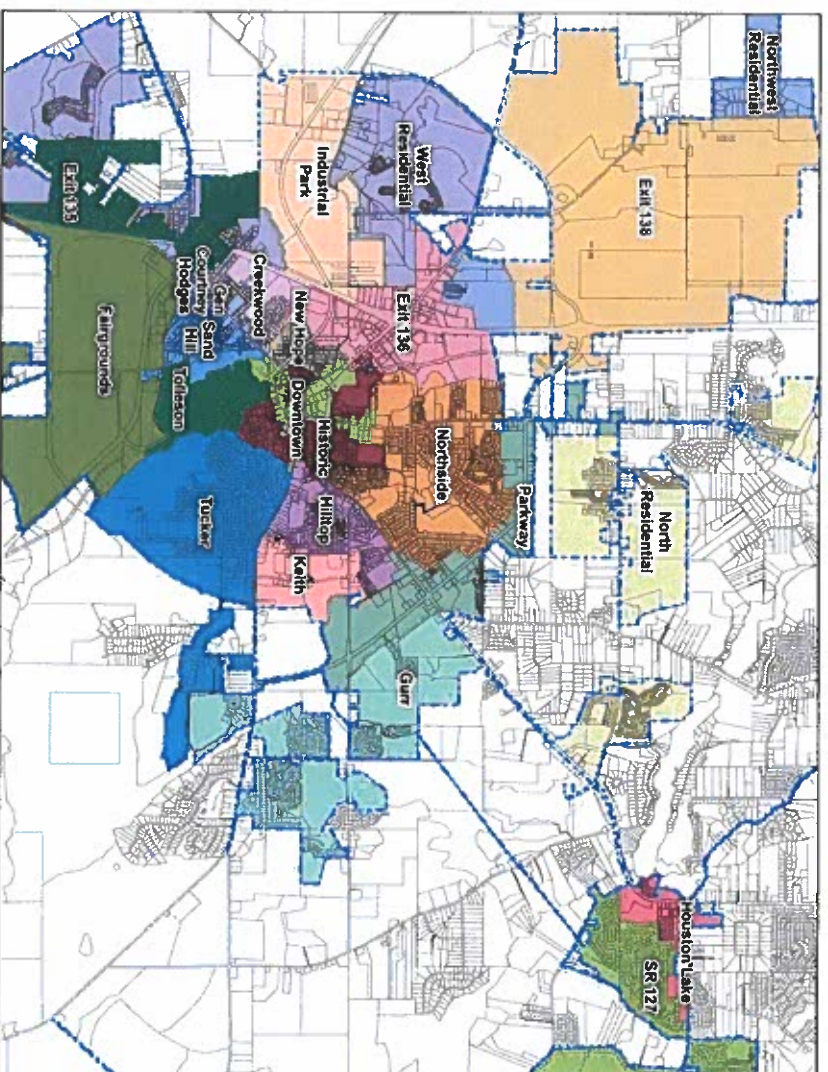
6. Adjourn.

Strategic Planning Areas

What are strategic planning areas?

- Areas within the City which characterize the community or neighborhood.
- May be divided by neighborhoods, transportation corridors, or land uses
- Used for internal reporting – permits, police and fire calls, code compliance, customer service, etc.
- Used for project planning - housing grant applications, road improvements, etc.

Current Strategic Planning Areas



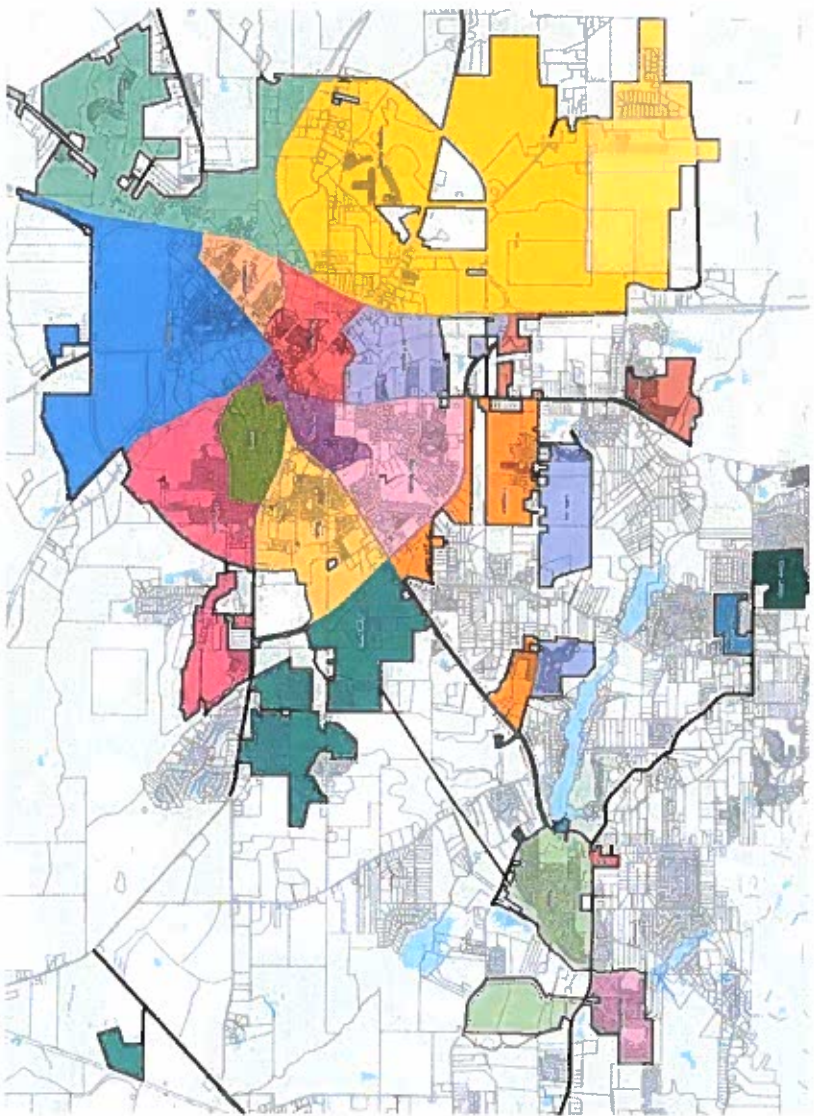
Proposed adjustment of strategic planning areas

- Adjustment recommended due to Perry's growth
- Proposed areas created using 2020 U.S. Census block groups
- Reduced number of planning areas
- More consistent, equitable approach to strategic planning

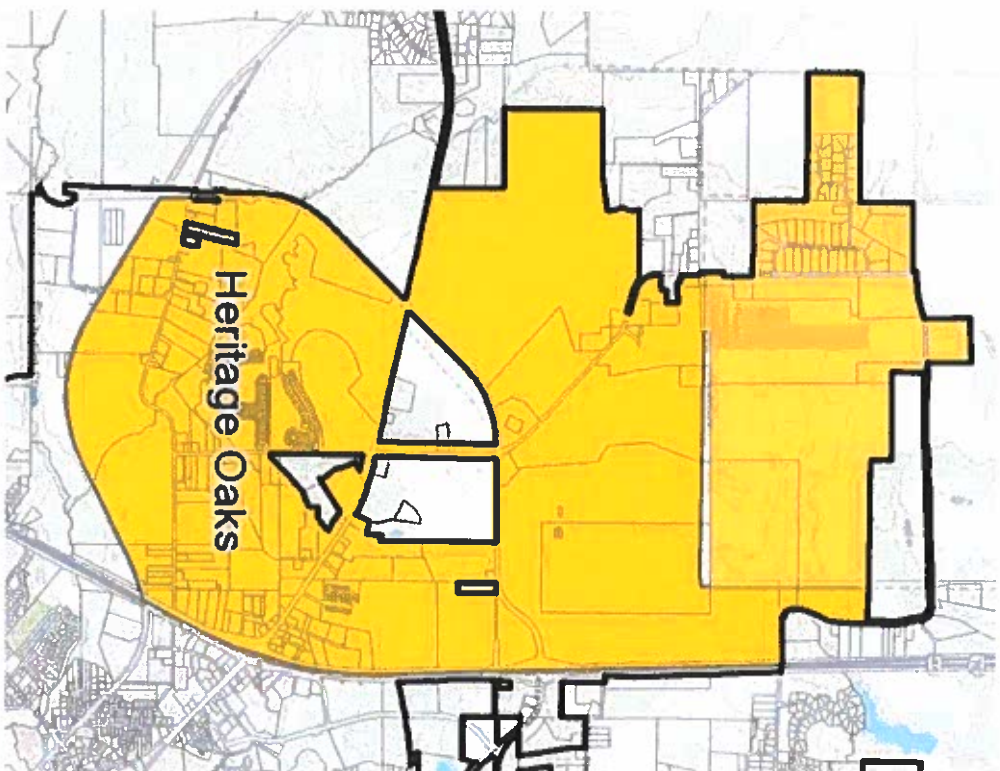
Benefits of proposed planning areas

- Information related to each planning area will help inform strategic decision-making.
- Data availability (from 2020 Decennial Census and ACS)
 - Population
 - Demographics
 - Income
 - Housing characteristics

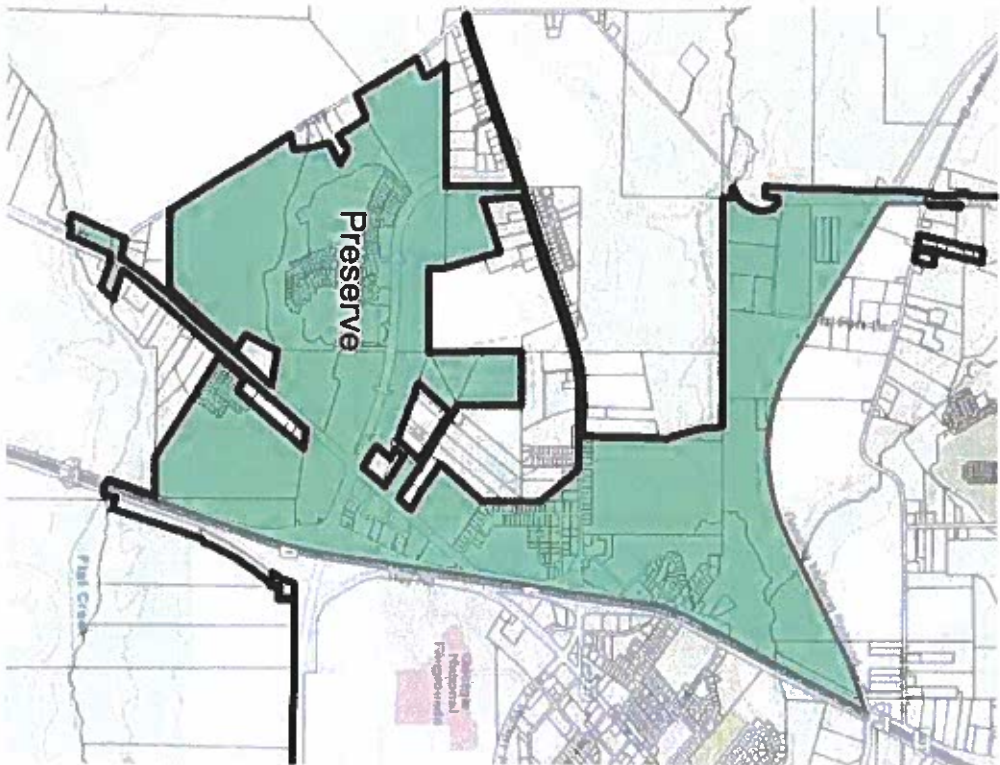
Proposed Strategic Planning Areas



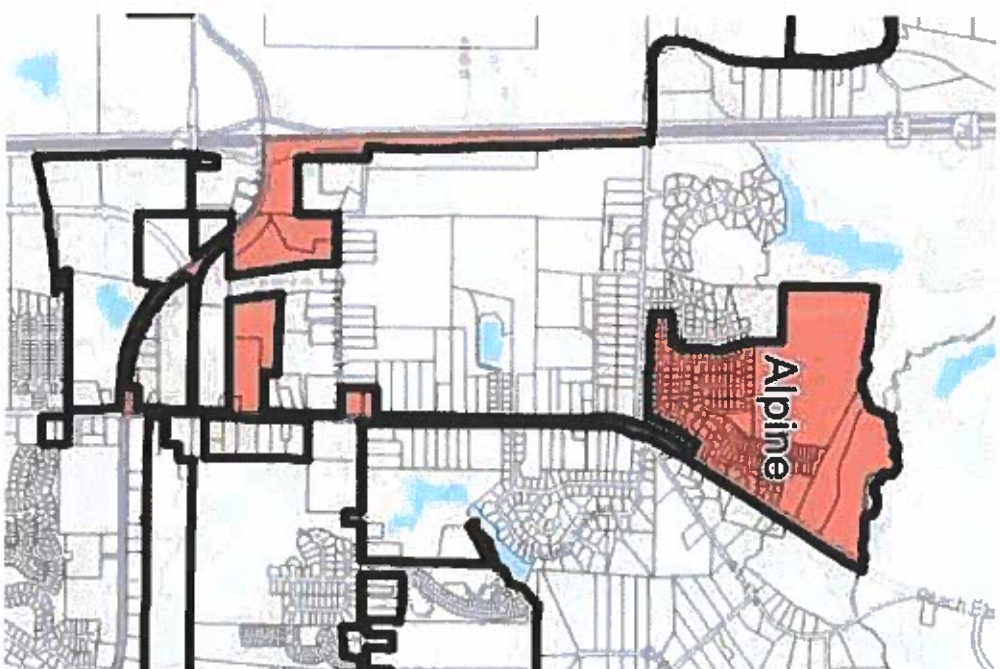
Heritage Oaks



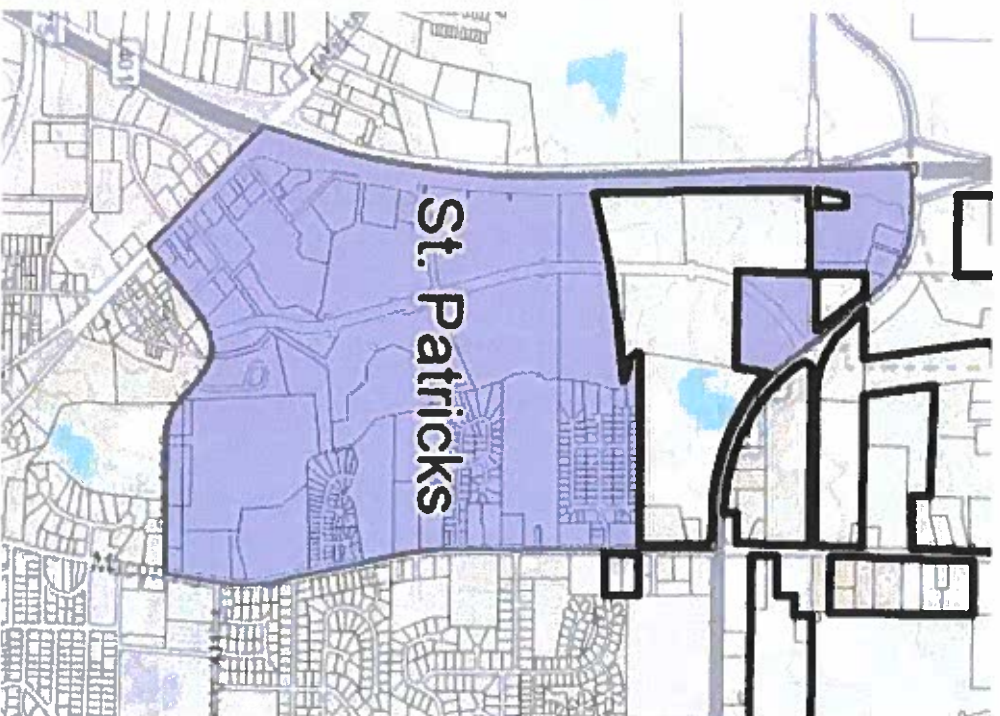
Preserve



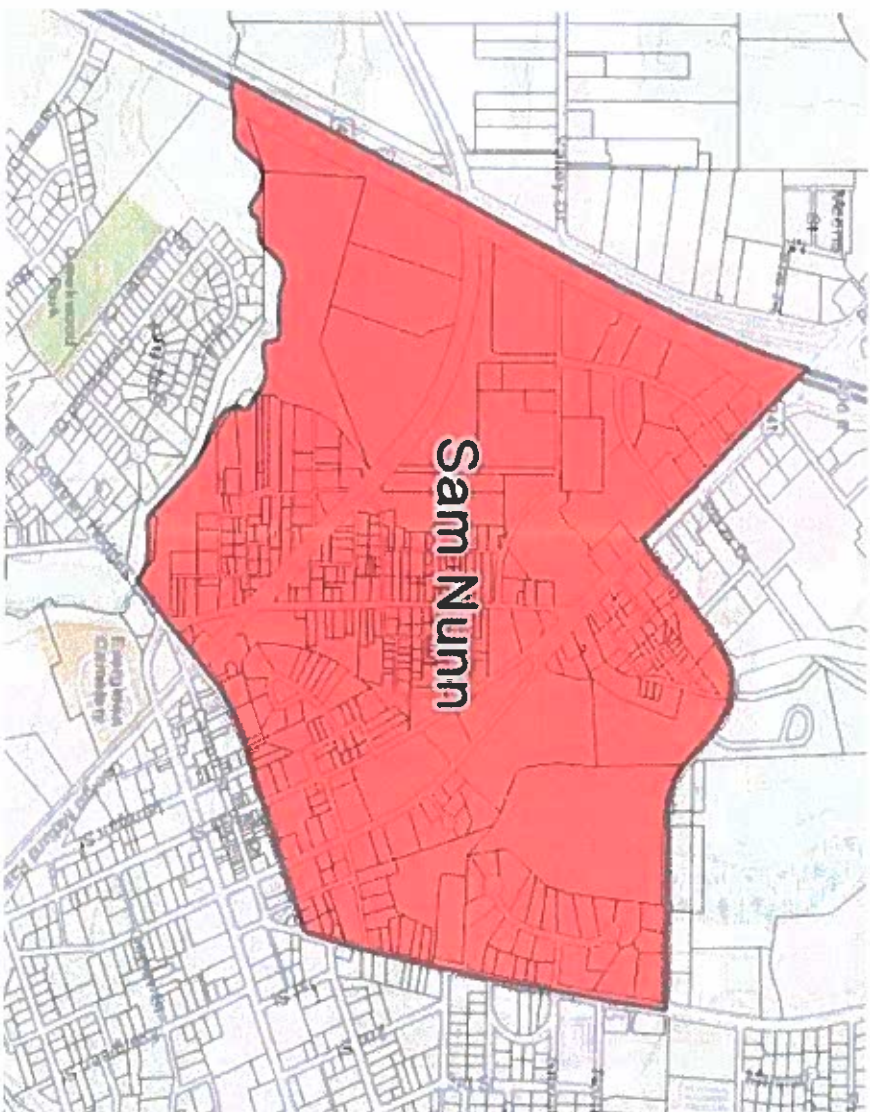
Alpine



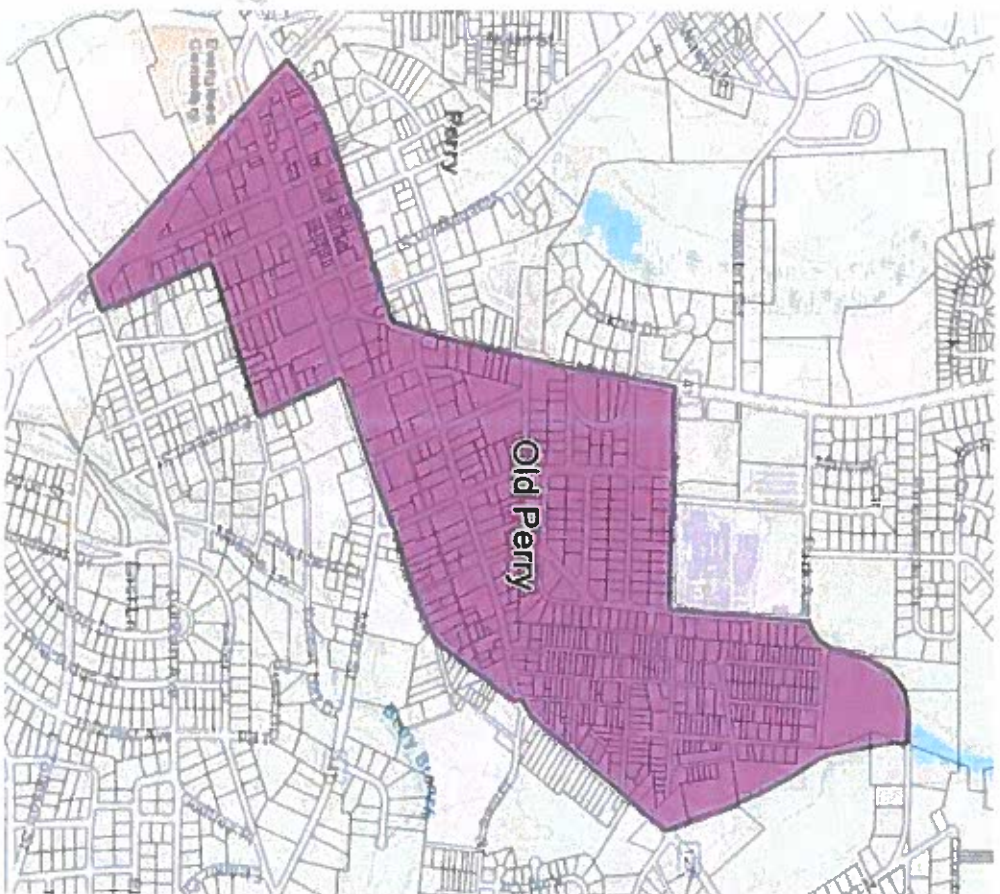
St. Patricks



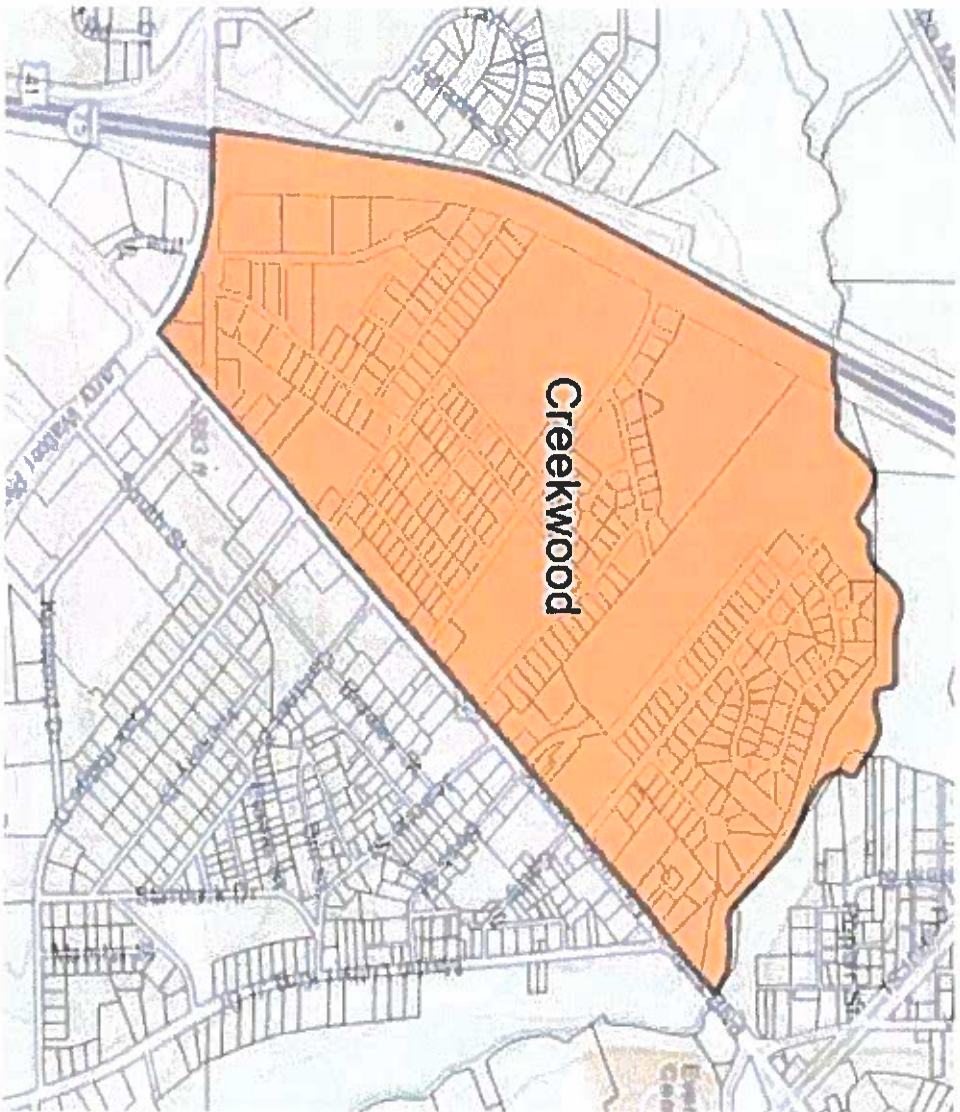
Sam Nunn



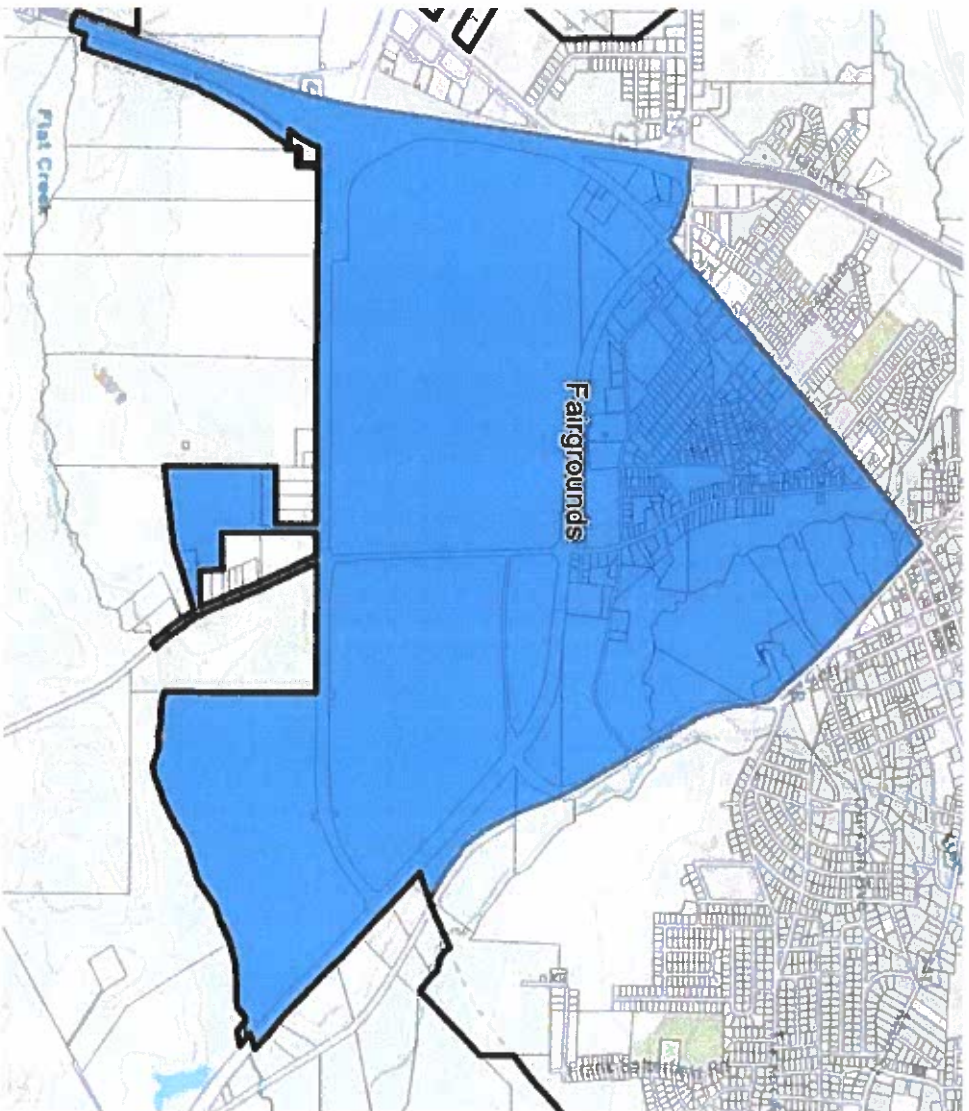
Old Perry



Creekwood



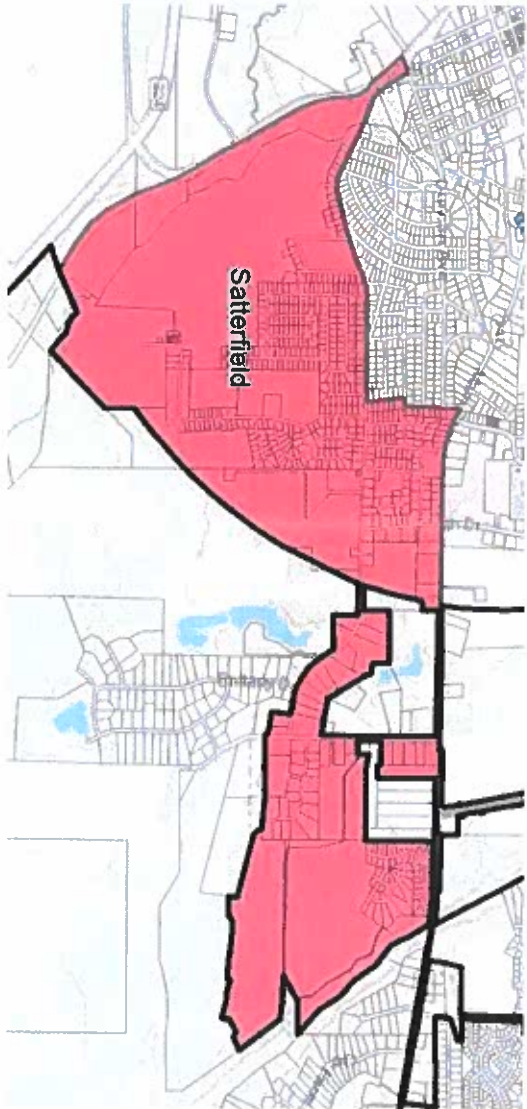
Fairgrounds



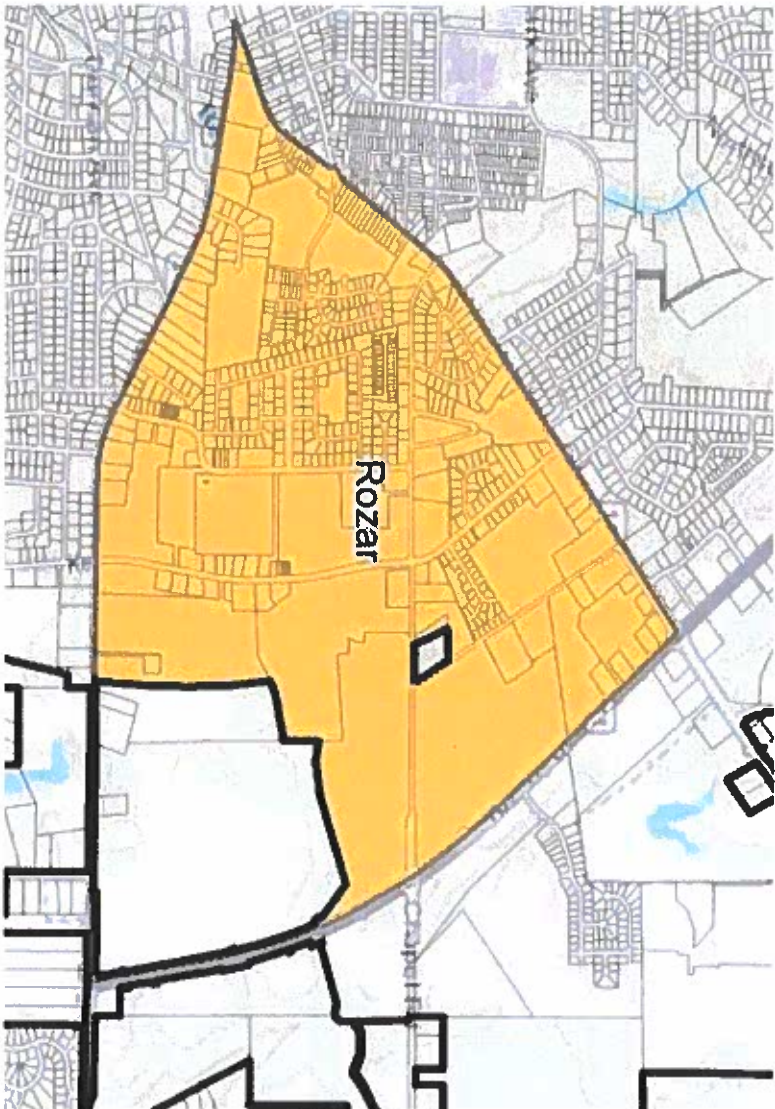
Tucker



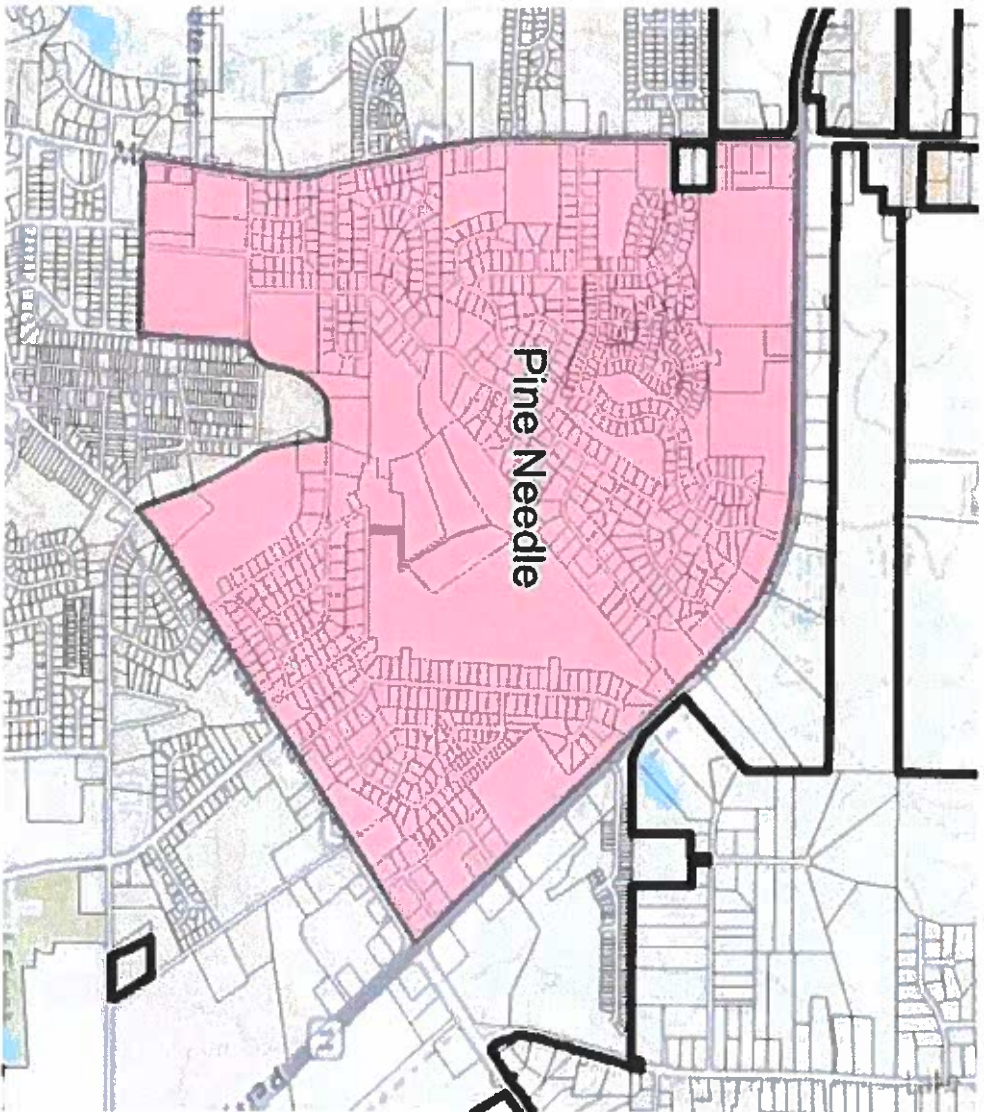
Satterfield



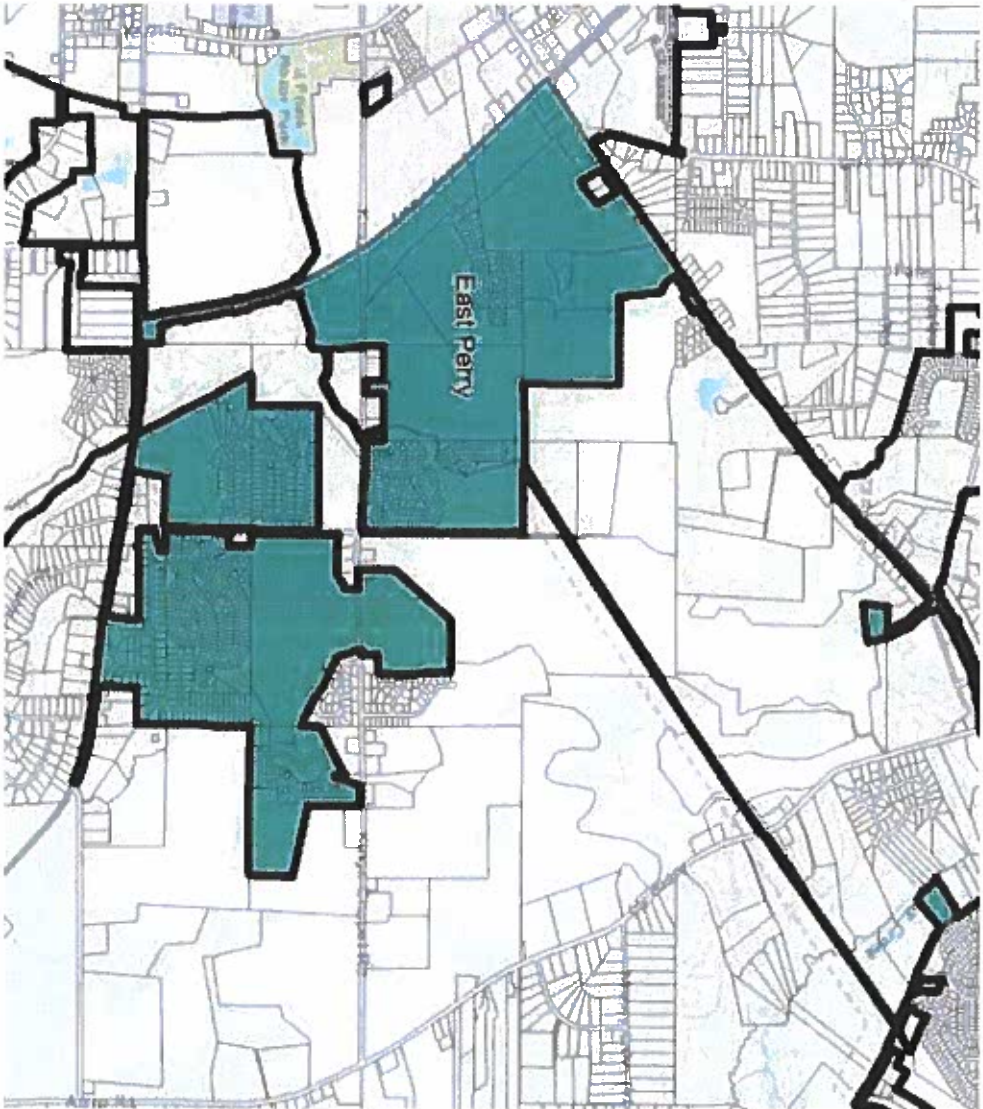
Rozar



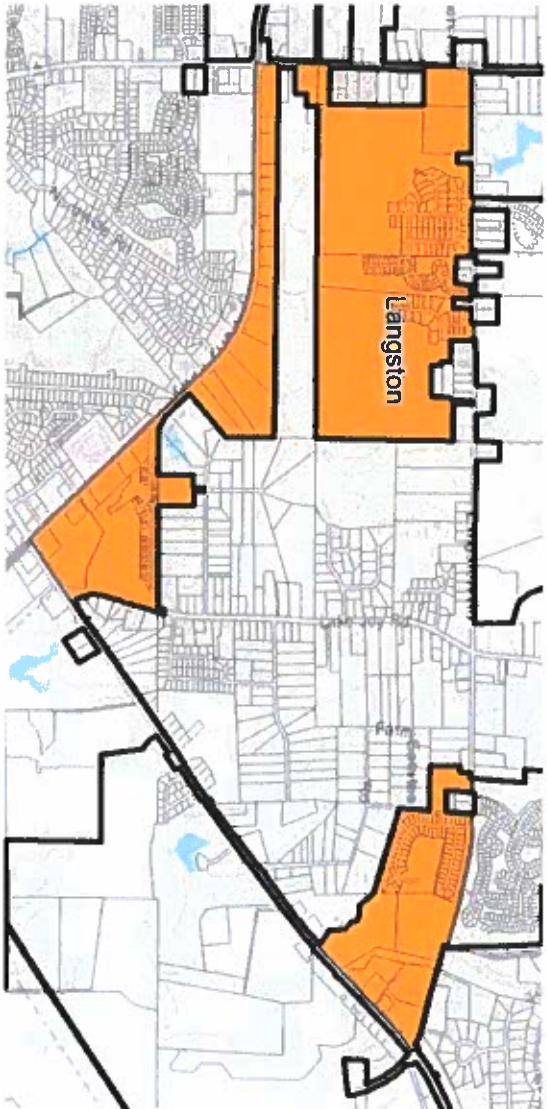
Pine Needle



East Perry



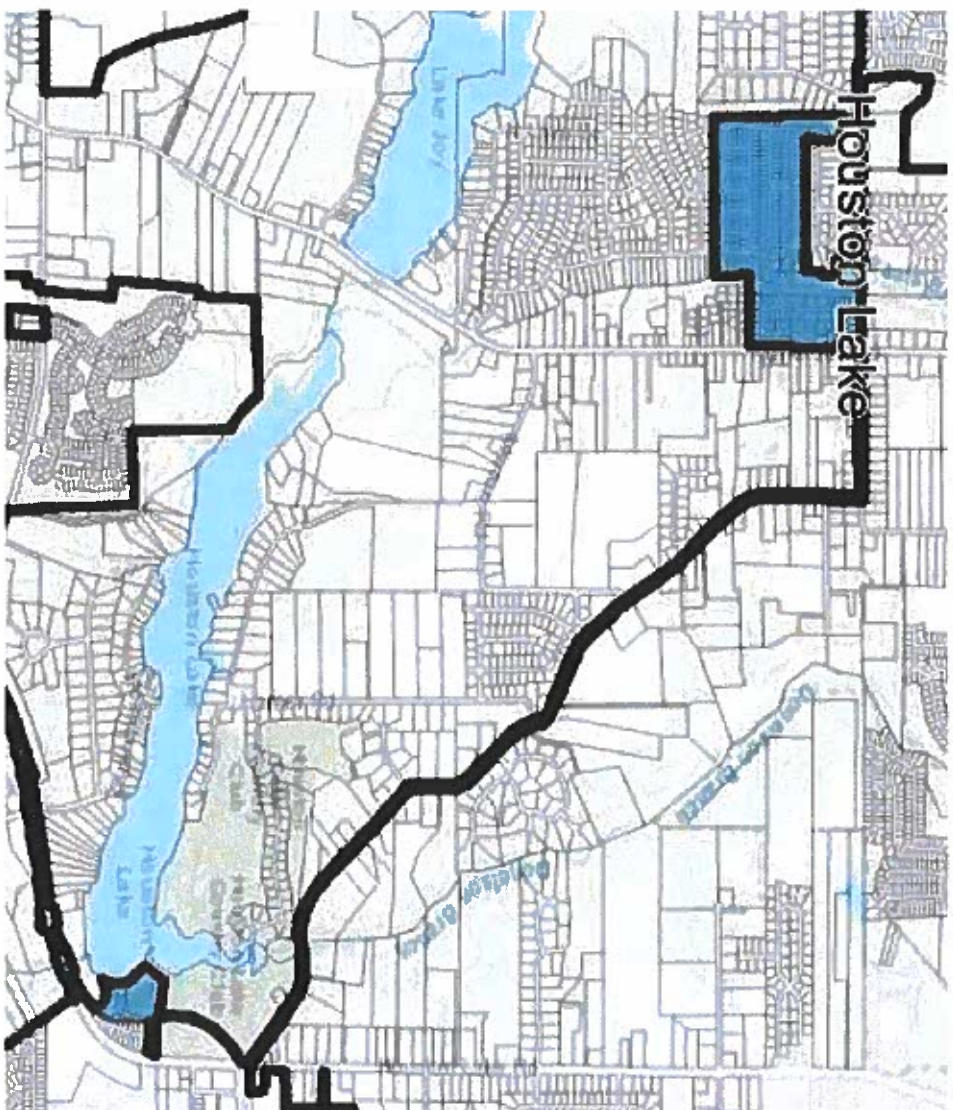
Langston



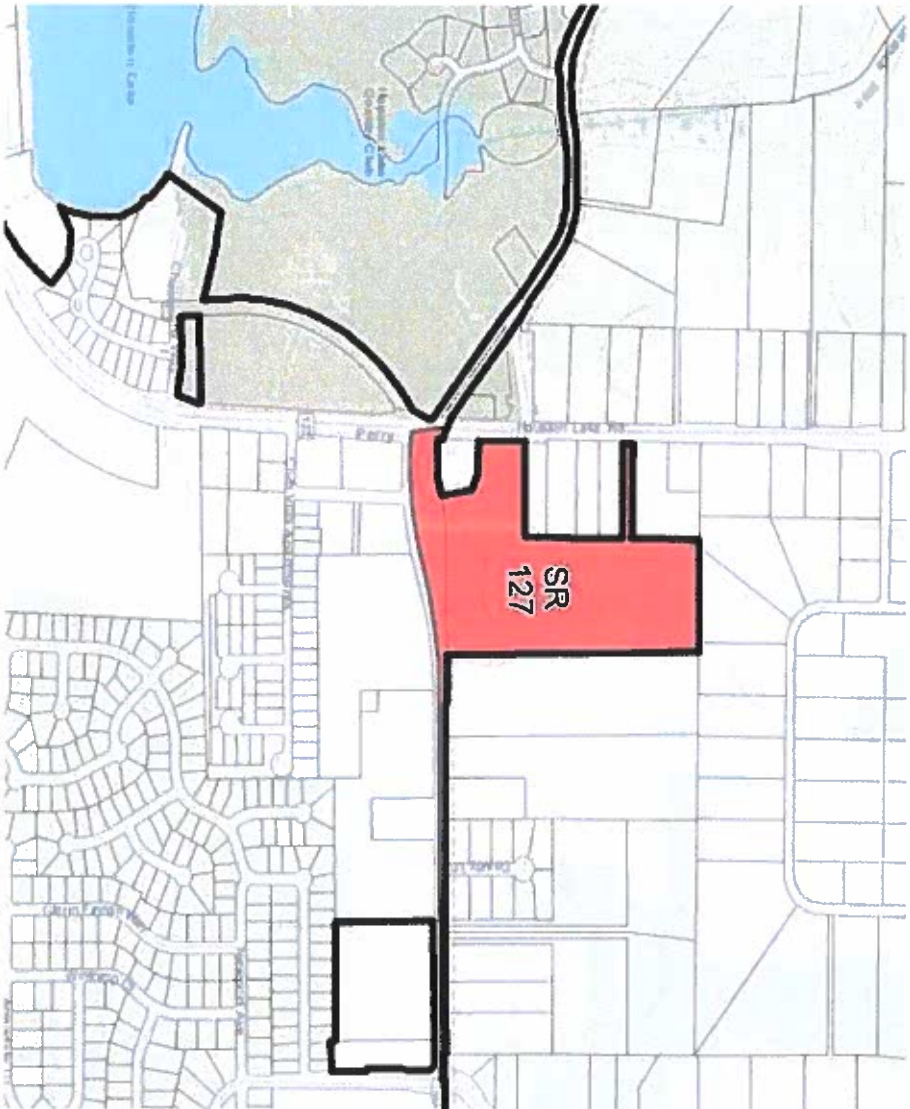
Lake Joy



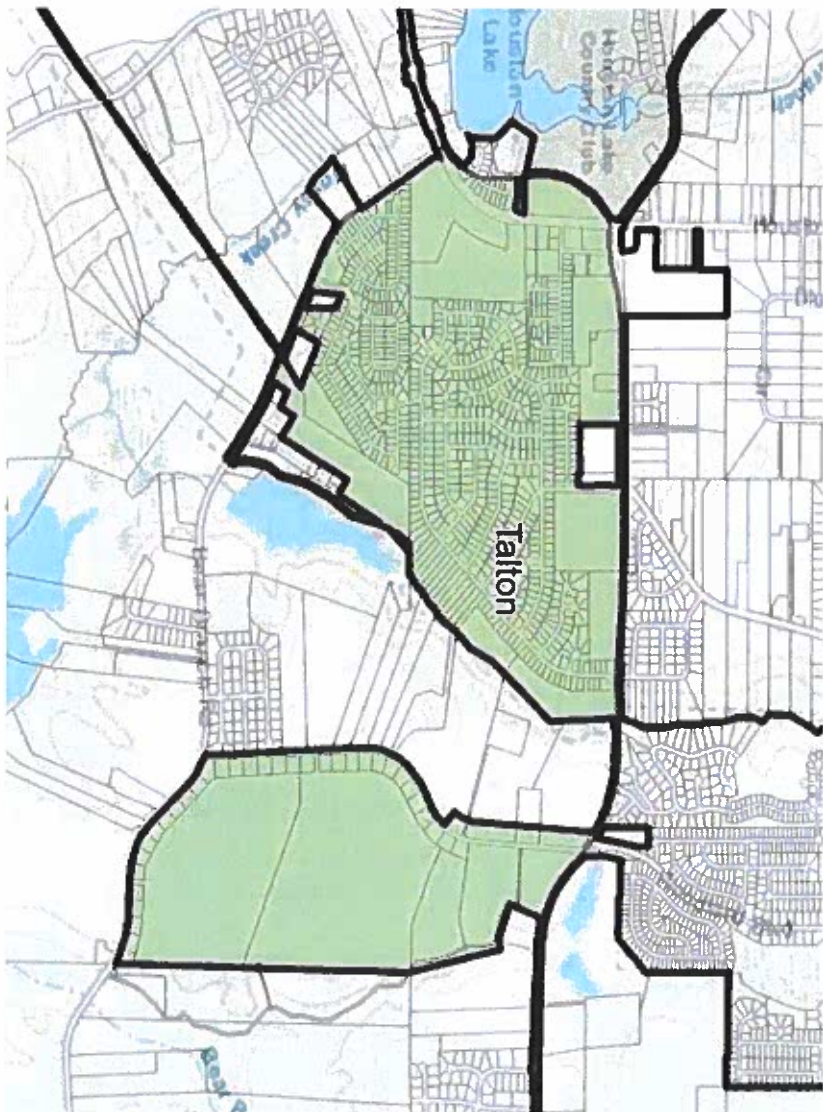
Houston Lake



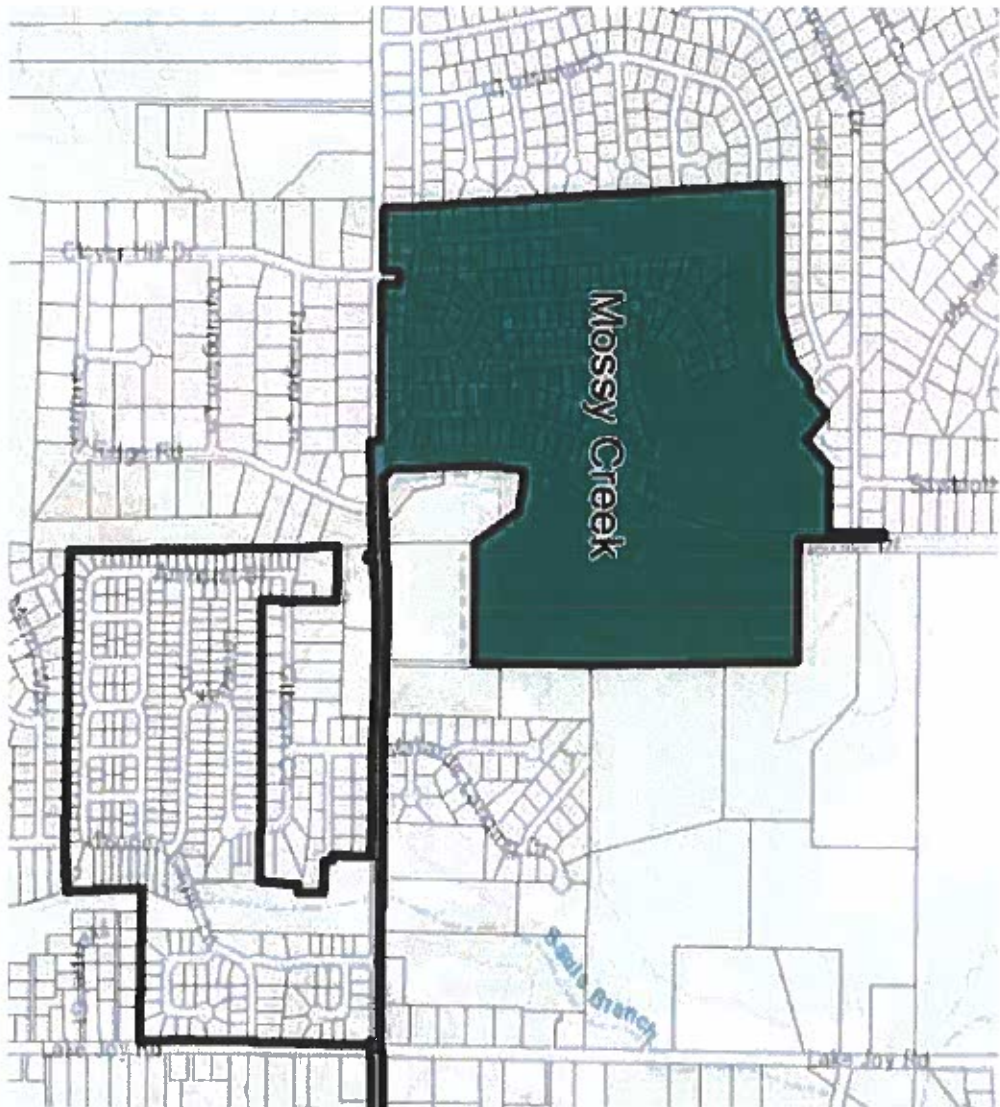
SR 127



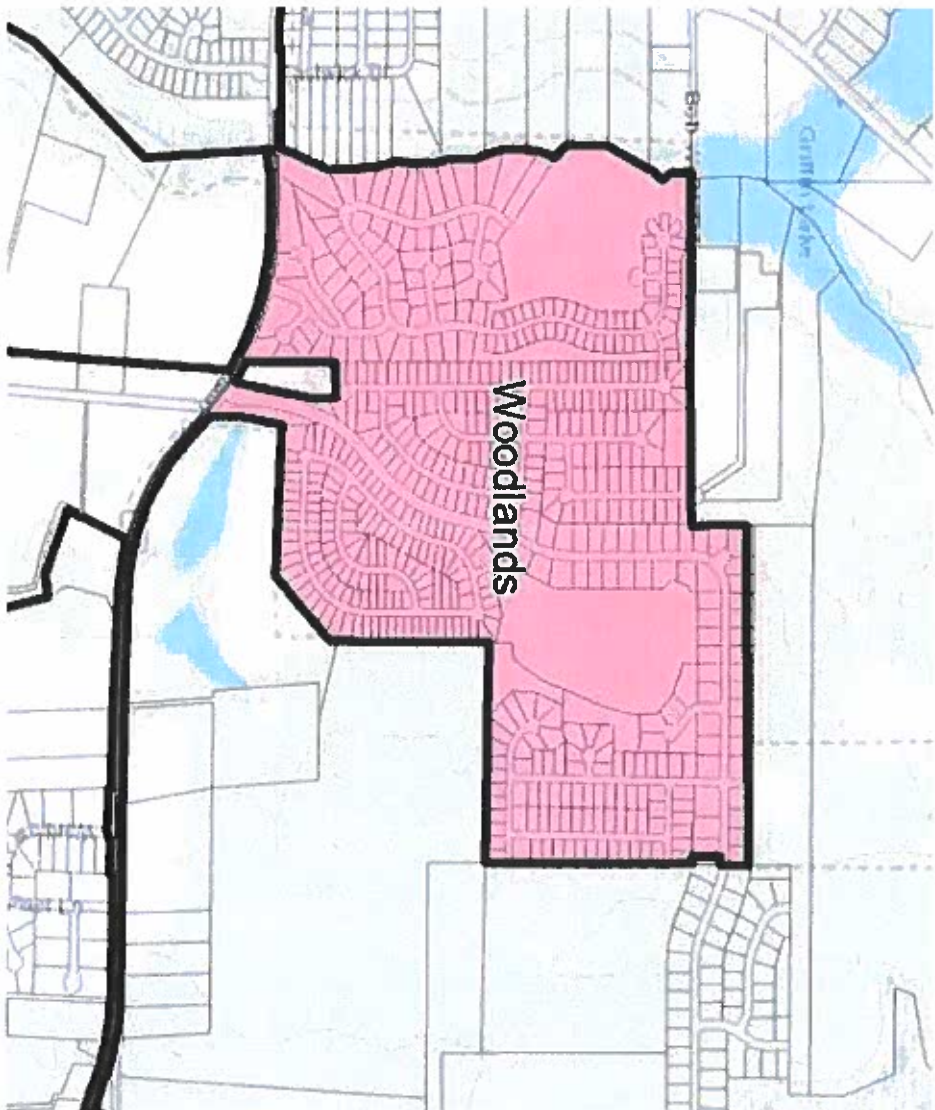
Talton



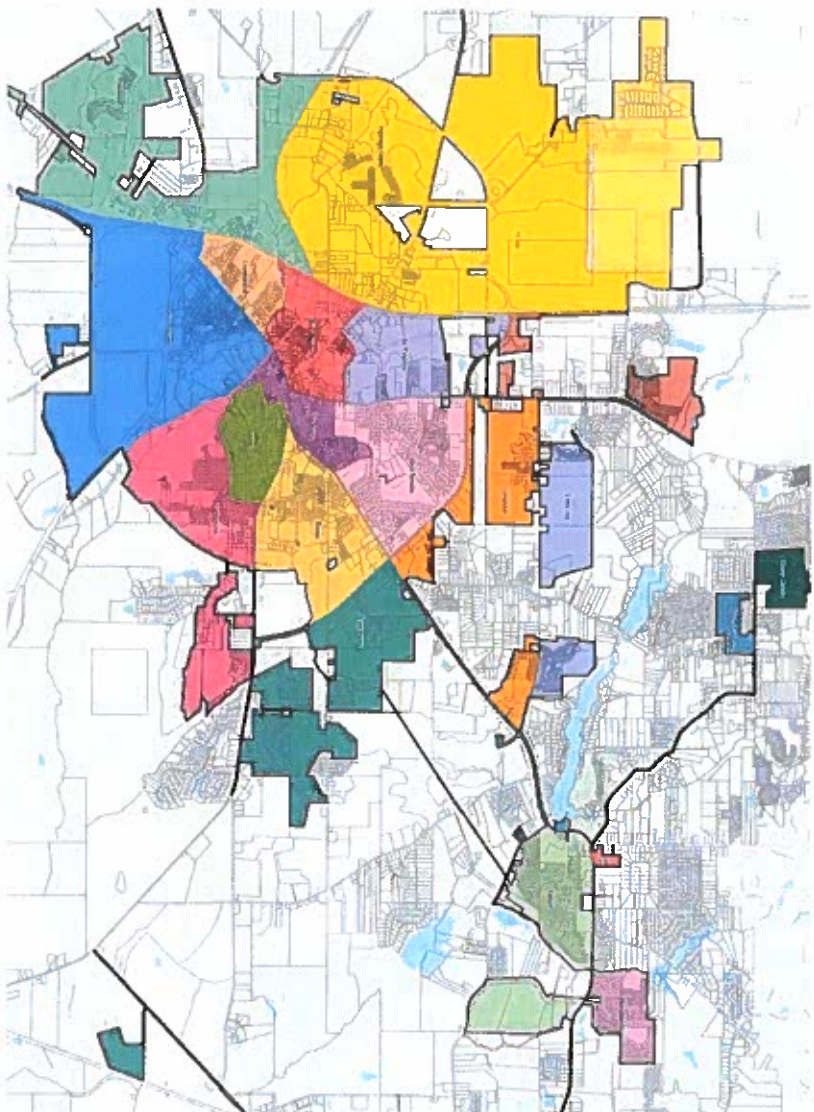
Mossy Creek



Woodlands



Proposed Strategic Planning Areas



Questions?

A woman with curly hair is sitting at a desk, looking down at a laptop. She is wearing a white sweater. On the desk, there is a brown paper bag, a laptop, and some papers. The background is a blurred office or home workspace.

Impact of Work-From-Home Community Development Department

- Increase in permits for new homes with extra bedrooms and/or office space resulting in increased permit fees
- Increase in the number of permits for building additions, accessory structures, pools, and other home improvement projects to accommodate separate works spaces and other lifestyle changes
- Increase in code complaints as residents experience daytime activities in the neighborhood which may not otherwise be observed
- Possible increase in the number of home occupation and residential business permits



City Council Work Session

April 4, 2022

**Impact to Perry Fire & Emergency Services
if 24% of the Workforce Operates from
Their Homes**

Presenter: Lee Parker, Fire Chief

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Research

Current Statistics/Trends

Impact



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Internet Research

- Initial research (<https://www.secondsight-ts.com/covid19-demand-ems-and-fire>) reports that during the stay-at-home period of early 2020...
- EMS responses went down for auto accidents, general injuries, head injuries, limb injuries, and cardiovascular issues.
- PFES did experience a decrease in responses during the months of Feb-July of 2020.
- However, when the initial stay-home orders were lifted and people began to get out, emergency responses increased and have continued to increase to the present time.



Perry Fire & Emergency Services

2020 - 2021 Medical and MVAs



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Further Research

- Some internet research reports that, 26.7% of U.S. employees were already working remotely in 2021 (<https://smallbiztrends.com/2021/11/remote-work-statistics.html>).
- If this is truly the case for the City of Perry service area, we may already be experiencing the effects, therefore current trends are likely to continue.

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Further Research

- Research also indicates that “households with members who teleworked more frequently reported **higher levels of income and education and better health** (<https://www.kentreporter.com/northwest/those-who-switched-to-telework-have-higher-income-education-and-better-health/>)
- PFES Staff believe that the number of EMS responses should stay near the same

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PFES Statistics/Trends

Emergency Responses (January-December)

	2017	2018	2019	2020	2021
Fires Incidents:	68	64	81	69	87
Medical Incidents:	1367	1180	1389	1374	1569
Other Incidents:	476	512	624	514	711
False Alarms:	190	172	193	182	261
Totals:	2101	1928	2287	2139	2628
		-8%	+18.5%	-6.5%	+23%

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PFES Statistics/Trends

- Calendar Year 2022 has already shown a 15% increase (414 vs 359) in emergency responses through February.
- If the trend continues throughout the year, we will end up with almost 3000 emergency responses in 2022.
- If the current trend continues, we anticipate that the additional responses will:
 - Interrupt non-emergency duties such as shift fire inspections, hydrant flow testing, public education events, etc. resulting in delays or reschedules
 - Interrupt opportunities for uninterrupted on shift training.
 - Causes more wear-and-tear on apparatus (tires, batteries, other maintenance, etc.)
 - Increase apparatus fuel consumption
 - May delay emergency response to other calls if units are tied up
 - Increase requests for mutual aid



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Workforce Working From Home Impacts

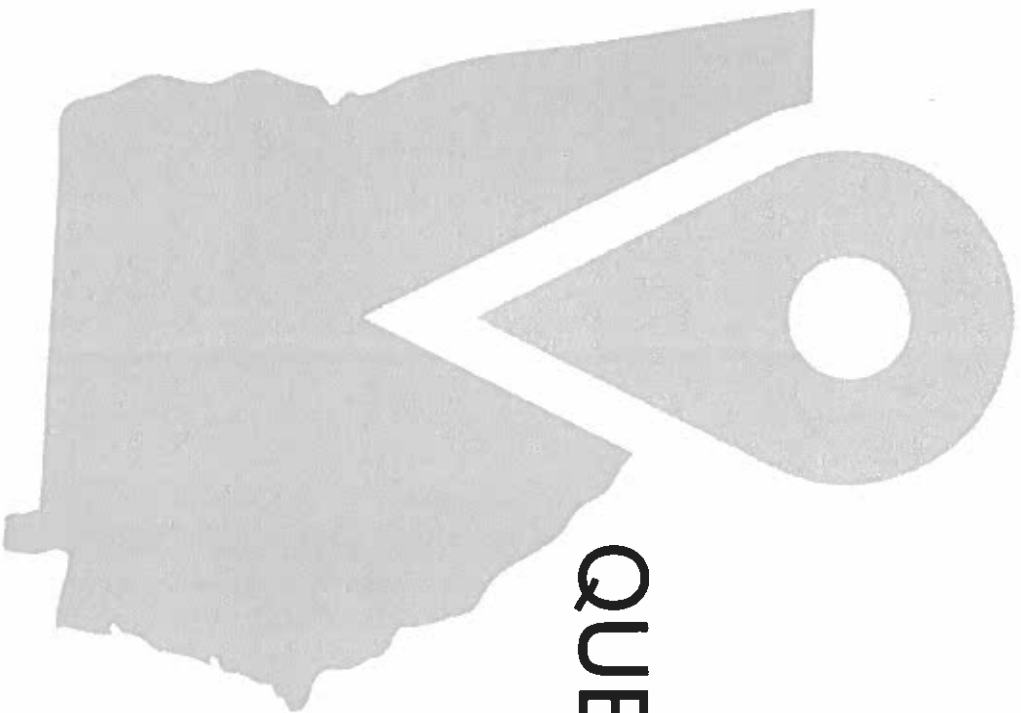
- PFES staff suggests that if more of the workforce operate from home, research indicates we will likely see:
 - More EMS calls for mental health assistance (less social interaction/depression)
 - Increase in home cooking fires due to multi-tasking (Distractions)
 - Less traffic – during commute times / more traffic on nights & weekends
 - Attempts to telework while driving could lead to more accidents

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Summary

- The initial shutdown (people working from home) of 2020 did result in a decrease in emergency responses (**Mar-June**)
- Emergency responses currently 15% ahead of 2021
 - PFES will be busier with less time for ancillary duties and longer response times
 - Wear and tear on apparatus and additional fuel consumption
 - Possibility of increase in mental health issues
- Some research indicates 25% of workforce already working from home
 - More people at home could lead to more fires/home accidents
 - Less traffic during peak times – more on weekends and nights
- Anticipate emergency responses to reach approx. 3000 for 2022



QUESTIONS?

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Work From Home Movement - Impacts

Department of Public Works



Remote Workforce

Then

- Achieved higher levels of education
- Hold higher paying jobs
- Hold white collar jobs
- Employed in City Centers and live within commutable distance

Now

- Relocate to communities based on quality of life and amenities
- Flexible hours
- Time and interest to invest in and participate in community planning or events



Impacts to Public Works Industry- Contractors

- Dispatch, sales, estimates, and other administrative positions could become remote working positions
 - Impact efficiencies, create communication barriers, and could impact sourcing and scheduling of contracted work



Solid Waste

Waste Management

Tire Recycling

Houston County Landfill

Infrastructure/

Stormwater

Street marking

Sign fabrication

Asphalt

Concrete

Tree contractors

Guardrails

Fencing

Traffic Signal



Landscape

Landscape Maintenance contractors

Cemetery vault companies

Building Maintenance

HVAC

Fire Alarm maintenance

Plumbing

Electrical

General contractors

Animal Control

FOPAS

Animal Rescue



Impacts to Public Works

- Increased interaction and exposure of staff and the public or residents
 - Observe trash and debris collection routes and patterns
 - Available to observe stormwater, infrastructure, or landscape service request completion
- Volume for residential trash collection
 - Online shopping
 - More trash produced throughout the day
 - DIY and home project debris
- Bulk and Yard debris accumulation
 - Residents have more time at home to complete yard work or projects
- Stormwater
 - Residents see stormwater flow first-hand and impacts to their property
- Customer Service
 - Working from home allows residents to observe their City services being completed
 - More calls regarding trash and debris collection as well as other concerns



Trash and the COVID Pandemic

- Residential trash has increased 25% since the beginning of nationwide lockdowns
- Consumers boosted ecommerce sales, consumers spending \$870.78 billion online with US merchants in 2021
- Waste Management reported 6,761 tons of residential trash hauled in Perry in 2020 and 6,870 tons in 2021 which is an increase of more than 1,000 tons compared to 2019 and 2,200 tons in 2018

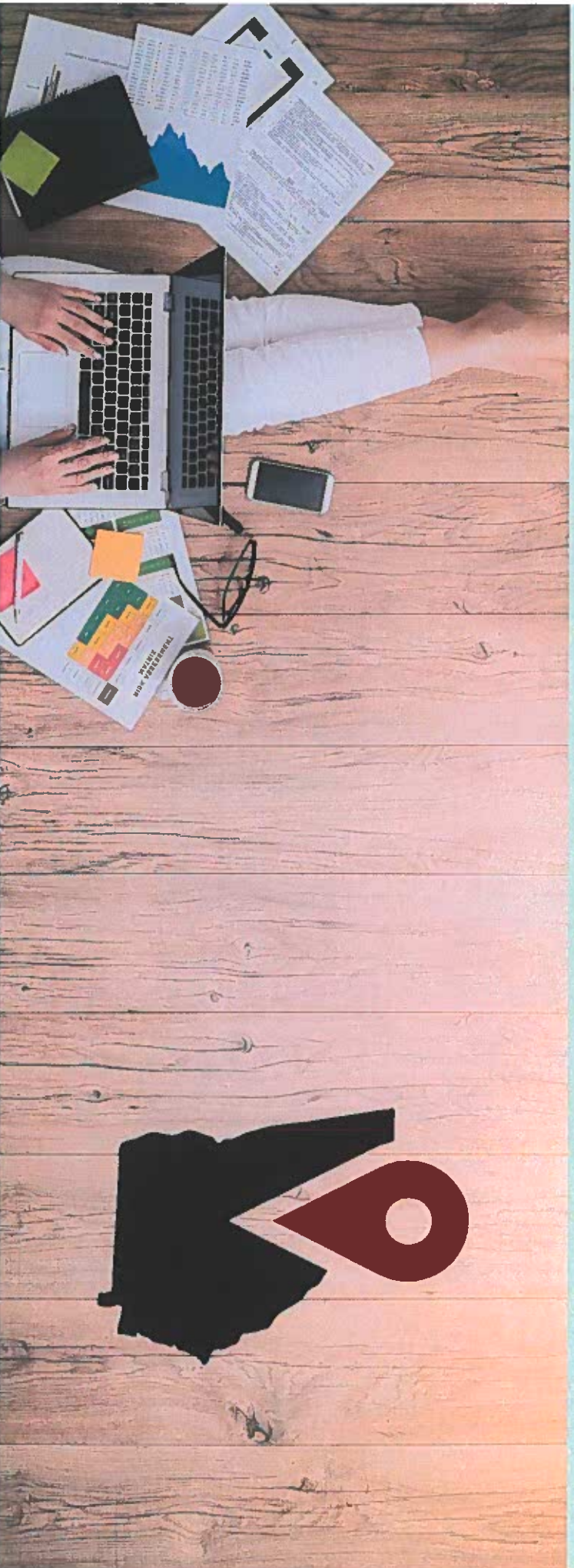


Utility Infrastructure

- Increases in the working-from-home population will continue to increase residential water and sewer consumption/utilization rates
- Treated wastewater (residential and commercial) flows show incremental increase from 2019
 - 2.434 MGD effluent flow in 2019
 - 3.110 MGD effluent flow in 2020 (COVID pandemic)
 - 2.843 MGD effluent flow in 2021
- Utility locate requests and infrastructure damages
 - Residential development, possibly compounded by work-from-home residents
 - Fiber utility installation, with a higher demand for these types of connections and data infrastructure, has already created numerous incident and collateral damages to City utility infrastructure



Impact Assessment



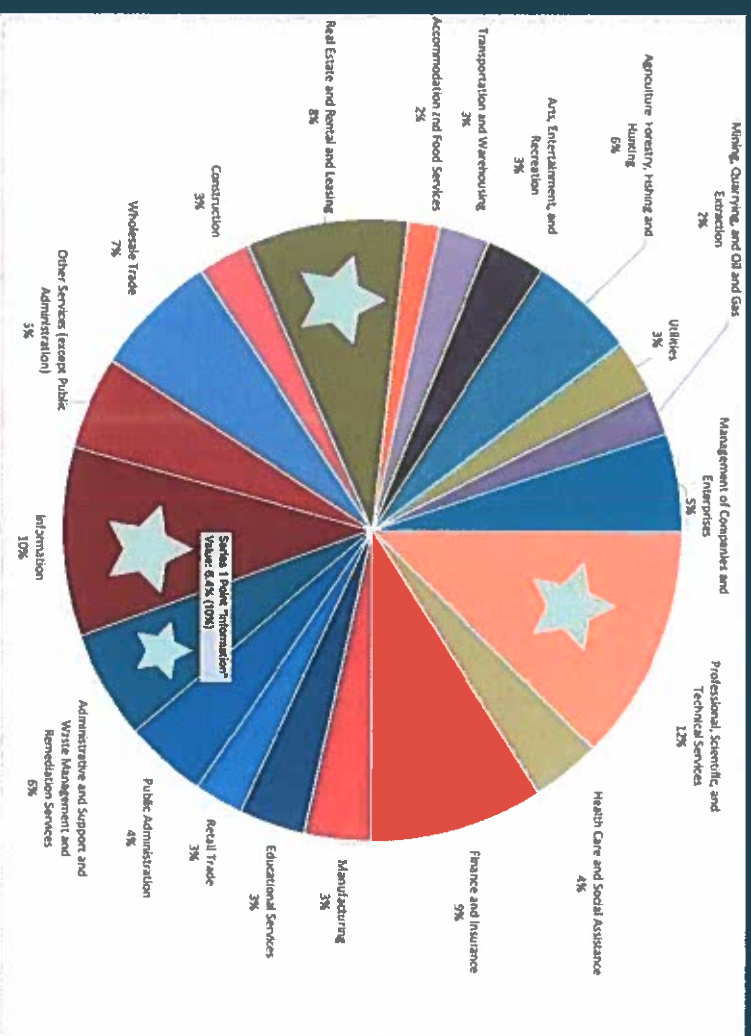
Working From Home (WFH)

Director of Leisure Services

Sedrick Swan

PROJECTED TRENDS

- **INCREASE IN WORKING FROM HOME (WFH)**
 - "We forecast that 25-30% of the U.S. workforce will be working-from-home one or more days a week after the pandemic". -Kate Lister, President of Global Workplace Analytics
 - **ENVIRONMENTAL FACTORS / CURRENT TRENDS**
 - Robins AFB has been designated as the hub of the Air Force's technology development.
 - "The Air Force's plans to bring new operational missions to Robins Air Force Base (AFB), ensuring the vital base and surrounding community will continue to play an integral role in our nation's defense" (John Ossof, 2021)
- ★ **Potential increase: Information, Admin. & Support, and Tech. Services**
- Currently 28% of the WFH workforce
 - Significant growth in Houston County.
 - Real Estate- 8%



The chart shows the percentage of people who work at home by industry. [Global Workplace Analytics' special analysis of 2016 ACS data]

PROJECTIONS CONT.

- **WORK/LIFE BALANCE**
 - Studies show that working remotely has led to an increase in the value of work-life balance.
 - According to Clarkson (2022), the necessity for work-life balance has been compounded by the increase in remote employment.
- **INCREASE IN FREE TIME**
 - 105 Hours of Free time
 - "According to one new analysis, daily convenience, along with boosted productivity by avoiding the distractions of office life, could add up to an extra 105 hours of free time per year per remote worker" (Liu, 2019).
- **MENTAL HEALTH IMPACT**
 - Studies suggest a pattern of employees experiencing an impact on mental health due to working from home.
 - "73% of workers are burned out (compared to 61% pre-pandemic), and 27% report that it's due to no separation between work and life" (Howington, 2020).
 - "Social isolation and loneliness tops the list of challenges for remote workers with 37%" (Barton, 2020)
- **CHILD CARE**
 - "Among employed parents who are working remotely all or most of the time and have children younger than 18 at home, about two-thirds (65%) say they have at least some child care responsibilities when working from home, including 26% who say they have a lot" (Parker et al., 2021).
- **"BOOMERANG BOOMERS" AND "SANDWICH GENERATIONS"**
 - Data implies that parents are moving in with their children following the pandemic. Many of these moves are to aid with childcare.
 - "Multigenerational needs have become even more pressing during the Covid-19 pandemic, with record numbers of adult children moving back home and with elderly parents needing new forms of care" (Ro, 2021).
- **LEISURE AND RECREATION**
 - Increase in Leisure travel
 - "leisure travel may increase to compensate for sedentary work in the home" (Hiselius, 2021).
 - Volunteering and Community
 - Studies suggest that the increase in employees working from home can increase the interest in volunteering. This correlation is based on the general idea that working from home increases the feeling of isolation.
 - Increased interest in productive activities.
 - "Price suggests being open to trying new things or going back to an old hobby you have not picked up for years due to being "too busy." (Sharp Health News, 2021)



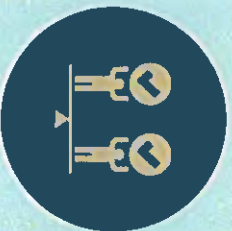
INDUSTRY ANALYSIS



Balanced
Programming



Productive
Leisure



Park Equity



Virtual & Hybrid
Programming



Outdoor
Recreation



Customer
Service

STRATEGIC APPROACH



INTENTIONAL PROGRAMMING

- Morning & Mid-Day
 - Adults (WFH)
 - Seniors
 - Youth
- Outdoor Recreation
 - Self-Guided
 - Mobile "Pop-Up"



SERVICE DELIVERY

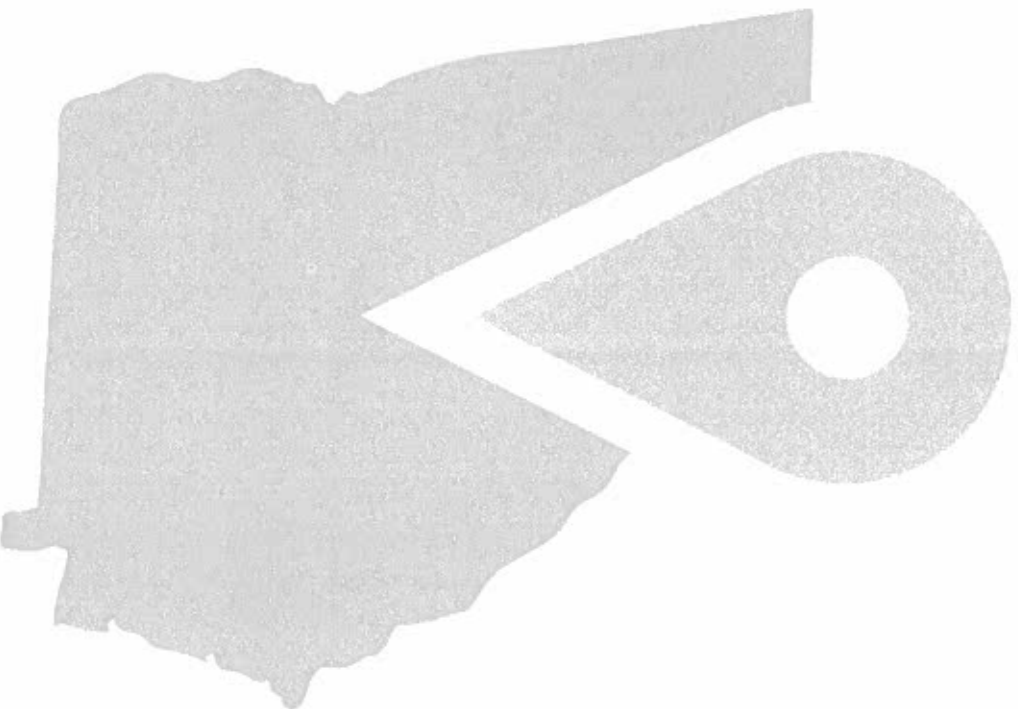
- Outdoor Recreation
 - Promote & Enhance Trail System
- Virtual & Hybrid Programs
 - Enhance Capabilities



PARK ACCESS

- Promote existing parks
- Enhance Park System
 - Toddler/ADA
 - Pocket Parks

QUESTIONS?



Perry Police Department

**Impact of Community Tele-work on
PPD Operations**

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How does it impact PPD if 24% of Perry residents work from home?

Initial Impact Assessment – February 2022

- Certain calls for service would increase
 - Mental health calls
 - Family disputes
 - Neighbor disputes
 - Calls in general
- Certain calls for service would decrease
 - Burglaries
 - Thefts from residential areas



1st Question

- How many people currently work from home in Perry?
 - No one knows
 - No local studies found
 - 75% of administrative workers from RAFB are authorized to tele-work
- What does the research show?
 - Pew Research Study (February 2022)
 - 59% of people who can work from home do so most or all the time
 - Pre-COVID rate was 23%
 - High point – October 2020 – 71% of qualifying jobs were done remotely
 - 78% who do work from home would like to continue



Other Studies

- **Gallup (October 2021)**
 - 45% of full-time employees were working remotely in September 2021
 - 91% plan to continue doing so
 - 67% of white-collar workers work from home at least part-time
 - High point – January 2021 – 71%
- **Stanford News (June 2020)**
 - 42% of U.S. labor force working from home full-time
 - Trend will continue past the pandemic
 - 49% cannot work remotely due to various reasons
 - May spur flight from urban centers to suburbs and rural areas



Approach to Problem Analysis

- Assumptions
 - More than 24% of Perry Residents (who can) work from home
 - Based on reputable national studies
 - Based on local policy from RAFB
- Unknown
 - How many cannot work from home
- Methodology
 - Examine calls for service for 2019, 2020, and 2021
 - Review the crime rate for the same period



What was the impact?

- **Calls for Service**
 - Increase in mental health calls – 52% for 2020 / 14% for 2021
 - Increase in family disputes – 6% for 2020 / **down** 8% for 2021
 - Increase in neighbor disputes – 22% for 2020 / 5% for 2021
 - Increase in public assistance calls – 6.5% for 2020 / **down** 7% for 2021
 - Total Calls for Service (2020) - 5.5% higher than 2019
 - Total Calls for Service (2021) - 5.1% higher than 2020
 - **All three years lower than call volume for 2018**
 - Busiest days of the week – Friday, Thursday, Saturday
 - Busiest times of the day – 10 p.m., 11 p.m., 9 p.m.



Impact

- **Crime Rate for 2021**
 - Lowered for 5th straight year
 - **Increases**
 - Aggravated Assault (+1)
 - Burglary (+9)
 - Motor Vehicle Theft (+13)
 - **Decreases**
 - Murder (-1)
 - Rape (-3)
 - Robbery (-4)
 - Theft (-18)
 - Arson (-2)



How did we do?

Initial Assumptions

- Certain calls for service would increase
 - ✓ Mental health calls
 - ✓ Family disputes
 - ✓ Neighbor disputes
 - ✓ Calls in general
- Certain calls for service would decrease
 - ✓ Burglaries
 - ✓ Thefts from residential areas



QUESTIONS?





**Perry DDA – RFP 2022-03
Downtown “Lot”**

March _____, 2022

The Downtown Development Authority of the City of Perry, Georgia (“DDA”) is now accepting sealed proposals from qualified developers to demonstrate experience and ability to execute the redevelopment of a 0.32 acre site in the heart of Downtown Perry. The site, address 1000 Ball Street, hereto after referred to as the “Lot”, is currently a public surface parking lot at the intersection of Ball Street and Main Street.

Instructions for preparation and submission of a response are contained in this package. All submittals are due no later than _____ and are to be submitted to:

*Perry Downtown Development Authority
Attn: Mr. Robert Smith, Assistant City Manager
1211 Washington Street
P.O. Box 2030
Perry, GA 31069*

Submittals may also be provided electronically:

robert.smith@perry-ga.gov

Marlon Rhodes, DDA Chairman



**Perry DDA – RFP 2022-03
Downtown “Lot”**

Introduction

The Perry DDA is soliciting responses from qualified developers to develop, execute, and deliver construction of a catalytic redevelopment project on a City-owned site, the Lot, of approximately 0.32 acres (please see Exhibit A for site information including property survey). Proposals should demonstrate ability to deliver the desired type of development in a professional, comprehensive, and quality manner.

Proposed uses should address needs in the Downtown Perry and local market as well as leverage opportunity afforded by the unique location of the Lot within Perry’s historic and desirable Downtown. The proposed development should take advantage of density potential (multi-story) and incorporate uses including, but not limited to:

- Residential
- Commercial Short-Term Rental
- Professional Office Space
- Retail
- Restaurant
- Brewery / Distillery

Proposed developments would ideally incorporate a complimentary mix of usage types that promote consistent and continual Downtown patronage and “foot traffic”. The proposed project will fuel continued economic development in the area as well as contribute to further expansion of the pedestrian-friendly community within the Perry Downtown.

Proposed projects must comply with all pertinent City of Perry codes and regulations pertaining to land use, construction, historic preservation, etc.

The DDA may choose to provide incentives for the selected proposed project. The Perry DDA may also choose to provide the property at a significantly reduced cost.

Project Criteria

The proposals will be evaluated based on objective criteria by members of the DDA Board of Directors and associated staff. Responses to this RFP should clearly address the following:

1. Detailed documentation (e.g. site plan, conceptual renderings, cost estimates, proposed financing structure, project schedule, etc.) of the proposed development to include:
 - a. Site plan
 - b. Conceptual renderings and usage plans
 - i. Additional consideration will be given to proposals with secured tenants
 - c. Cost estimates and overall project financing structure
 - d. Project schedule



**Perry DDA – RFP 2022-03
Downtown “Lot”**

2. Demonstrated ability to execute similar projects, preferably in markets similar to Downtown Perry.
3. Financial resources / standing necessary to successfully complete the project.

Submittals will be evaluated based on the following weighted criteria:

Project Concept and Proposed Uses	30%
Demonstrated Experience w/ Similar Projects	15%
Development Team Experience	15%
Project Methodology	10%
Financial Standing	20%

The DDA will select the development partner(s) that demonstrate(s) the best combination of qualifications by area of expertise or collective specialties in such manner as is in the best interest of the DDA and yields the highest and best use of the project property. Interviews may be required; however, the DDA reserves the right to award a contract based upon evaluation of the written submittals only. In addition, the DDA reserves the right to terminate the contract at the completion of the pre-construction services phase.

Submission Requirements

Offerors must submit one (1) original proposal, seven (7) bound original copies, and one (1) USB flash drive (with .pdf copy) of the complete submittal.

All proposals must be received by *Month, DD, 2022* by 5:00 PM Local Time. Submissions must be submitted in a sealed box/package either by USPS Mail, FedEx, UPS or Hand Delivered and identified/labeled on the outside with The Offeror's name and address and project title as follows: "Perry DDA – RFP 2022-03 *Downtown Lot*" and addressed to:

*Perry Downtown Development Authority
Attn: Mr. Robert Smith, Assistant City Manager
1211 Washington Street
P.O. Box 2030
Perry, GA 31069*

Submissions may be hand delivered to the above address only between the hours of 8:00AM and 5:00PM local time Monday through Friday, excluding Holidays observed by the Owner.



Perry DDA – RFP 2022-03
Downtown "Lot"

Offerors are responsible for informing any commercial delivery service, if used, of all delivery requirements and for ensuring the **required address information appears on the outer wrapper** or container used by such service. Submissions received after said date and time will not be considered. Having the container postmarked by *Month, DD, 2022* does not meet the requirements of this Request for Proposal. Delivering the document to a commercial delivery service is also not sufficient until the Proposal is actually received at the designated location.

The submissions must be signed by an officer or employee of the company, legally authorized to enter into a contractual relationship in the name of the Offeror.

RFP Questions

Any inquiries, regarding this RFP must be submitted in writing no later than 4:00 PM local time *Month, DD, 2022* to: Perry Downtown Development Authority, Attn: Robert Smith, 1211 Washington Street, P.O. Box 1231, Perry, Georgia 31069 or via e-mail: robert.smith@perry-ga.gov. Questions will be answered in writing by addendum. Questions received after this time will not receive a response.

Additional Information/Addenda

Answers to questions submitted that materially change the conditions and specifications of this RFP will be distributed to all addressees as an addendum. Any discussions or documents will be considered non-binding unless incorporated and distributed in an addendum.

Proposers should check with the City of Perry Finance Department frequently during the time that this solicitation is open to Offerors to verify that they have received all issued addendums. Addendums will be posted on the City of Perry website (<https://perry-ga.gov/business-services/finance/bids-proposals>). While every attempt is made to make sure that registered proposers receive notice of addendums, proposers have the responsibility of making sure that they have received all issued addendums.



Downtown Development District Incentive Policy

Incentives Generally

In order to promote beneficial and managed development in Downtown Perry, the Downtown Development Authority of the City of Perry (“DDA”) may discuss with/offer qualifying projects within the Downtown Development District (“District”, a copy of the District map is attached) any of the incentive options outlined in this policy if the proposed project adheres to the established criteria.

The value and level of incentives offered will be determined by the DDA through a project evaluation taking into account all pertinent criteria as outlined below. Further, alternate means of evaluation for each project may be undertaken at the discretion of staff and/or the DDA. Each project will be evaluated independently with all decisions made by the DDA on a case-by-case basis. Incentives are never guaranteed and adherence to any/all the criteria does not obligate the provision of incentives by the DDA.

Projects applying for incentives must demonstrate benefit to the City and the District, in furtherance of the purpose for which the DDA was established (O.C.G.A. 36-42-2). Economic development benefits can be shown by the project through the:

- Creation and/or retention of existing jobs in the District.
- Private investment, or investment not provided by the City or DDA, in the District.
- Leveraging of State and/or Federal dollars in the financing of the project.
- Development of projects that cultivate an appropriate business mix in the District and/or land use mix.
- Development of projects that significantly enhance the aesthetics or public realm of the District.
- Development of projects that are redevelopment or infill development in nature.
- Development of projects that further the goals and strategies associated with the Downtown Development Plan adopted by the DDA.
- Remediation of blight in the District.
- Fiscal and/or economic impact to the City as shown in applicable analyses.

Projects should also comply with the following:

- When applicable, the project must qualify as an eligible “project” as outlined in O.C.G.A. § 36-42-3.
- City of Perry code of ordinances, development regulations, historic overlay district guidelines, land use regulations, and permitting requirements. Also any pertinent state and federal regulations.



Downtown Development District Incentive Policy

Incentive Options

The following incentive options will be considered on a case-by-case for each project:

- **DDA Revolving Loan Fund Program**
Financing provided by the DDA as part of the local revolving loan fund program.
- **Façade Grant Program**
Provision of grant funding to District businesses for building façade improvements.
- **Natural Gas Incentive Program**
Restaurant projects are eligible for reimbursement up to fifty percent of the total purchase and installation costs of certain commercial natural gas fueled appliances.
- **Downtown Development and/or Historic Preservation Partnerships**
The DDA will work with the project as necessary in providing for State and Federal project funding options. This includes but is not limited to:
 - Georgia Downtown Development Revolving Loan Fund (DDRLF)
 - Georgia Cities Foundation Revolving Loan Fund
 - State and Federal Historic Preservation Tax Credits
 - Rural Zone Tax CreditsIt is strongly encouraged that all projects in the District explore these available funding opportunities and partnerships as part of the project financing “stack”.
- **Financing Assistance**
The DDA will work with the project to facilitate financing for project costs. Available for new business development or the expansion of existing businesses in the District, financing may be provided through revenue bond issuance or traditional bank financing, as appropriate.

Eligible projects must provide 20% of total project cost in owner equity. Owner equity must be provided as part of real or personal property. This can include, but is not limited to, property acquisition, construction costs, and operating equipment. Operational costs (e.g. salaries, inventory, utility costs, etc.) are not eligible expenses.

In order to be eligible for financing assistance, the project will need to provide the following for review:

1. Financial plan showing strategic and operational plans for three (3) years. Financial plan should include a pro forma income statement.
2. If an existing business, financial statements for the past three (3) years of operations or as long as the business has been operational.
3. Source of capital, including:



Downtown Development District Incentive Policy

- a. Evidence of project owner equity
- b. Evidence of lender commitment (if applicable)
- c. State and/or federal project commitment (if applicable)
- 4. History/ownership/legal structure of the business and experience of the primary business team.
- 5. Amount and purpose of financial assistance sought and a detailed repayment plan, if applicable.

Base Criteria for Incentives

In order to be considered for certain incentives, projects may be required to meet specific thresholds pertaining to District investment and job creation / retention. These thresholds are generally outlined in the table below:

<i>Incentive Type</i>	<i>District Investment Requirement</i>	<i>Job Creation / Retention Requirement (FTE)</i>
DDA Revolving Loan Fund	\$100,000	N/A
Façade Grant Program	N/A	N/A
Natural Gas Incentive Program	Purchase of Natural Gas Appliances	N/A
State / Federal Downtown Development Programs	N/A	Program Dependent
Financing Assistance	\$775,000	N/A

Requesting Incentives

A general application (attached and online) will be completed and submitted to the DDA along with the required documentation to advise of a potential project and request for incentives. The initial application will be reviewed by staff for completeness and adherence to policy requirements. If deemed complete and compliant with policy requirements, the application will be provided to DDA board members for review and subsequent consideration.

Should the project request financing assistance outside the scope of DDA's available resources, the request will then be provided to City Council for review and consideration as it pertains to financial support.

If the project is deemed eligible and the decision is made to provide incentives as requested, in part or in whole, the DDA and project will enter into a project agreement or MOU as drafted or approved by the City Attorney's Office. This agreement shall be binding and shall include all



Downtown Development District Incentive Policy

necessary project performance criteria, special conditions, investment recovery (“clawback”) parameters, etc. to be determined on a project-by-project basis.

Perry Downtown Boundary



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Legend



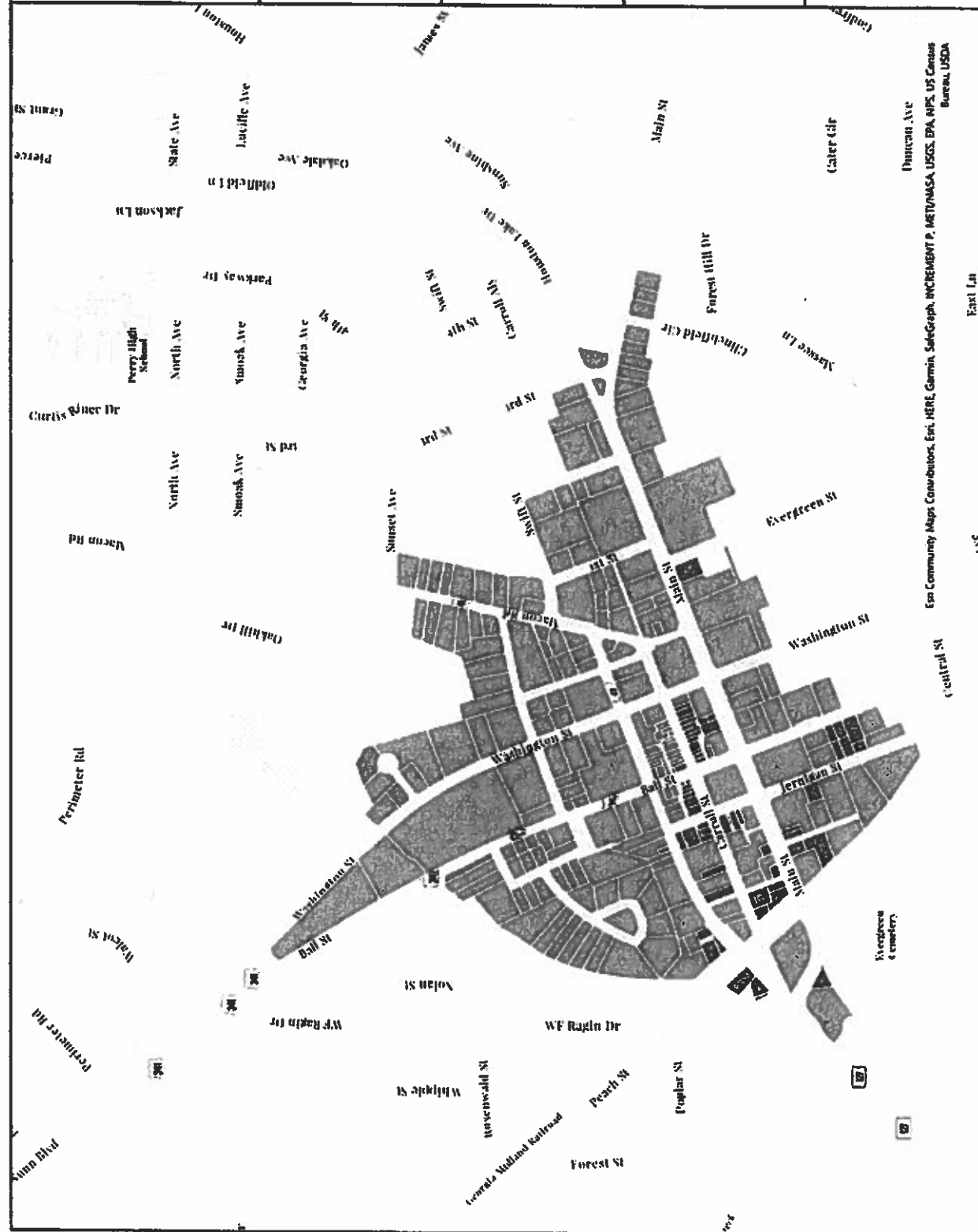
Current Downtown Development District Parcels



Middle Georgia Regional Commission
 178 Emory Highway Suite C
 Macon, Georgia 31217
 (478) 761-6100
mrg@mg-rc.org
<https://middlegeorgiaregion.com>

This map is provided by the Middle Georgia Regional Commission (MGR) in partnership with the Middle Georgia Regional Commission (MGR) and is intended for informational purposes only. The information contained on this map is subject to change without notice. The information contained on this map is not intended to be used for any purpose other than that for which it was prepared. The Middle Georgia Regional Commission (MGR) is not responsible for any errors or omissions in this map. The information contained on this map is not intended to be used for any purpose other than that for which it was prepared. The Middle Georgia Regional Commission (MGR) is not responsible for any errors or omissions in this map.

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**RESOLUTION ESTABLISHING
CITY OF PERRY YOUTH ADVISORY COUNCIL**

WHEREAS, the City Council of the City of Perry, Georgia desires to offer opportunities for high school-aged youth to learn more about local government and the City of Perry; and,

WHEREAS, it is the intent of the City of Perry Youth Advisory Council to provide valuable insight and experience relating to the operations of local government, the critical nature of local government service provision, and the role of local government in the lives of citizens; and,

WHEREAS, it is also the intent of the City of Perry Youth Advisory Council to facilitate better communications with the youth in Perry while also encouraging their input on City initiatives and projects.

THEREFORE, BE IT RESOLVED, by the City of Perry Council that the following shall be the charter of the Perry Youth Advisory Council:

Section 1. Establishment of the City of Perry Youth Advisory Council

A City of Perry Youth Advisory Council will be established to provide the City's youth with the opportunity to participate in the City's decision-making process, develop projects and initiatives that will benefit the community, and to instill a sense of civic responsibility. The Youth Council members shall help represent the younger generations in Perry and will assist with developing and implementing City goals and initiatives, particularly those that relate to the City of Perry Strategic Plan.

The Youth Council should provide input and support to Mayor and Council and City staff relative to the following areas:

1. Public education and outreach activities focused on peer engagements and other stakeholder groups.
2. Development and implementation of initiatives designed to cultivate a current and future fondness for Perry and making it a lifelong place of choice.
3. Coordination with established programs and organizations in the community working to address the needs and concerns of the youth.
4. Identifying physical and perceived barriers to active participation in the community and informing possible remedies.
5. Providing input and recommendations regarding the development and implementation of the various plans currently utilized by the City e.g. Strategic Plan, Downtown Development Plan, Comprehensive Plan, etc.

Section 2. Membership Qualifications and Terms

The Youth Council shall consist of seven (7) members with two (2) members from each of the high schools that serve the Perry community (Perry High School, Veterans High School, and Westfield) and an additional "at large" member. Council members shall be currently enrolled in one of the



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aforementioned schools and currently reside in the City of Perry. Youth Council members shall be selected based on the following criteria:

1. An interest in learning about local government and how it functions.
2. Be able to commit to serving at least one full term.
3. Be in good academic standing and free of any serious disciplinary infractions at their respective school.

Youth Council members will be selected on an annual basis for a one-year term coinciding with the calendar as established for the Houston County Board of Education. Members shall be recommended by City staff and appointed by Mayor and Council. Members are eligible to service multiple terms but must go through the selection process each year. There will be no compensation for Youth Council members.

Section 3. Officers

The Youth Council shall elect one member to serve as chair and to preside over its meetings and shall create and fill such offices and sub-committees as it may deem necessary. The term of the chair and other officers shall be one (1) year, with eligibility for re-election to succeeding terms.

Section 5. Meetings

The Youth Council shall meet regularly on a determined schedule. Special called meetings may occur more frequently. The Youth Council shall keep a record of its meetings, including attendance of its member, discussion topics, recommendations, and actions.

Section 6. Meeting Attendance

Any member of the Youth Council who misses more than three (3) meetings shall lose his or her status as a member of the Youth Council. Absence due to sickness, death, or other emergencies of like nature shall be recognized as excused absences and shall not affect the member's status on the Council.

Section 7. Quorum and Voting

A quorum of the Youth Council shall consist of a simple majority. The vote of a simple majority of a quorum shall be necessary to take any official council action.

Section 8. Staff Liaison

The staff liaison for the Youth Council shall be designated by the City Manager and may consist of multiple persons as deemed necessary. The staff person(s) or a staff designee shall attend all Youth Council meetings.