

Main Street Advisory Board
Minutes - March 7, 2024

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

Roll: Chairman Cossart; Directors Anderson-Cook, Jones, Lay, Moore, Presswood and Walker were present.

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

2. Guests/Speakers - Mike & Angie Stroman, Terre Walker -UPP, Joe Thomas, and Joe Shuttlesworth.
3. Citizens with Input – Mrs. Terre Walker on behalf of UPP (Uptown Perry Partnership) advised the organization is 501©3 and can act as a financial pass through for various boards and is in the process of reactivating.
4. Old Business
 - a. May Historic Tours

Ms. Hartley advised she and Director Lay met with the Historical Society again and reviewed the request for the May Historic Tours. The board of education confirmed they can provide a 28-seat bus and driver, to include mileage for \$167 per tour, with the stipulation a city employee is one each tour. There will be a total of four bus tours the first two weeks of May on Tuesday and Thursday, and two Walking Wednesday tours. There will be a charge of \$5 for the bus tours and a charge implemented as in the past when the tours were free, spots would be taken for the single tour available and there would be no shows, which could have been filled. Director Moore motioned to approve the expenditure of the bus rental and \$5 ticket charge for the first two weeks of May; Director Jones seconded; all in favor and was unanimously approved with Director Lay abstaining.

5. New Business

- a. Preliminary review and comments for 713 Commerce Street

Mr. Mike Stroman advised he is in the process of acquiring the property to build an outdoor event venue for entertainment, yoga, small events, etc. The property would have gardens, a space for a food truck, a bar, bathrooms, an outdoor fire pit, covered seating area, and courtyard. Mr. Stroman provided various examples of the proposed buildings and showed a preliminary layout. Ms. Hartley inquired if there would be parking on site, although not required by the ordinance; Mr. Stroman advised there would not be, as there is parking in the area. Director Jones asked about a timeline; Mr. Stroman, advised no solid timeline yet, but is eager to get the process started. Mrs. Stroman advised they will start off slow and expand as they get the process together. Mr. Wood advised staff has met with the Stromans' and there are some issues to be worked through with some of the property in the flood plane and some potential ADA compliance concerns but will meet again with them and the engineer. The board concurred with the proposed designs presented and look forward to reviewing a formal COA request.

b. Review Certificate of Appropriateness – 1214 Washington Street

Mr. Joe Thomas with the Bank of Dudley advised they have recently purchased the property and will utilize as a full-service location and intend to re-landscape, add a rear addition, update the façade and adding a drive-thru. Mr. Wood advised they met with Mr. Thomas and the contractor Mr. Joe Shuttlesworth before submittal.

Mr. Wood read the staff report and the applicant proposes to add onto the rear of the existing building, add a covered drive-through lane on the left side of the building, and re-clad the exterior with cement fiber lap siding and board and batten material. Front windows will be removed or reduced in size. Exterior colors include SW0031 “Dutch Tile Blue” for the central entrance element; SW0050 “Classic Light Buff” for the trim and board and batten; and SW0053 “Porcelain” for the lap siding. All colors are from the Historic *Interior* Collection. The building was constructed in 2001 and has no historic significance. The proposed additions comply with required setbacks. The exterior cladding must include some brick – this was discussed with the applicant. With the inclusion of brick, the proposal complies with the design guidelines. The site must comply with current landscape requirements and staff recommends approval, subject to including brick on the exterior, which Mr. Wood noted for brick on the front would need to be at 80% and 50% on the sides. Director Presswood inquired if the drive-thru brick columns would be a match to exterior; Mr. Thomas advised they would be. Discussion ensued on how to incorporate more front brick, with suggestions of addition to cover the lap board, on the west side stop at the bump out for the drive-thru, and on the east side turning the corner and stopping at the window.

Director Presswood motioned to approve with incorporation of additional exterior brick on the front to cover the lap board, continue on the west side to the bump out of the drive-thru and on the east side turning the corner and stopping at the window; Director Moore seconded; all in favor and was unanimously approved.

c. Façade Grant Application – 1214 Washington Street

Ms. Hartley advised the request was for \$5000 however, in reviewing the guidelines is recommending \$2000.00. Director Jones motioned to approve the façade grant in the amount of \$2000.00; Director Presswood seconded; all in favor and was unanimously approved.

d. Review Certificate of Appropriateness – 803 Commerce Street

Mr. Wood reviewed the application and advised the city is seeking to demolish the building to extend Jernigan Street to Newman Place. The building, with Colonial Revival elements, was constructed in 1945 and served as City Hall until 1964. Several elements of the original building have been altered. The building was last occupied by Perry Volunteer Outreach. According to the 2003 Historic Resources Survey Report prepared by the Middle Georgia Regional Commission, the building does not appear to be eligible for National Register designation.

Director Lay motioned to approve; Director Jones seconded; all in favor with Director Moore abstaining resulting in a 6 to 1 approval.

e. Façade Grant Reimbursement Request – 909 Carroll Street

Director Moore motioned to approve the reimbursement in the amount of \$1,000.00; Director Jones seconded; all in favor and was unanimously approved.

- f. Approve February 1 and February 15, 2024, minutes

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

- g. Approve January 2024 financials

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

- 6. Chairman Items – Chairman Cossart advised she had attended the placemaking retreat and there has been someone assigned to work with the city and the committee has already selected ten potential locations for public art and will review and narrow down, but the process has commenced.
- 7. Downtown Manager's Report
 - a. Downtown Projects update

Ms. Hartley was asked to inquire of the board if they would host or co-host the National Day of Prayer, as doing so will allow the organization to use the city's stage on the lawn at city hall at no charge. The board voiced concern that if support was given it would set a precedent as they have not done so in the past for any other event and therefore the consensus was not to.

Ms. Hartley provided the following updates: Ghost Runner Pizza and Trattoria Di Napoli both continue to move forward, and work can be seen; Relocation of 10th Planet Jiu Jitsu to 721 Carroll Street; Sweet P's progress continues; City hosted Job Fair - March 21 GEPC Update Spring Retreat and Creative Placemaking conference; Interest in old Snyder Chapman house for potential retail use; property is currently going through rezoning; Peaches to Beaches this weekend and Perry Startup Week last week.

- b. Strategic Plan Update
 - i. Recap Work Session and Review Workplan

Ms. Hartley provided the revised and updated 2024 workplan from the previous work session and requested review and comment for further discussion at the April meeting.

- 8. Promotion Committee Report

Ms. Hartley advised the following: April 6 - Warehouse Sale, Food Trucks at SunMark Bank. April 19 - Wine Tasting - 160 tickets sold, 55 of which are VIP
Hidden Leprechaun Promotion - Week of March 13 - Donation of \$250 from Walker Energy Group as prize money (Downtown Dollars)
Fall Tasting Experience

Approved 04.04.24

9. Update on Downtown Development Authority – Chairman Cossart advised the board had their annual retreat and updated their strategic plan.
10. Other- None
11. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:23pm.