

Main Street Advisory Board
Minutes - December 5, 2024

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

- a. Decorum Guidelines – were referred to

Roll: Chairman Cossart; Directors Anderson-Cook, Lay, Moore, Presswood and Walker were present. Director Jone was absent.

Staff: Alicia Hartley – Downtown Manager, Anya Turpin – Executive Director Visit Perry, Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk

Guests: Mike Klug, Madison Holland, Curtis George, Dylan Wingate

2. Guests/Speakers

- a. December Bike Decals – Ms. Hartley on behalf of Ms. Terre Walker presented two holiday designs for the bike on Main Street. Director Lay motioned to approve as presented; Director Presswood seconded; all in favor and was unanimously approved. Director Moore asked if moving forward will designs be changed seasonally, Ms. Hartley advised she was not certain but would speak with Ms. Wharton as the decals are funded through the UPP.

- b. Funding for FMCA Concert on 3/12/2024 – Anya Turpin, Visit Perry

Chairman Cossart advised Council had approved the event application last month but would not pay for city services, which includes road closures and city employees time. Ms. Hartley advised this was estimated at approximately \$2000 and Ms. Turpin has tentatively discussed with her board for support, but is requesting some monetary support from Main Street. Ms. Turpin advised her board would not meet until January and the event supports the mission of Visit Perry. Chairman Cossart asked the board if they were agreeable to funding 25% of the cost; the board concurred. Director Moore motioned to expend funding of 25% of the event cost; Director Anderson-Cook seconded; all in favor and was unanimously approved.

3. Citizens with Input

- a. Old Business Certificate of Appropriateness Review – 1017 Northside Drive

Mr. Wood advised in follow up to the previous meeting the request was for additional information from the applicant with regard to relocating the structure in lieu of demolishing. Mr. Wood provided a conceptual development plan for the area. Mr. Wingate, the applicant advised the structure is not stable enough to relocate, there is substantial termite and foundation damage. Director Walker inquired on the timeline; Mr. Wingate advised it should be in approximately a year.

Director Presswood motioned to recommend approval of the application as submitted; Director Walker seconded; all in favor and was unanimously recommended for approval.

4. New Business

a. Certificate of Appropriateness Review – 1015 Northside Drive

Mr. Wood advised the applicant requests relocation of the existing building from the property to a location outside the City of Perry. The property will be stabilized following relocation. A concept plan for the redevelopment of this property and 1017 Northside Drive has been provided. Mr. Wood further noted the property consists of a Craftsman style single-family residential structure constructed ca. 1914. The building retains many of its original character-defining elements – hipped dormer, diamond-topped 6/1 front windows, $\frac{3}{4}$ glazed door with diamond-patterned transom, square columns resting on brick piers, exposed rafter ends, double chimney shafts. The building appears to meet qualifications for designation as an historic structure. The property is zoned C-3, Central Business District, which does not allow detached single-family residential units. Mr. Wingate advised the structure will be relocated to family property in Elko.

Director Lay motioned to recommend approval of the request; Director Moore seconded; all in favor and was unanimously recommended for approval.

b. Certificate of Appropriateness Review – 1005 Carroll Street

Mr. Wood advised the applicant requests replacing the slate roofing material with architectural asphalt shingles with weathered wood coloring, matching the roof of the adjacent building on the campus. The flat-roofed portion of the building will also be replaced but will not be visible from a public way. The applicant indicates the roof leaks and patch repairs over the last two years have not helped. Mr. Klug, on behalf of the church advised replacement is needed as it has been leaking for two years.

Director Moore recused herself from discussion and vote.

Director Walker motioned to recommend approval of the application as submitted; Director Presswood seconded; all in favor and was unanimously recommended for approval.

c. Façade Grant Reimbursement – 1021 Ball Street

Director Moore motioned to approve reimbursement in the amount of \$500; Director Lay seconded; all in favor and was approved.

d. Façade Grant Reimbursement – 1139 Macon Road

Director Moore motioned to approve reimbursement in the amount of \$1000; Director Walker seconded; all in favor and was approved.

e. Approve November 7, 2024, minutes

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

f. Approve October 2024 financials

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

g. Future GEMS Designation Discussion

Ms. Hartley advised management had requested she contact GEM communities on what they do for their annual assessment and what they felt gained their community the GEM accreditation. Ms. Hartley provided the feedback received from Athens, Brunswick, Cartersville, Toccoa, Newnan, Acworth, and Thomasville.

h. Discussion of 2025 Work Plan/Board Retreat

Ms. Hartley in preparing for 2025 is suggesting a facilitated session for the work plan and board retreat with GMA (Georgia Municipal Association) and she has been in contact with Emily Davenport, who was the former downtown manager for Hahira. The retreat would provide a facilitator, conduct pre-planning meeting with director, develop survey to collect information from the board, downtown businesses, the community, and elected officials. Will prepare agenda and guide board on topic discussions and identify action items, including responsible individual(s) and timeframe. Ms. Hartley advised the result would serve as the 2025 workplan. The board concurred for Ms. Hartley to pursue.

5. Chairman Items- requested additional social media promotion for the December 12th event.

6. Downtown Manager's Report

- a. Downtown Projects update

Ms. Hartley advised Spa Medical held their grand opening. All but one ticket has been sold for the holiday trolley tours. Placemaking loom project is complete; grant submitted for alleyway doors. Artisan Market on December 14th.

- i. Northside Drive Draft Plan Review – Ms. Hartley provided the draft of the Small Area Plan from the stakeholder meetings and will be presented to Council for consideration.
 - ii. Annual Assessment Self-Assessment – Ms. Hartley provided the draft and reviewed each of the standards and the response and the board provided input.

Director Anderson-Cook left at 5:00pm. Director Presswood left at 5:15pm.

7. Promotion Committee Report – Ms. Hartley noted Shop Small Bingo ongoing through December 20th, shop late open house December 12th, carriage rides on December 21st, and January 11th sidewalk and warehouse sale.

8. Update on Downtown Development Authority- Chairman Cossart advised the board is continuing with development efforts.

9. Other: None

10. Adjourn : there being no further business to come before the board the meeting was adjourned at 5:39pm.

Approved 01.02.25