

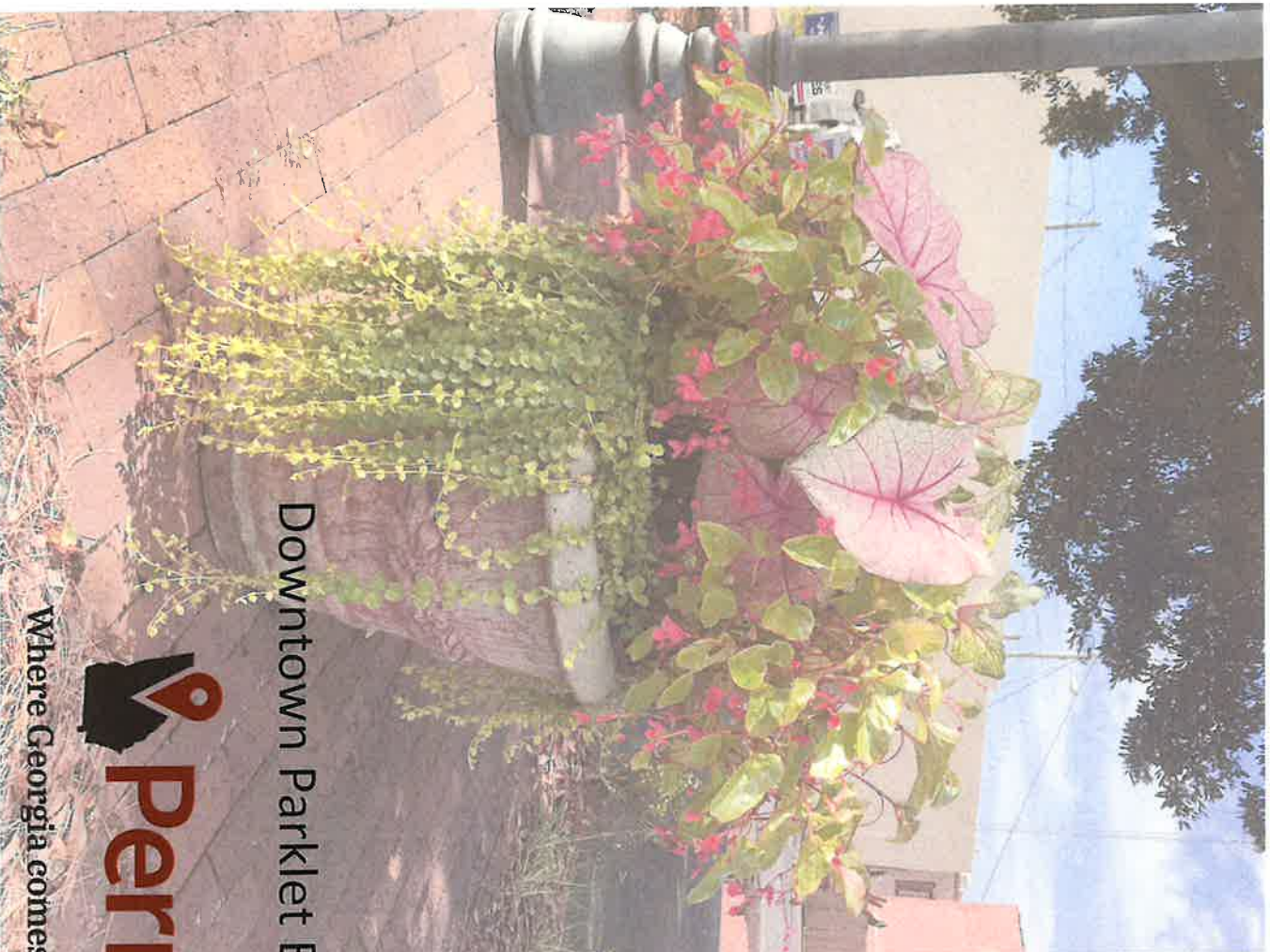
Main Street Advisory Board

Agenda – November 6, 2025, 4:00 p.m.

Meeting to be held at Perry City Hall – 808 Carroll Street, Downtown Perry
Economic Development Conference Room

1. Call to Order
2. Guests/Speakers
 - a. Parklet Concepts – Ansley White
3. Citizens with Input
4. Old Business
5. New Business
 - a. Certificate of Appropriateness Review – 1325 Washington Street
 - b. Certificate of Appropriateness Review – 717 Commerce Street
 - c. Approve October 1, 2025, minutes
 - d. Approve September 2025 financials
6. Chairman Items
7. Downtown Manager's Report
 - a. Downtown Projects update
 - b. 2025 Self-Assessment – Standards 3 and 4
8. Promotion Committee Report
9. Other
10. Adjourn

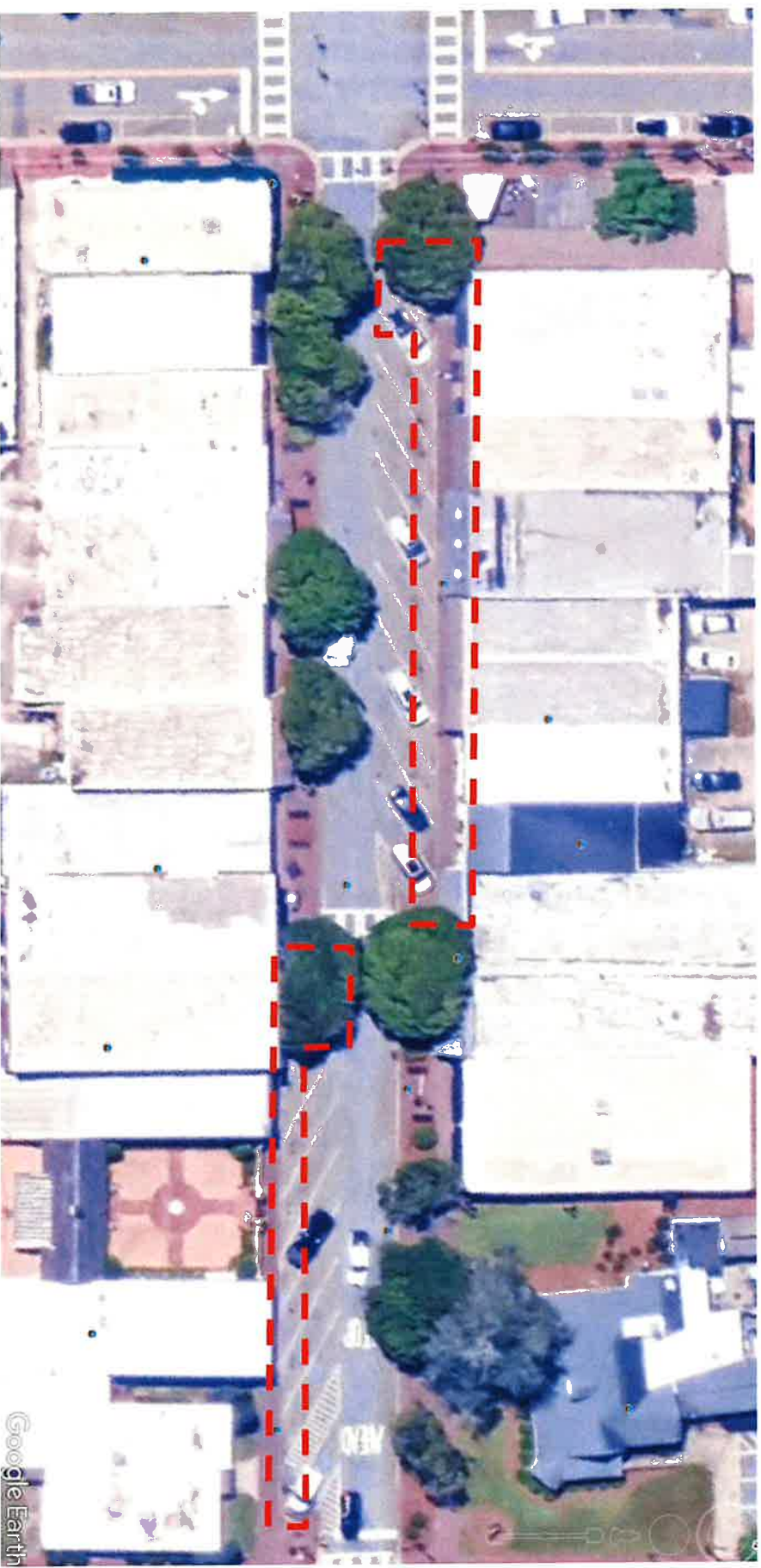
All meetings are open to the public unless otherwise posted



Downtown Parklet Enhancement



Where Georgia comes together.



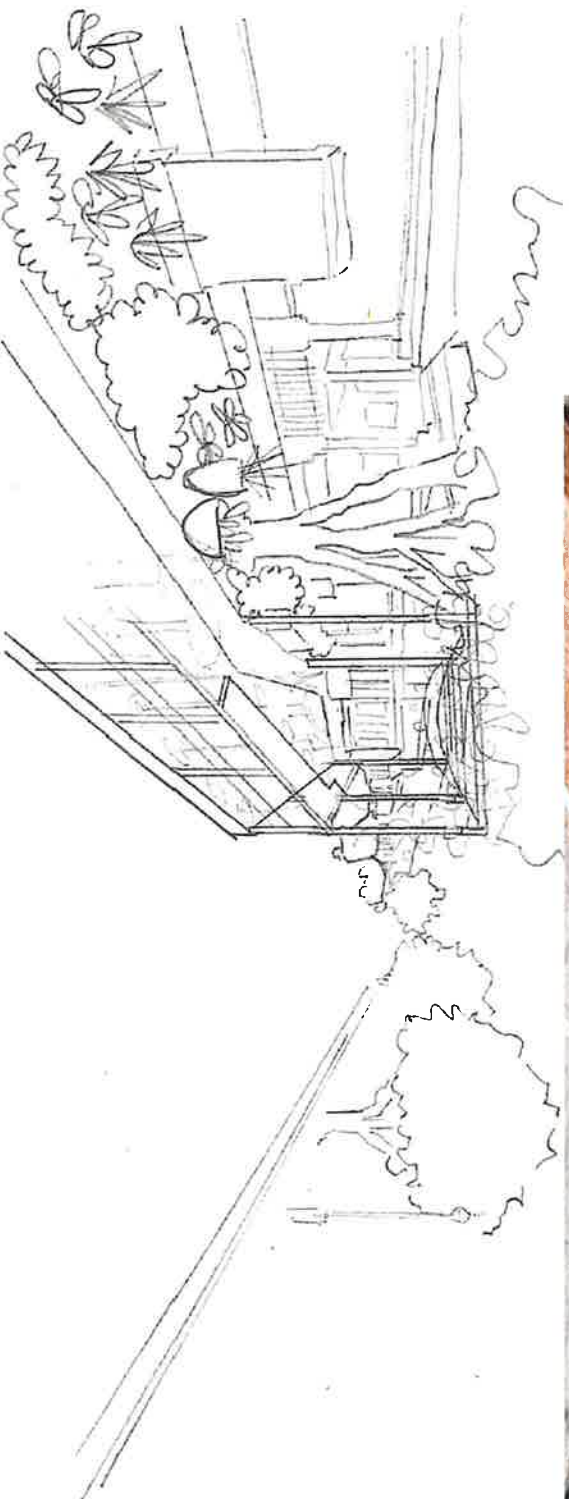
900 Block of Carroll Street

Focus areas:

Existing parklets and adjoining pedestrian walkways

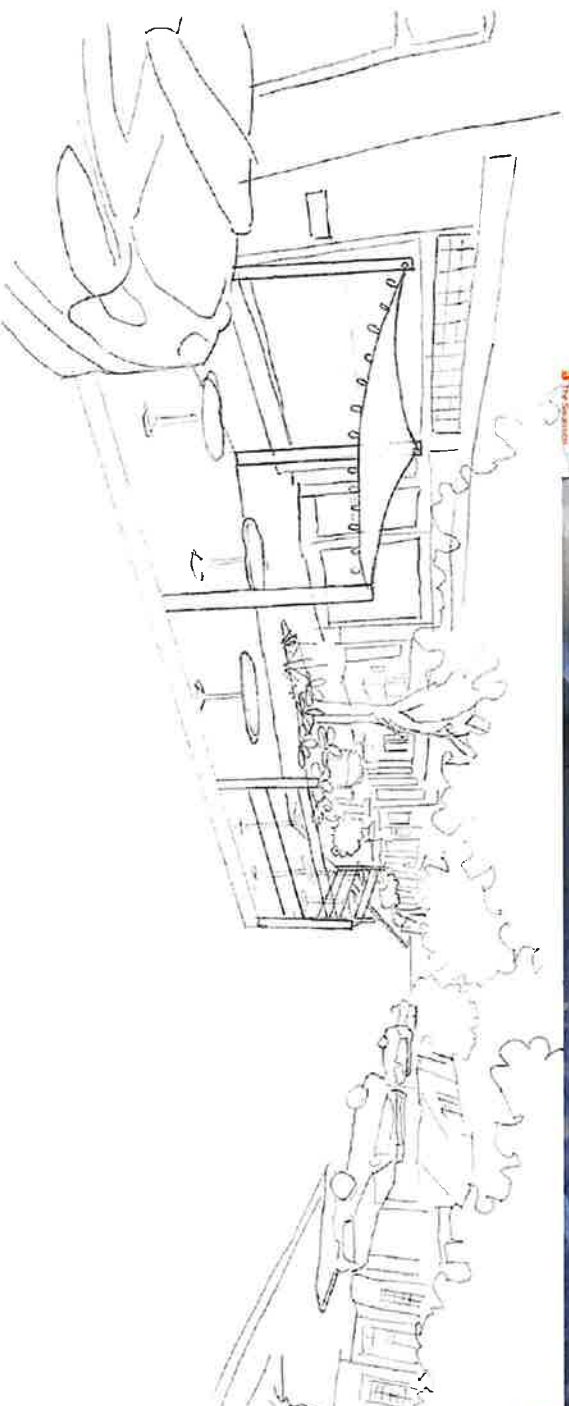
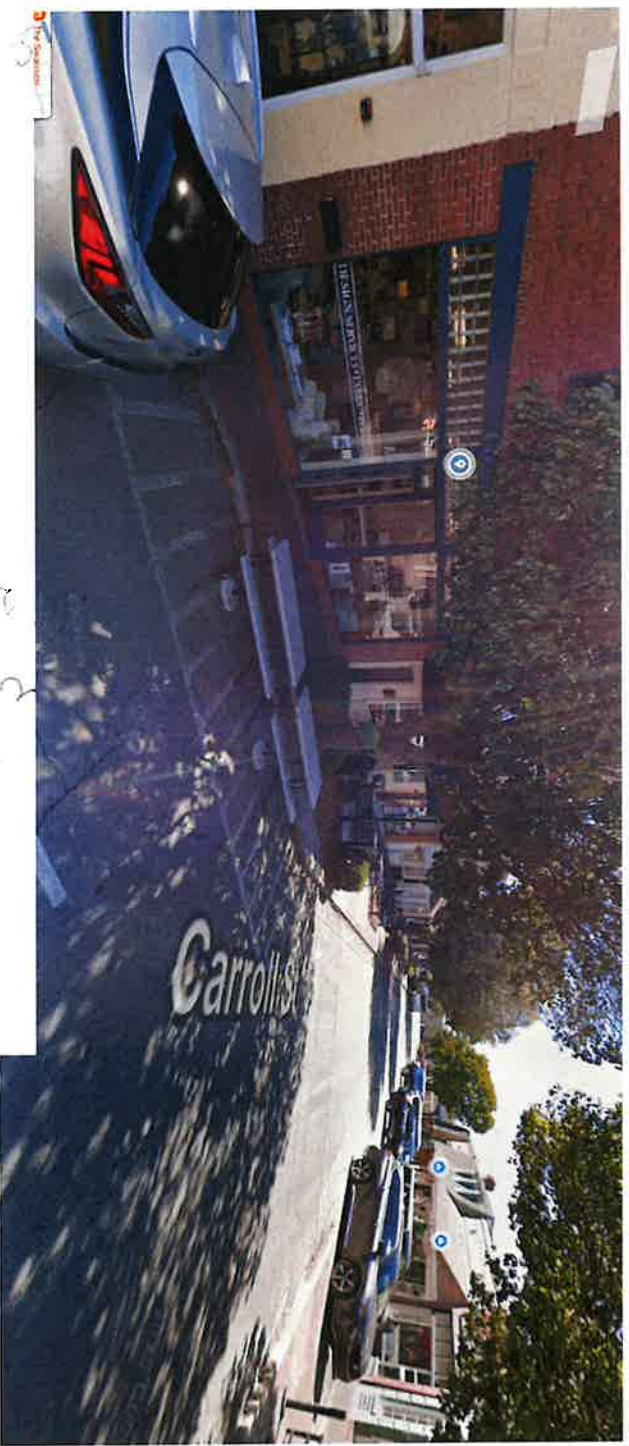
Goal:

Create more substantial parklet infrastructure and expand pedestrian pathways to enhance downtown spaces



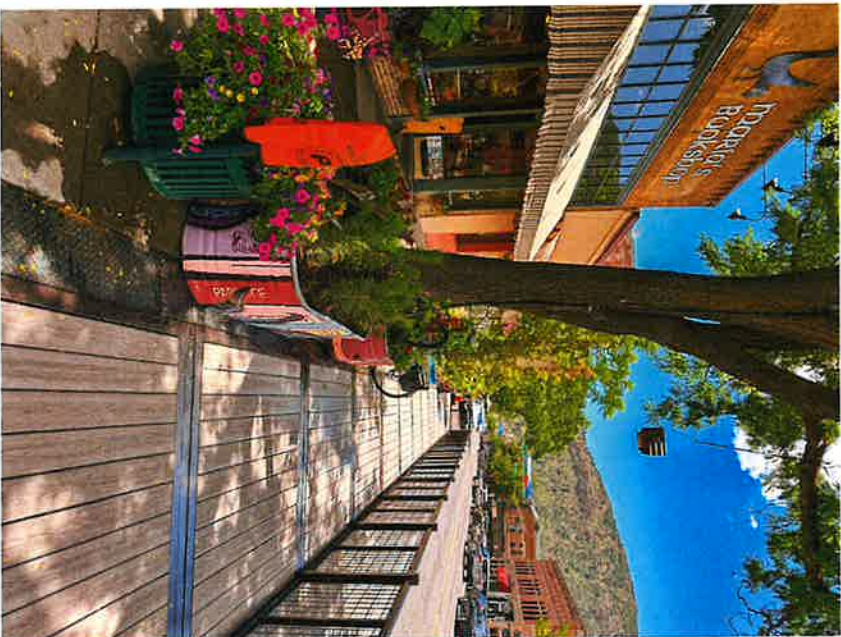
Directive: Explore parklet hardscape and furniture options to create more purposeful and usable spaces that connect with downtown activity

Challenges: Stormwater infrastructure locations conflict with changes to hardscape and curbing
Integrating existing paving with new installation or alignments



Directive: Explore parklet hardscape and furniture options to create more purposeful and usable spaces that connect with downtown activity

Challenges: Stormwater infrastructure locations conflict with changes to hardscape and curbing
Integrating existing paving with new installation or alignments



Product: ModStreet Modular Solutions

Advantages: Flexible in arrangement and integration

Customizable for components-shade roof, siding, surfacing, etc.

Semi-permanent and does not impact current infrastructure or stormwater flow

Would not require a permit

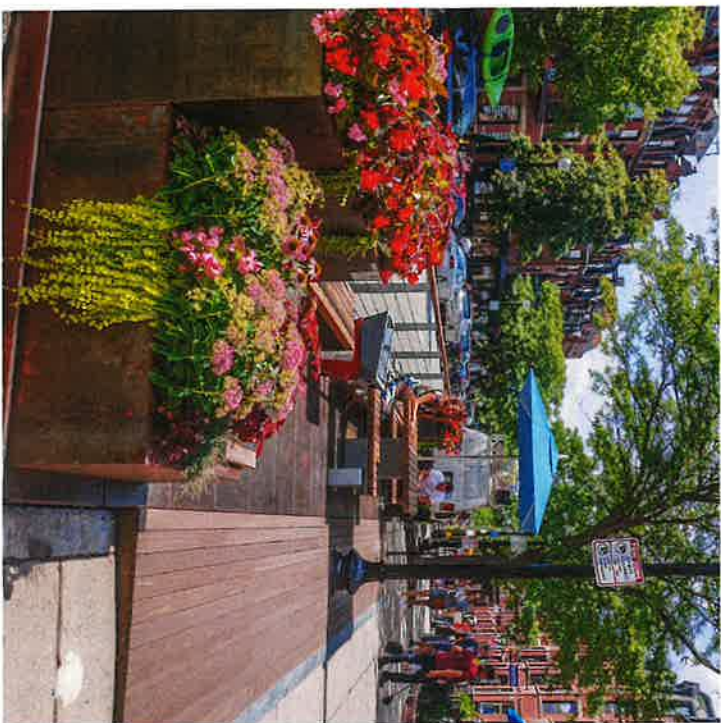
Can tie in parklet with extended sidewalk

Disadvantages: Brick paving is not an option

Semi-permanent

Maintenance





Other ideas or considerations:

Integrate planter areas/boxes into barrier

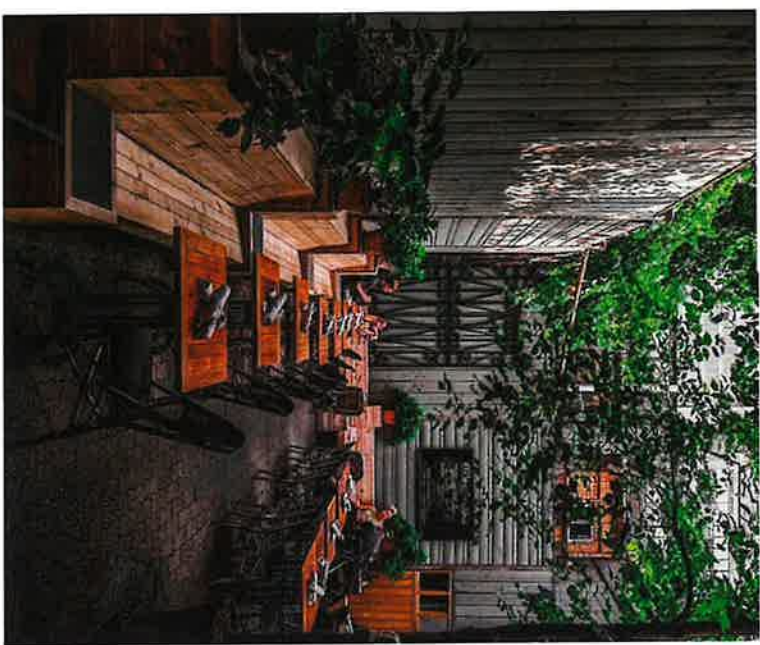
Bar height seating overlooking roadway with outlets and planter boxes

String lights, roof structure, shade sails, arbor with vines





Furniture: Movable bistro style furniture that can weather the elements and remain classic





Where Georgia comes together.

STAFF REPORT

October 30, 2025

CASE NUMBER: COA-0203-2025
APPLICANT: Lindsay Bryant
REQUEST: Allow 2 internally lit monument signs
LOCATION: 1325 Washington St; Parcel No. OP0390 003000

APPLICANT'S REQUEST: The applicant requests restoration of 2 internally lit monument signs which pre-date the Downtown Overlay District.

STAFF COMMENTS: The property is a multi-tenant building originally constructed as a single tenant Rite-Aid pharmacy (as shown vacant, in the enclosed tax-map photo record). The building has been undergoing an extensive renovation for conversion into a multi-tenant building under a unified branding known as "The District Downtown." It was originally constructed with 2 internally lit monument signs as building identifiers on opposite sides of the building. The applicant is requesting permission to utilize the existing internally lit signs as constructed for the building's new use, and restore lighting to the signs.

While the Downtown Overlay District expressly prohibits internally lit signs, the existing signs pre-date the building's inclusion into an overlay district. Given the building's re-adaptation into a multi-tenant building, staff find utilization of the pre-existing signs as presented to be an appropriate consideration as the building currently does not have a unifying building-identifier to better encompass its multiple tenants. The building is anticipated to be the first of this variety in terms of multiple tenants within the Downtown Overlay District.

STAFF RECOMMENDATION: Staff recommend approval of the application.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
 - (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.

- (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
- (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
- (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.

(F) *Building design standards.*

- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
- (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
- (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
- (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
- (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
- (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
- (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
- (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.

- (G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.







Where Georgia comes together.

Application # COA
0203-2025

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Lindsay Bryant, The Loudermilk Companies	Robin Loudermilk, Perry Capital, LLC
*Title	Development Manager	CEO
*Address	111 Perimeter Road, Suite B, Perry, GA 31069	309 East Paces Ferry Road, Suite 1200, Atlanta, GA 30305
*Phone	478-952-7466	404-233-8164
*Email	lbryant@loudermilkco.com	rloudermilk@loudermilkco.com

*Property Address 1325 Washington Street

Project:

New Building _____ Addition _____ Alteration X Demolition _____ Relocation _____

*Please describe the proposed modification:

1325 Washington Street currently has two existing monument signs that were originally constructed and wired for illumination when the building was occupied by Rite-Aid.

Since the property is now located within the Downtown Overlay District, internal lighting is not permitted. We are requesting a Certificate of Appropriateness to allow internal illumination of the existing monuments.

Please see attached proof with dimensions and materials.

Instructions

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:
 - ☒ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
 - ☒ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
 - ☒ Detailed drawing(s) or sketch(s) depicting size, location, and colors of signage,
 - ☒ Sample(s) for all proposed wall and trim paint colors,
 - ☒ Sample(s) or photo(s) of proposed awning/canopy materials and color,
 - ☒ Photo(s) of proposed doors, windows, lights, or other features that will be added to the building,
 - ☒ Photo(s) or sample of proposed roofing materials and color if roof will be visible,
 - ☒ Photo(s) or sample of brick, stone, tile, mortar, or other exterior construction materials that will be added to the building, and
 - ☒ Other information that helps explain details of the proposal.

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm at the Community Development office, 741 Main Street.
7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
8. Signatures:

*Applicant	<i>Lindsey Bryant</i>	*Date	10/3/25
*Property Owner/Authorized Agent	<i>Lindsey Bryant</i>	*Date	10/3/25

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located the Downtown Development Overlay District when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$230.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the life of the permit.

Estimated valuation of proposed modification: TBD



LOUDERMILK

October 3, 2025

Ms. Alicia Hartley
Downtown Manager
City of Perry
808 Carroll Street
Perry, GA 31069
alicia.hartley@perry-ga.gov

Subject: Application for Certificate of Appropriateness
Signage at 1325 Washington Street
Perry, GA

Ms. Hartley,

The Loudermilk Companies is nearing completion of a renovation project at 1325 Washington Street, now known as *The District Downtown*. We are pleased to submit our application for a Certificate of Appropriateness for monument signage.

Included with this packet are the COA application and supporting documentation showing the design, location, colors, and materials of the proposed signage.

We respectfully request to be placed on the Mainstreet Board agenda for Thursday, November 6, 2025. If any additional information is required, please let me know. We are eager to keep the project moving forward.

Sincerely,

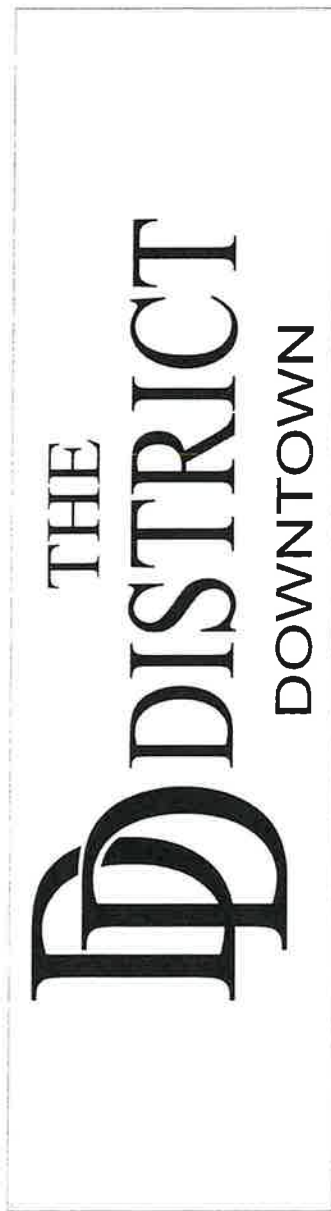
Lindsay Bryant
Development Manager
Middle Georgia
The Loudermilk Companies
111 Perimeter Road Suite B
Perry, GA 31069
478-952-7466
lbryant@loudermilkco.com

Attached: Application for Certificate of Appropriateness
Sign Proof

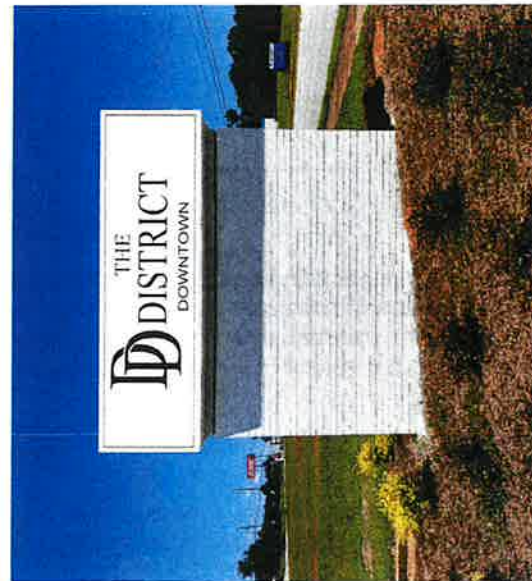
309 East Paces Ferry Road, NE
Suite 1200
Atlanta, GA, 30305
loudermilkco.com

124"

36.5"



Qty 4 - 36.5" x 124" Polycarbonate Sign with Black Vinyl Graphics
2 for Each Existing Double-Sided Cabinet Sign with 2" Retainers



Please review your proof carefully. This includes up to two rounds of revisions.
Additional revisions beyond the second proof will incur an additional design fee.
By approving this proof, you confirm that all content, layout, and spelling are correct.

Customer: The Loudermilk Companies
The District Downtown

Filename: L\LoudermilkCompanies\TheDistrictDowntownMonument.cdr

X Customer Approval Signature

Date





Where Georgia comes together.

STAFF REPORT

October 30, 2025

CASE NUMBER: COA-0208-2025
APPLICANT: LeAnne Register
REQUEST: Install Dumpster Enclosure
LOCATION: 717 Commerce St; Parcel No. 0P0060 15A000

APPLICANT'S REQUEST: The applicant requests approval of a dumpster enclosure.

STAFF COMMENTS: The property is a commercial-retail building currently operating as a Homeslice Pizza shop. The applicant has responded to the City's request for code compliance with a physically appropriate dumpster enclosure structure. The roof and metal trim are proposed to be black (HC-190) while the supportive paneling will be a Tudor brown (HC-185) color. It will be 10' x 10', and located behind the western-most corner of the building, located on a concrete slab, and incorporate 2 concrete bollards.

STAFF RECOMMENDATION: Staff recommend approval of the application as presented.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
 - (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
 - (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.
- (F) *Building design standards.*
 - (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.

- (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
- (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
- (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
- (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
- (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
- (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
- (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.

(G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.







Where Georgia comes together.

Application # COA-0708 -
2025

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	LeAnn Register	Perry Stanley
*Title	operator	
*Address	717 Commerce St	
*Phone	912-658-3381	
*Email	homeslice.pizzartus@gmail.com	

*Property Address	717 Commerce St
-------------------	-----------------

Project:

New Building _____ Addition ☒ Alteration _____ Demolition _____ Relocation _____

*Please describe the proposed modification:

Dumpster cover

Instructions

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:
 - ☒ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
 - ☒ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
 - _____ Detailed drawing(s) or sketch(s) depicting size, location, and colors of signage,
 - _____ Sample(s) for all proposed wall and trim paint colors,
 - _____ Sample(s) or photo(s) of proposed awning/canopy materials and color,
 - _____ Photo(s) of proposed doors, windows, lights, or other features that will be added to the building,
 - _____ Photo(s) or sample of proposed roofing materials and color if roof will be visible,
 - _____ Photo(s) or sample of brick, stone, tile, mortar, or other exterior construction materials that will be added to the building, and
 - _____ Other information that helps explain details of the proposal.

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm in Community Development office, 741 Main Street.
7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

8. Signatures:

*Applicant <i>Leann Regan</i>	*Date <i>10/28/25</i>
*Property Owner/Authorized Agent	*Date

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located the Downtown Development Overlay District when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$226.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the life of the permit.

Estimated valuation of proposed modification: \$151K



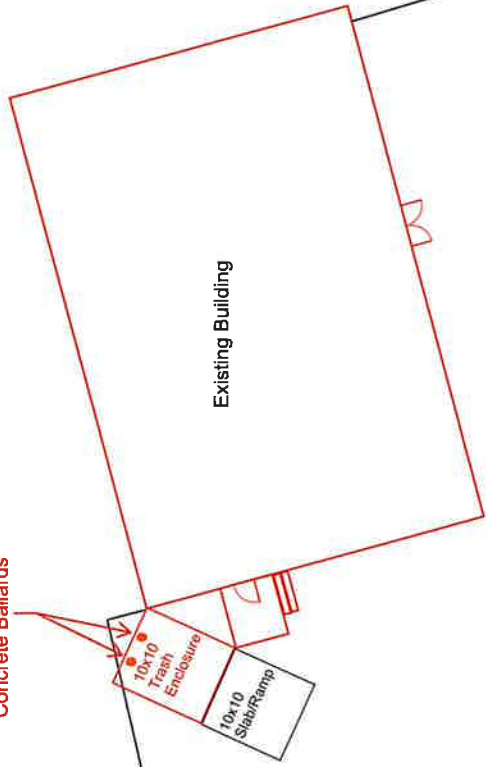
Black
HC-190

Tudor Brown
HC-185

Black
HC-190

Will sit flush on the slab

Concrete Ballards



Existing Building

10x10
Trash
Enclosure

10x10
Slab Ramp

Commerce Street

Commerce Street

Commerce Street

Main Street Advisory Board
Minutes – October 1, 2025

1. Call to Order: Chairman Cossart called the meeting to order at 4:15pm.

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

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

2. Guests/Speakers - Dylan Wingate
3. Citizens with Input – None
4. Old Business – None
5. New Business

- a. Certificate of Appropriateness Review – 1009 Northside Drive

Mr. Duffy read the applicants' request which was to install an enclosed metal tube inside of a brick encasement, to allow second story residents to easily dispose of household waste. The brick is anticipated to match the building, and the applicant has been informed that building permits may be required to ensure the addition is structurally sound in terms of its attachment mechanisms. The encasement is anticipated to help the chute blend in with minimal distraction. Staff is recommending approval. Director Moore asked if the enclosure will be on the back side of the building; Mr. Wingate advised it would be and further noted this was not anticipated during the design phase. Director Presswood asked if the fire marshal had any input; Mr. Duffy advised he would review as it requires a building permit.

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

- b. Downtown Holiday Historic Tours & 2026 Historic Preservation Month Discussion

Ms. Hartley advised she has met with Ms. Loudermilk and there will be a schedule for May 2026 historic walking tours, as well other ideas were discussed, such as an art contest, scavenger hunt; and she was soliciting the board for input; Ms. Hartley was directed to provide more detail on the discussion for further review and input from the board. Ms. Hartley advised for the holiday tours push cards were made by the CVB and the schedule has been set and will begin promoting.

- c. Approve September 4, 2025, minutes

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

- d. Approve August 2025 financials

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

6. Chairman Items – Chairman Cossart advised the final Placemaking retreat was 10/2. Director Moore stressed the need for a design committee as outlined in the 4 points Main Street approach.
7. Downtown Manager's Report
 - a. Downtown Projects update – Ms. Hartley advised the mural project will not be on the Perry Players building and an alternate location has been selected for the side of the events center, which will go before Council next week. Chairman Cossart felt the location was a better fit; and Ms. Hartley advised it fits in with the Small Area Plan.
Ms. Hartley advised Scoopology will open at the former Sweet P's location, which will serve homemade ice cream and limited hot food. The second phase of the Northside Drive & Lofts is in site review; the speaker project was approved and equipment ordered. Working with administration on updating the parklets and streetscape improvements. Placemaking will have final retreat on October 2nd and working on a master plan. Noted upcoming training opportunities and Mobilize Main Street will be in town on October 9th.
 - b. 2025 Self-Assessment – Standards 1 and 2 – Ms. Hartley advised for the remainder of the year will review and solicit input for the assessment; the board reviewed and provided input. Two more standards will be reviewed at the November meeting. Ms. Hartley advised the assessment will be conducted in person.
8. Promotion Committee Report – Ms. Hartley advised the committee is requesting input on cancelling the event; ticket sales have been low, and the ticket goal has been dropped. The event has been heavily marketed, but response still remains low and does not want to see funds spent resulting in a loss of revenue. The board concurred to cancel and requested all sold tickets be refunded without the processing fee. Scarecrow fest is live with (32) participants, Ghouls Night Out is 10/30 with (11) businesses participating, Small Business Saturday is 11/29. Ms. Hartley requested approval for \$250 for the winter wonderland characters Olaf and Elsa. Director Moore motioned to approve the expenditure; Director Presswood seconded; all in favor and was unanimously approved.
9. Other- none
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:15pm.

Cumulative Average Scores

Please refer to the [Explanation](#) section for more details about each standard.

	LP	CP	MSA
Standard I: Broad-Based Community Commitment to Revitalization	3.5	3.5	
I. Partnerships and Collaborations	3.5	3.5	
Indicator I	4	4	
Indicator II	3	3	
II. District and Community Outreach	3	3	
Indicator I	3	3	
III. Communication and Public Relations	3.67	3.67	
Indicator I	4	4	
Indicator II	4	4	
Indicator III	3	3	
	LP	CP	MSA
Standard II: Inclusive Leadership and Organizational Capacity	3.2	3.2	
I. Inclusive Organizational Culture and Diverse Volunteer Engagement	3	3	
Indicator I	3	3	
Indicator II	3	3	
Indicator III	3	3	
Indicator IV	3	3	
II. Active Board Leadership and Supporting Volunteer Base	3.33	3.33	
Indicator I	4	4	
Indicator II	3	3	
Indicator III	3	3	
III. Professional Staff Management	3.5	3.5	
Indicator I	4	4	
Indicator II	3	3	
Indicator III	3	3	
IV. Effective Operational Structure	3	3	
Indicator I	3	3	
	LP	CP	MSA
Standard III: Diversified Funding and Sustainable Program Operations	3	3	
I. Balanced Funding Structure	3	3	
Indicator I	3	3	
Indicator II	3	3	
Indicator III	3	3	
II. Strategic Revenue Development and Fundraising	3	3	
Indicator I	3	3	
III. Budget and Work Plan Alignment	3	3	
Indicator I	3	3	
Indicator II	3	3	
IV. Financial Management and Best Practices	3	3	
Indicator I	3	3	
Indicator II	3	3	

	LP	CP	MSA
Standard IV: Strategy-Driven Programming	3	3	
I. Planning Guided by Inclusive Community and Market-Informed Inputs	3	3	
Indicator I	3	3	
II. Defining Direction Through Transformation Strategy Identification and Development	3	3	
Indicator I	3	3	
III. Strategy-Aligned Comprehensive Work Planning and Implementation Across All Four Points	3	3	
Indicator I	3	3	
	LP	CP	MSA
Standard V: Preservation-Based Economic Development	3	3	
I. Preservation Ethics and Education on History and Cultural Assets	3	3	
Indicator I	3	3	
Indicator II	3	3	
II. Standards and Best Practices for Place-Based, People-Focused Design	3	3	
Indicator I	3	3	
III. Promotion of Historic, Heritage, and Cultural Assets	3	3	
Indicator I	3	3	
	LP	CP	MSA
Standard VI: Demonstrated Impact and Results	3.25	3.25	
I. Demonstrating The Value of Main Street	4	4	
Indicator I	4	4	
II. Measuring and Packaging Quantitative and Qualitative Outcomes	3	3	
Indicator I	3	3	
Indicator II	3	3	
III. Promoting Progress and Demonstrating Impact and Results	3	3	
Indicator I	3	3	