

Main Street Advisory Board
Minutes – March 6, 2025

1. Call to Order: Chairman Cossart called the meeting to order at 4:00pm.

Roll: Chairman Cossart; Directors Anderson-Cook, Lay, Moore, Presswood, and Walker were present. Ms. Hartley advised Director Jones had resigned.

Staff: Alicia Hartley – Downtown Manager, Bryan Wood – Community Development Director, Ansley Fitzner – Public Works and Christine Sewell – Recording Clerk

2. Guests/Speakers - Terre Walker, Curtis & Teresa George

Ms. Walker advised UPP (Uptown Perry Partnership) is a 501c3 whose mission is to preserve the historic character of downtown and the reestablishment of the Perry Arts Council is embracing all avenues of the arts. Perry Arts Council Chairman Teresa George provided an overview of the council which is supporting all aspects of the arts (painting, sculptures, culinary, film, music, photography, etc.) and reviewed the council's inception. Chairman George advised the council is interested in working with the Main Street board, along with the city and merchants. Chairman George advised they had carolers in December which was well received and will do again this year, and their second event The Art of Manners, held at the Perfect Pear, was well attended. Chairman George advised they are planning for a full moon drumming session on May 9th or 10th on the city hall lawn, and May 17th or 18th plein art. The board will hold their second meeting on March 27th at 6pm Rozar Park and welcome all to attend and appreciates the board's support. Ms. Walker advised the council is working closely with Leisure Services for art to be a part of their programs.

3. Citizens with Input – None

4. Old Business – Mr. Wood in follow up from the joint meeting with the question posed if minor COA applications could be referred to the board, it was determined by the city attorney they could not be. The downtown historic designation is moving forward with the original proposed boundary with public hearing before HPC on April 8th and Council May 6th.

5. New Business

- a. Certificate of Appropriateness Review – 808 Carroll Street

Ms. Fitzner advised the request is for the addition of (18) 14-watt five-inch light at the base of the front wall of City Hall (facing Carroll Street); the lights will uplight the building at night and can change colors. Director Presswood inquired about the cost; Ms. Fitzner advised the project was put out to bid, with only Dixie Landscaping responding. Chairman Cossart asked Mr. Wood if it complies with the design guidelines; Mr. Wood advised the actual light fixtures will be in or near the ground, they will not be visible; and provide accent lighting on the most prominent building downtown appears appropriate.

Director Anderson-Cook motioned to approve the application as submitted; Director Lay seconded; all in favor and was unanimously approved.

b. Update Vision Statement

Ms. Hartley, as recommended from the retreat provided the updated vision statement. Director Moore motioned to approve as presented; Director Anderson-Cook seconded; all in favor and was unanimously approved.

c. Update Bylaws for Meeting Time

Ms. Hartley provided the update which was for the meeting time. Director Lay motioned to approve as presented; Director Moore seconded; all in favor and was unanimously approved.

d. Review policy for COAs for demolitions

Ms. Hartley, in follow up to February's meeting provided some guidance for the board to consider when reviewing future applications for demolition. Should a COA for a demolition be submitted and the property in question has any one or more of the following qualifications, it is appropriate for the board to request an additional inspection by a private inspector identified by the applicant and a letter from the City's Chief Building Official regarding the status of the building in question as a condition of approval: 1). The building was constructed before 1975; 2). The building was primarily or formerly used as a residence; 3). The property is zoned C-3, Central Business District and 4). Additions or modifications have been made to the building structure over the years such that the historical significance of the property has been compromised. Ms. Hartley advised she spoke with Mr. Wood regarding this and it is acceptable.

Director Moore motioned to move forward with the staff recommendations for a demolition policy as presented; Director Lay seconded; all in favor and was unanimously approved.

e. Review Draft of 2025 Work Plan

Ms. Hartley advised the draft was just received earlier in the day and is requesting the board thoroughly review and it will be discussed in depth at the April meeting.

f. Approve February 6, 2025, minutes

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

g. Approve January 2025 financials

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

6. Chairman Items – Chairman Cossart solicited input on the Perry Arts Council and how to work together as did not want to see any overlap with the Placemaking Committee. With regard to HPC holding the public hearing for the downtown district suggested the board attend the meeting and voice their concerns.

*Director Walker left the meeting at 5:00pm.

7. Downtown Manager's Report
 - a. Downtown Projects update

Ms. Hartley advised Initial Reaction to celebrate 15 years in business, Sweet P's 1year, and Historical Society 15years. New wedding planner business Borrowed & Blue at 1304 Main Street, and Walgreens has officially closed. The quarterly check on the tree lights has been done. Small Area Plan for Northside adopted by Council. The memorial bench is in and installed, just waiting for the plaque and will do a ribbon cutting. We Speak Perry will have another orientation on March 29th. Waiting on draft of mural for Flint Energies Grant and will bring to Council on March 18th and AARP grant submitted for the parklet on Main/Ball Streets. FMCA community concert March 11th.

8. Promotion Committee Report – Ms. Hartley advised sales are progressing for the April 18th wine event and May 9th flower crawl finalizing details and tickets should be on sale shortly. Ms. Hartley is requesting approval for the two events of \$13,000.00. Director Anderson-Cook motioned to approve the expenditure request of \$13,000.00; 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 5:18pm.

Approved 04.03.25