

Main Street Advisory Board
Minutes - May 1, 2025

1. Call to Order : Ms. Wharton called the meeting to order at 4:00pm.

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

Staff – Holly Wharton – Economic Development Director, Bryan Wood – Community Development Director, Ansley White – Public Works Superintendent, Lee Gilmour – City Manager, Tabitha Clark – Communications Director, and Christine Sewell – Recording Clerk

Guests: Terre Walker, Curtis & Thersea George, Michael Stroman, and Bryan Fountain

2. Introduction of New Member – Rob Ray- Ms. Wharton and the board welcomed Mr. Ray and Mr. Ray introduced himself.

3. Guests/Speakers

a. Ms. Ansley White– Downtown Landscaping Improvements – Ms. White in follow up to previous discussion provided an update that included estimates, and priority areas which will be: 800 block of Main Street, Jernigan & Carroll, and city parking lot on Main & Ball. The board agreed on the priority areas.

b. Mrs. Terre Walker – Perry Arts Council – presented a graphic of a small rock garden on the 900 block of Carroll Street, by the Chamber, which will have painted rocks that can be taken or new ones left. Has spoken with Ms. White and no concern and painted rocks will be provided by the Perry Arts Council. Mrs. Walker was requesting approval to prior to bringing to Council for consideration; the board concurred with support for the project. Mrs. Waker provided a handout of a whirly gig sculpture for placement at Welcome Park; the sculpture is an estimated \$25,000 and would raise funds to purchase, however, in the meantime would like approval for a small sunflower; the board felt the Placemaking Committee was already working on downtown art such as this and it should be brought to them for discussion; staff will place on their agenda. Mrs. Walker advised of two upcoming events Plein Art on May 17/18 and a Drumming Circle on May 10th and welcomed anyone to their meetings on the third Thursday of each month at 6:30pm at Rozar Park.

4. Citizens with Input – None

5. Old Business – None

6. New Business

- a. Façade Grant – 917 Carroll Street

Ms. Wharton advised staff is recommending approval for \$1500.00 for the restoration of the front and back siding, new paint and repairing rotten wood and reglazing the front windows; it was noted the colors had been approved at the staff level.

Director Lay motioned to approve the façade grant for 917 Carroll Street in the amount of \$1500.00; Director Presswood seconded; all in favor and was unanimously approved.

- b. Certificate of Appropriateness Review – 1 Roughton Street
- c. Certificate of Appropriateness Review – 3 Roughton Street

Mr. Wood advised the applicant requests demolition of the existing two houses on each of the subject properties (four total buildings). The properties will be stabilized following demolition, and the applicant has no plans for redevelopment of the parcels. The property at 1 Roughton Street contains two wood-clad houses built circa 1955 and the property at 3 Roughton Street contains one brick-veneer house and one wood-clad house, both built circa 1955. Both properties are zoned M-2, General Industrial district. The buildings are located behind commercial buildings on a dead-end, unpaved street off Main Street. Staff are not aware of any historical significance regarding the buildings and recommends approval. Mr. Wood advised the chief building official inspected. Director Presswood asked if there was asbestos; Mr. Fountain advised there was not. Director Walker asked Mr. Fountain if he had any projected plans for the site; Mr. Fountain advised at this time he did not but does have an engineer working on a possible plan for the site.

Director Presswood motioned to recommend approval of the demolition of the structures at 1 Roughton Street; Director Lay seconded; all in favor and was unanimously recommended for approval.

Director Anderson-Cook motioned to recommend approval of the demolition of the structures at 3 Roughton Street; Director Presswood seconded; all in favor and was unanimously recommended for approval.

- d. Certificate of Appropriateness Review – 713 Commerce Street

Mr. Wood advised the applicant proposes to construct an outdoor event venue consisting of an open-air pavilion with restrooms and bar area, a stage with storage, brick and wood privacy walls, modular retaining walls, patios and turf areas. Building materials will include brick and stone and the disturbed portion of the site will be landscaped. The applicant received preliminary comments from MSAB about a year ago. The brick privacy wall along the street frontage will act as the front building façade addressing the street. A paved parking space setback from the front façade will allow a food truck to serve the facility. A brick patio and pavilion will create the more formal setting directly behind the privacy wall. The proposed stage/storage building will be located behind the existing barber shop at 719 Commerce Street and will not be visible from the street. Artificial turf will establish an informal gathering space adjacent to the stage and behind the pavilion. The overall style of the structures and landscaping will be that of a formal English garden. The site is located in an area with individual buildings separated by parking lots or open areas. The design guidelines are based on a development pattern with buildings contiguous to one another and set at the edge of a public sidewalk similar to a typical Main Street setting. The proposed development is consistent with the established setting in which it is located. The proposed structures appear to comply with applicable design guidelines. Staff recommends approval of the application, subject to staff approval of final building and landscaping details.

Director Lay from previous discussion there was concern with the stream; Mr. Wood advised the development will stay out of the flood plain.

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

- e. Discussion of approved color palettes – was tabled until the June meeting
- f. Approve April 3, 2025, minutes

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

- g. Approve March 2025 financials

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

7. Chairman Items

- a. Perry Players improvements – Ms. Wharton advised a façade grant was submitted for maintenance repair in anticipation of the mural; however, what was submitted is considered routine maintenance and the grant does not cover. Staff is recommending if the mural grant is awarded to pay for the repairs. Director Walker motioned to approve the \$700 expense for Perry Players if the mural grant is awarded; Director Anderson-Cook seconded; all in favor and was approved with Director Lay abstaining from discussion and vote.

8. Downtown Manager's Report

- a. Downtown Projects update - The Bold Kind (former Maddie Grace Boutique), The Summit Group Real Estate (1120 Ball Street), Heart City Marketing (904 Ball Street)The House Gym sold to FitCo, Certificate of occupancy issued for Home Slice Pizza.
Downtown News - ADA Improvements to Parking Lot at Ball and Main Streets, Landscaping spring refresh completed, City Hall uplighting installed, Land disturbance permit issued for Left at the Pig Brewery.

9. Promotion Committee Report

- a. Wine Tasting Recap – Ms. Wharton advised 1700 attendees; 441 of the 500 tickets sold, 90 of those VIP. Has received positive feedback and once all expenses are account for will provide final numbers.

10. Other- Ms. Wharton advised the city was awarded the Flint Energies mural grant

11. Adjourn – there being no further business to come before the board the meeting was adjourned at 4:45pm.

Approved 06.05.25