

Main Street Advisory Board
Minutes– August 6, 2026

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

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

Staff: Jara Hurt – Downtown Manager, Holly Wharton – Economic Development Director, and Christine Sewell – Recording Clerk

2. Guests/Speakers/Community Partners - Dan & Joy Peterson, Kelly Gordon, Avoly Wainwright, Kimberly Pickney, Matt Widner, and Kathy Chamblee
3. Citizens with Input – Chairman Moore advised Mr. Dan Peterson would be addressing the board as a citizen regarding a potential downtown project. Mr. Peterson provided a handout which depicted the potential for the front lawn of the City Hall building to be a gathering place for visitors with a fountain and picnic tables. Mr. Peterson felt this could be a catalyst for development of the 700 block of Carroll and Jernigan Streets. Mr. Peterson advised the project was motivated by the relocation of the statue and has the potential to bring more visitors downtown and suggested the project name as The Freedom Fountain/Park Project. Mr. Peterson advised funding would be through private donations and is asking for the boards' consideration.

Director Cossart inquired if the city would maintain after installation; Mr. Peterson advised most likely, and with regard to funding does not want to burden MSAB with raising funds, but perhaps some can come from grants. Chairman Moore thanked Mr. Peterson for his presentation and will forward to design & placemaking for review and further input.

4. Old Business
 - a. Alleyway Update – see discussion under 5e.

5. New Business
 - a. Approve July 2, 2026, minutes

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

- b. Approve June 2026 financials

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

- c. Preliminary COA Review – 1126 Macon Road

Ms. Wharton advised Community Development is presenting a preliminary review of the site for development of a new office/studio building. The conceptual drawings presented site layout, building materials, finishes, and colors which meet the intent of the design guidelines established by the board and all the commercial development standards outlined in the land management ordinance.

Ms. Kathy Chamblee with Wingate Development Group presented three designs: one being full hardiboard, one an all-brick design, and one with a brick skirt and columns. The presentation also showed the various renderings with the chosen colors and other façade features and the site development with landscaping, signage and parking. Ms. Chamblee advised her client is requesting input from the board on the façade, as the guidelines state all brick, however, there are currently projects under construction that do not have that. Chairman Moore advised on the brewery and the information provided, they are abiding by the guidelines and since the original COA there had been staff turnover and they were to have come back to the board for the final building materials on the front, however that did not occur, however, approval of the façade was based on the area the project is located in, which is industrial. Ms. Wharton advised the brewery project has brick on all sides, and they may not be finished with the front design, and the proposal and materials meet the intent of the ordinance and the industrial area it is in.

Mr. Widner advised Spa Medical, which is further down Macon Road which had been completely remodeled, was the design basis for what is being presented today. Chairman Moore noted the project is going to make a big impact on the area and does not want the process to appear discouraging for the owners, and others. Director Cossart felt consideration with the all-brick requirement should be revisited; Director Walker agreed; Chairman Moore concurred and suggested revisiting at a future meeting.

Ms. Kelly Gordon stated as the community and footprint of downtown grows, from an architectural standpoint, businesses have to be allowed to have their own identity, and a more mixed-use of materials should be considered.

Ms. Hurt reminded the board the guidelines state no percentage of brick requirement, whereas the land management ordinance does.

d. Review Board Attendance and Training Hours

Ms. Hurt provided an update for both.

e. Approve Alleyway Project: Final Budget

Ms. Hurt advised Dixie Landscaping has not been doing the maintenance, and they will complete on massive cleanup, add the gravel/string lights/ground lighting and once completed will be turned over to the city for routine maintenance. Ms. Hurt further advised these items, and painting of two doors will finish out the project at a cost of \$2,932.26; there is funding received from the GA Economic grant with DCA for \$2000 that will be used, therefore is requesting approval for the completion of the project and expenditure of \$932.26. Director Cossart motioned to approve for completion of the project and the expenditure of \$932.26; Director Anderson-Cook seconded; all in favor and was unanimously approved.

f. Review and Approve Downtown Landscaping Project

Ms. Hurt advised she has reviewed with the City Manager the Design & Placemaking that will be undertaken which shall include removal of all the pine straw in all the island spaces and removing of bushes and replacing with ground covering jasmine. Ms. Hurt

advised the public works department will complete the project which is scheduled for the fall. Director Anderson-Cook motioned to recommend approval as presented; Director Presswood seconded; all in favor and was unanimously approved.

g. Review and Approve Promotions Event Calendar

Ms. Hurt provided the proposed calendar and noted some previous events had been removed due to the number of road closures. Calendar will be go before Council in September. Director Cossart motioned to approve as presented; Director Lay seconded; all in favor and was unanimously recommended for approval.

Director Cossart and Anderson-Cook left at 5:25pm.

6. Chairman Items – Chairman Moore advised of Perry Methodist Church’s 200th anniversary celebration on August 22nd and 23rd.
7. Downtown Manager’s Report
 - a. Downtown Projects update – Ms. Hurt provided business update that Sunset Slush was closing its storefront and would be strictly mobile and Scoopology is currently ice cream only. Recap of the Popsicle Pop-up. Reminder of GDA conference and upcoming training opportunities.
8. Promotion Committee Report – Ms. Hurt advised working on a remembrance for 9/11 on the city hall lawn.
9. Other – None
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:30pm.

Approved 09.03.26