

William Young, Chairman  
Tracy Torma, Vice Chair  
Heather Calhoun  
Mary Jean Mollard



Rona Lacey  
Bette Pollock  
Sandie Thompson

## Main Street Department

### MEETING MINUTES

#### Main Street Advisory Board Minutes

Tuesday, June 26, 2018 at Noon.

Conference Room, 504 N. Queen St., Palestine, Texas 75801

All agenda items are subject to action.

**A. CALL TO ORDER** - 12:05 pm quorum made with Will Young, Tracy Torma, Mary Jean Mollard, Bette Pollock, Sandie Thompson,

and Rona Lacey. Others attendees included Greg Laudadio, Gayle Cooper, Terry Johnson, Susie Streb, and Kathryn Young.

**B. CITIZEN COMMENT** - Greg Laudadio recognized new Main Street Board member Rona Lacey who owns and manages a hair Salon and Spa in the basement floor of the Redlands Building. Rona and Daniel Lacey also own and manage Red Fire Grill and

Sparq's Bar inside the Redlands.

**C. APPROVAL OF MINUTES**

Approval of meeting minutes from the 06/05/2018 meeting.

Motion to approve June 5, 2018 meeting minutes was made by Tracy Torma; seconded by Jean Mollard, and motion carried.

**D. BOARD DISCUSSION AND ACTION**

1.) Discussion and possible action regarding sign permit applications.

Jessica Cain with Urban Daisy Salon & Boutique located at 102 West Crawford filed a sign permit application for a 4' X 8' Eco Panel Sign, anchored into mortar of her building. Bette Pollock made motion to approve the sign permit application;

seconded by Sandie Thompson, and motion carried.

2.) Discussion and possible action regarding Historic Preservation Grant application.

Kathryn Young presented facts concerning roof replacement at Pint & Barrel Draft House. Since the owners of the building

are replacing the existing materials, there is no needed activity from historic preservation. The Historic Grant Application

Amount is \$11,625, and ASAP Roofing won the bid, another Main Street business. Will Young recused himself from vote.

Sandie Thompson made motion to approve the grant amount; seconded by Bette Polluck, and motion carried. The vote will now move to PEDC Board. If approved, the remaining budget for the Historic Grant is \$38,375 for year 2018.

3.) Open conversation about the size of the Palestine Main Street District

The current Palestine Main Street area covers 44 blocks and PEDC is considering asking City Council to make our Main Street are a more manageable and smaller size. The City of Palestine is going through a downtown zoning change, so this is the right time to discuss the size of Main Street area. PEDC committed to 2018 funds of \$200,000 to the City of Palestine for downtown infrastructure. Main Street Board feedback on downtown size and revitalization efforts would be useful to PEDC. A City Council vote can expand or contract the Palestine Main Street area as needed.

In order to make the largest impact on downtown revitalization, we need to take an initial block or two to start. We would begin with the underground infrastructure, primarily water and sewer. PEDC suggests we start on Spring Street as you enter the City near the Visitors Center and the Farmer's Market area. Since Spring Street is a TXDOT highway, we could potentially secure funds for road paving from TXDOT. Some of the downtown revitalization topics included:

- Downtown bike paths and/or rentable bicycles
- Trolley service to take people to and from each end of Main Street
- Designated walking corridors
- Street lights in the alleys and the downtown streets
- Downtown street acts from the Texas Theatre Group
- Walkable sidewalks

**E. STAFF REPORT**

**1. Business openings, closings, renovations.**

Nothing reported in Special Meeting. The June regular meeting discussed all new downtown businesses. No new closings.

**2. Project Updates**

**Curb Appeal** – The estimated cost to paint downtown curbs is \$10,000 and PEDC will fund 50%, up to \$5,000, of the painting cost if the City will fix the broken down curb areas prior to the paint job. Since City of Palestine received a \$125,000 bid instead of the smaller Main Street bid that was requested, we will seek a new bid for the job. The curbs will be marked off so that correct bid can be made.

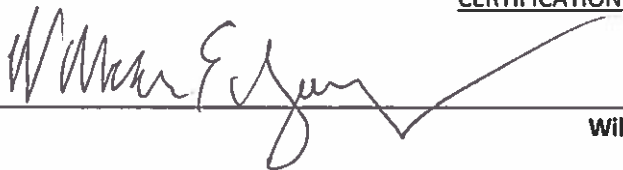
**Winnsboro Main Street Visit** – Winnsboro has a thriving Main Street District. Three Main Street Board members and three PEDC employees visited Winnsboro Main Street on Tuesday, June 19<sup>th</sup>. There is no Interstate highway, no Loop, and no Wal-Mart retail in this city with a population of 3,500. We learned how important the volunteer organizations were for their Winnsboro Center for the Arts and how this volunteer run 501c3 nonprofit has flourished. PEDC funded one part-time position for this group. They bring in performances at a national level. We also learned how the downtown had been revitalized with moved and renovated properties. Their Economic Development group funded local businesses up to \$50,000 matching grants that required Performance Agreements and this money spurred the revitalization.

**Ivanhoe Building** – Will Young reported Vulcraft will build the roof caps of the Ivanhoe Building at no cost. Ben Campbell will gather volunteers to clean the Ivanhoe building. All invoices for Mark Thacker's work should go to Jackson Hanks for processing.

**Retail** – The Supreme Court decision concerning sales tax on internet sales supports an internet sales tax. This decision makes a big impact on city sales tax resources as the states vote for enforcement of internet sales tax.

**F. ADJOURN – 1:20 pm**

CERTIFICATION




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**William Young, Chairman**