

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 5, 2018 at Noon.

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

All agenda items are subject to action.

- A. CALL TO ORDER** - 12:11 pm quorum made with Will Young, Tracy Torma, Bette Pollock, and Sandie Thompson. Other attendees included Greg Laudadio, Danielle Shultz, Terry Johnson, and Michele Merryman Bell.
- B. CITIZEN COMMENT** - Greg Laudadio recognized new Chamber Director to the meeting, Michele Merryman Bell. Michele said she is looking forward to investing in the community in her new role.
- C. APPROVAL OF MINUTES**
- 1) Approval of meeting minutes from the 05/08/2018 meeting.  
Motion to approve May 8, 2018 meeting minutes was made by Tracy Torma; seconded by Sandie Thompson, and motion carried.
- D. BOARD DISCUSSION AND ACTION**
- 1.) Discussion and possible action regarding sign permit applications.  
Will be covered in a later section of the meeting.
  - 2.) Discussion and possible action regarding Façade grant applications.  
FIP Grant was submitted by Timothy Triplett. This is the first FIP Grant application for 2018 and the same application Mr. Triplett made two years ago. The bid totals \$64,000 which exceeds our \$30,000 yearly grant. Since our FIP grant is a matching fund, reimbursable grant, the building owner must pay for all expenses up front, then be reimbursed at 50% of the original cost, up to the \$30,000 grant amount. In 2017, bricks fell from the third floor and the owner wants to pull brick before it falls, and have brick cleaned and reinstalled. The Main Street Board has first option to approve the application, then application moves to PEDC Board for a vote. Bette Pollock made first motion, seconded by Tracy Torma; motion to approve the FIG Grant application for the downtown Gregg-Link Building carried.
  - 3.) Discussion and possible action regarding downtown internet.  
The City of Palestine is working on their own internet repeater that will relay the broadband signal so that WI-FI can be offered to all downtown businesses. Greg Ellis has the project. The Palestine Main Street Board learned about Lufkin Main Street pole lighting with Wi-Fi delivery. The goal is to have Wi-Fi available for all devices downtown and for Main Street businesses. With downtown Wi-Fi, we can offer downtown walking tours with interactivity. No action on this topic.
  - 4.) Discussion and possible action regarding the Ivanhoe Building.  
William Young created some drawing plans for the Ivanhoe remaining building and those plans are with Vulcraft. Michael Ward at Vulcraft will present the plans to their Board for approval. These drawings show plans to cap the top of the Ivanhoe building. Next Mark Meyers, City of Palestine Building Inspector, will present information on the Ivanhoe Building at a Board meeting, and last, a dumpster is needed for cleanup. This is a no action item. Greg Laudadio reminded the Main Street Board the Ivanhoe Building is across from the former Wentworth Building, the two story rock building off Avenue A. This old building has a great streetscape and Palestine hopes to have an open air venue in this space one day.

5.) Discussion and possible action regarding next field trip.

Sandie Thompson made a motion to make Winnsboro the next Main Street visit; motion seconded by Tracy Torma; motion carried. Greg is looking into possibility of visiting with the Main Street Manager at Winnsboro on one of these two dates and will get an email out to the Board on final date selection.

**E. STAFF REPORT**

1. Business openings, closings, renovations.

Wirtshaus Brew Brothers plans to open the first micro-brewery in Palestine. Their new business will be located at 101 Main at Sycamore. Renovations are happening now, then the owners secure all the permits needed to do business. The owners Brook, Joss, and Daniel hope to open in October 2018.

New Creations Dance Studio plans to move into the Calhoun Building located at 101 Oak Street pending the Fire Marshall review. Heather Calhoun will offer short term three month leases for up-start businesses where O'Sweet Pea was located. Heather plans to keep October, November & December for her own pop-up holiday business.

The McDonald Building is under contract where there will be living upstairs and a shop downstairs.

2. Project Updates

**Imagine the Possibilities Tour** – The Second Annual Imagine the Possibilities Tour was a success and will be held again next year.

**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. As of 06/05/18, we continue to wait on the bids for the curb concrete fixes. We are six weeks out waiting on bids for the concrete curb fixes.

**Temporary signs** – There are temporary vinyl signs downtown. The Development Services Office will send certified letters to the business owners providing information on how to apply for a signage permit.

**Farmers Market** – Danielle Schultz provided an event calendar for the Palestine Farmers Market from May – November 2018. The New Farmers Market started in April 2017, and Danielle, Project Manager for this program and more, has grown the program quickly. Vendors can buy a space for \$5, on a first come, first served basis. Vendors will get either a 16 foot table under our shaded roof or a 12 foot canopy space on our grounds to sell their goods. During the month of May, these events were held at our Farmers Market:

Hidden Treasures on Saturday, May 5 with 25 vendors present

Market Days on Friday and Saturday, May 18 & 19, with 11 vendors on Friday and 19 vendors on Saturday

On June 2, we had Market Madness event and 26 spaces were filled.

Upcoming events for the remainder of June include:

Market Days on Friday & Saturday, June 15 & 16

Holly Jolly Summer Sale on Saturday, June 30

Downtown Shop Around will take place on Saturday, September 29. Main Street will have vendors downtown in the streets selling their merchandise. We think the same shoppers will move into our existing brick and mortar stores for further shopping. Hot Pepper Festival will be held on Saturday, October 27<sup>th</sup> this year.

**F. ADJOURN – 12:56 pm**

CERTIFICATION



William Young, Chairman