

# Murphy Main Street Board Meeting: June 15, 2023

## Minutes

- In attendance:
  - Board Members: Gail Walker-Stansell, Charlene Smith, Sherry Raines, Tim Radford, Aaron Patton, and Morgan Budzinski.
  - Staff: Laura Lachance, Chad Simons
- Tim Radford made a motion to approve the minutes from the May 18, 2023 Main Street Board Meeting. The Board unanimously approved the minutes.
- Laura Lachance presented updated Draft Bylaws for Friends of Mainstreet Murphy non-profit. These draft bylaws were updated based on input from the Board at the May 18 meeting. Sherry Raines made a motion to approve the Bylaws as written for the Friends of Mainstreet Murphy non-profit. The Board unanimously approved the bylaws as written.
- Mrs. Lachance also presented an updated Draft Memorandum of Understanding between the Friends of Mainstreet Murphy non-profit and the Town of Murphy. This draft MOU was updated based on input from the Board at the May 18 meeting. The Board was happy with the updated draft MOU. This MOU, however, will not be adopted until the non-profit has been established. The MOU will be adopted by the Murphy Town Council and the Board of the Friends of Mainstreet Murphy non-profit.
- The Board discussed how a Façade Grant in Downtown Murphy would be structured and made the following recommendations.
  - Set the annual budget at \$10,000 that will be distributed by the Friends of Mainstreet Murphy (instead of Town of Murphy).
  - Structure it as a rolling application throughout the fiscal year. Funds will be distributed until they are exhausted.
  - Require a 50% match from Property/Business owners. However, specify that property owners can spend more than \$2,500 for the project.
  - Provide a match of up to \$2,500 per applicant.
  - Create an application for the grant that would be reviewed by the Design Committee and Downtown Development Director. This application, if recommended for approval by the Design Committee, would then be approved or disapproved by the Friends of Main Street Murphy Board.
  - This application will have recommended guidelines of colors and should require that applicants follow the Secretary of Interior's Standards for Rehabilitation and Preservation.
  - Applicants will be required to apply to the UNC-Greensboro Department of Interior Architecture program for façade design assistance. This program is free to NC Main Street communities and the Main Street Fellows provide suggested façade designs that are historically accurate.
  - Incomplete applications will not be considered.
- The Board had the following questions that Mrs. Lachance will answer by talking to Sherry Adams at NC Main Street and the Main Street Director at West Jefferson. Mrs. Lachance will report back at the next Board meeting.
  - How to handle the question of funds not going towards properties outside of the main street district?

- Does the grant only apply to commercial establishments? What about churches or other institutions or government buildings?
  - Is it better for the funding to go through the Non-profit rather than the Town?
- Mrs. Lachance gave an update on the progress of the non-profit. Based on input from Board members, she will be pushing Pharus Group to step up the process. Mrs. Lachance will report back at the next Board meeting.
- Tim Radford made a motion to adjourn the meeting. This motion was approved unanimously.

Prepared by Laura Lachance: Main Street Coordinator and Downtown Development Director