

# Murphy Main Street Board Meeting: May 18, 2023

## Minutes

- In attendance:
  - Board Members: Gail Walker-Stansell, Cabrina Horton, Brian Smith, Charlene Smith, Callie Moore, Ellen O'Brian and Kathryn Jenkins
  - Staff: Laura Lachance, Chad Simons
- Brian Smith made a motion to approve the minutes from the April 27, 2023 Main Street Board Meeting. The Board unanimously approved the minutes.
- Laura Lachance presented Draft Bylaws for Friends of Mainstreet Murphy non-profit. These draft bylaws were developed based on a model proposed by NC Main Street and examples from other communities. The board reviewed this draft and recommended minor changes. Mrs. Lachance will incorporate these changes and present the next draft to the board at the June meeting for adoption. After, the bylaws are adopted they will be forwarded to the Pharus Group who is assisting Murphy Main Street in creating the non-profit.
- Mrs. Lachance also presented a Draft Memorandum of Understanding between the Friends of Mainstreet Murphy non-profit and the Town of Murphy. The board suggested minor changes to the draft. Mrs. Lachance will make these changes and present the next draft at the next Board meeting in June. This MOU, however, will not be adopted until the non-profit has been established.
- Mrs. Lachance reported on the NC Mainstreet Site Visit from May 11, 2023. Sherry Adams and Paige Hicks from the NC Main Street Office visited Murphy and interviewed Mayor Radford, Chad Simons, Charlene Smith (in place of Gail Walker-Stansell) and Laura Lachance. The purpose of this visit was to evaluate whether Downtown Murphy is maintaining the standards and activities expected of a Main Street community. The evaluators were pleased with the progress of Main Street Murphy and work plans for the next year. Their main suggestion was that the Town of Murphy initiate a Façade Grant program for downtown buildings. They suggested that the Town budget \$10,000/annually for this program that would require a 50% match from property/business owners who wanted to improve the facades of their buildings. The majority of NC Main Street communities have instituted Façade Grant programs. The Downtown Development Director will gather examples from other communities.
- The board made recommendations on how a Façade Grant program in Downtown Murphy could be structured
  - Set the budget at \$10,000 from the Town of Murphy
  - Require a 50% match from Property/Business owners
  - 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 Murphy Main Street Board.
  - This application should have recommended guidelines of colors and should require that applicants follow the Secretary of Interior's Standards for Rehabilitation and Preservation.
  - Applicants should 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.

- Chad Simons suggested that the façade grant program use “the carrot rather than the stick”.
- Mrs. Lachance will follow up with information from other towns’ programs and will discuss options with UNCG. She will report back this information at the next Board meeting.
- The next meeting for the Murphy Main Street board was scheduled for Thursday, June 15 at 9:00am. Charlene Smith made a motion to adjourn the meeting. This motion was approved unanimously.

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