


Jul 22, 2025

Attendees


- **Board:** Chloe, Felicia, Jason, Meredith, Mitchell, Ryan, Savannah, Susan (virtual), Trevor, Val, Vicky
- **Staff:** Larry, Steve
- **Other:** Brad Munford (City Staff)

Notes

Consent agenda

-  **Motion: Approve consent agenda**
 - Moved: Meredith, Seconded: Val
 - Approved: Yes
 - Motion: Passed

Action Items

- Main Street Challenge Grants applicants
 - Each Main Street district can submit **one project** in their district
 - Cutler Development at 308 5th Street (Seltzer Building)
 - Steve suggests that this may be premature to apply for, given the current state of the site (a building that needs to be demolished) and early-stage of the development concept
 - Demolish existing, single story building
 - Build a compatible, 3 floor, mixed-use building that is adjoined by the elevator shaft at 304 5th Street
 - KCL Engineering at 300 4th
 - Needs an entirely new roof structure; this is a maintenance item
 -  **Motion: Nominate the Cutler Development at 308 5th Street as our submission for the Main Street Challenge Grant**
 - Moved: Savannah, Seconded: Chloe
 - Approved by: All
 - Motion: Passed

Discussion Items

- Sprinkler project
 - No progress finding an insurer
 - Steve is working with Johnson Controls to discuss the new user model, i.e. no longer billing a single entity (HVJF), instead they need to bill the each connected property owner

Reports

- President
 - Debbie's properties were removed from the City Compliance reports; apparently because they were asked to back-off
 - Jason is drafting a letter to the Mayor and City Council asking them for a better explanation for this
 - Ideas to get council warmed up to the continuing issue...
 - Get council members down here for a walking tour
 - Public pressure campaigns
 - Show the building's not improving; getting worse

- Highlight the safety issues; compare to recent building collapses in historic districts
 - Highlight opportunity cost loss in potential tax revenue, employment, and housing
- Executive Director
 - Net loss of 34 full-time jobs to date
 - Net gain of 18 part-time jobs to date
 - 7% first-floor vacancy
- Event & Marketing Manager
 - MITJ/Beverage sales are down ~\$17k
 - THC beverages could be possible next year; last step is to figure out insurance
- Treasurer
- Committees
 - Design
 - Business Improvement
 - Security camera subcommittee is now active; goal is to go property owners asking if they have security cameras pointed towards public property and map them to submit to the city and police for reference
 - Promotions
 - Vintage event in planning; 1/3rd of spots are claimed in one week
 - Possibly doing a DIY event Oct 13th
 - Jingle in July 2026
- Other Updates
 - City
 - RCF programs improvements
 - Baldwin project
 - Likely won't start till early next year

Meeting adjourned at 6:27 PM