

# HISTORIC DOWNTOWN ECONOMIC COMMITTEE

1/4/23, 5:30-7:00, Cedar City Council Chambers

**Council member present:** Scott Phillips

**Committee Members present:** Jennie Hendricks, Maria Twitchell, Mark Baruffi, Danny Stewart, Evan Vickers, Ron Cardon

**Excused:** Jeff Corry, Brent Drew

**Public Present:** Jaden Reardon, Nikki Chiaramonte, Heather Young

**Minutes:** Megan Lamb

---

**Call to Order:** Jennie Hendricks

**Pledge of Allegiance:** Jennie Hendricks

**Approval of Minutes:** November minutes to be approved next month.

**Public Agenda:**

**Business Agenda:**

## **Downtown Zoning-**

This was approved in the Planning Commission then tabled when it was presented to the City Council on December 7<sup>th</sup>. The biggest sticking point is people feel like they are being micro-managed by the zone change. Then there were some people that had concerns about square footages, and I don't think anybody has any problem adjusting those. So, we've heard from some folks who are concerned about some of these proposed changes. Before I ask out downtown folks to weigh in on this, does anybody have questions on what the pushback has been to date? Ron would like an update. Jennie mentions there was concern at the action meeting, that it hadn't been vetted properly and maybe heavy handed, that it was micro-managing. Scott mentions that it seems confusing to some, and it seems fair, because we have a Cedar City Historic District which is a certain boundary, we have our downtown commercial zone, which is a slightly different boundary, then there is some area that others consider a "downtown". So, there is some disconnect on a lot of people's part, that even though they are in the historic district they didn't feel like they were because it wasn't from center street to 200 N. They felt like that is where the efforts and RDA and beautification has been happening. Even though we included down to 200 Sand to 200 N in the downtown commercial zone and then somewhat to the east and west. So, there is some confusion.

Jennie offered that this committee's purpose is we are charged with offering suggestions to the city council to effectively invest in the downtown historic district and propose economic viable policy's that are conducive to the economic health and preservation of historic downtown. So those are two separate things although they are tied together. So, our goal is to make the downtown better, more vibrant, and

more viable. So, our proposal was to have shopping, dining and entertainment on the main floor and office space and residential space from the second floor up or below grade. Those with office space in the downtown are giving some pushback, so we are trying to find some solutions.

Evan says that having been involved with downtown redevelopment for a long time going back to when he was on City Council and prior to being a downtown business owner and then since then, we have always gone through studies and they always recommend that #1 having a strong vibrant downtown that draws people to the downtown does have the ability to increase the quality of life of all the citizens so it is critical that we have that. And if you look at other communities that don't have that and don't have what we have, and I think that you can see the difference there. So, it has always been the goal to ideally have retail and other dining and entertainment businesses on the main floor and then office and residential above. That is ideal. Now how do we work to accommodate everything is an appropriate thought process as well. I learned a long time ago it never hurts to take a pause look back and evaluate. There are some things that don't make sense in our original proposed plan. For example, I think we are mainly focusing on Main Street and Center Street frontage, so included in the plan would include the space behind where there is a lot of office space. So, it isn't all that conducive. In no way do we want to dictate what business owners and building owners can or can't do. Evan mentions that he asked Ron Cardon's dad, Tom Cardon Sr, for some advice when he was getting ready to run for city council and he said, "I will give you two pieces of advice, never be afraid to ask for more time and if you ever look back and say you've never made a mistake you're lying". So, with that in mind, he thinks we should give it some time, step back, listen to business owners and see if there is a middle ground we can meet on. Scott says the feeling that came out of the council meetings and from most of the property owner meetings that they were supportive of what the end goal is but maybe we change some of the restrictive uses. Concerns in the details of what we can and cannot do. Jennie feels some of the pushback narrative has been prevalent. Jennie would like to hear from some of our retail and dining business owners' and get their perspectives too.

Heather Young, Front Porch Twang – I'm a small business owner on Main Street that leases a space on Main Street. I don't own any property, I just lease. My husband and I own and operate a women's clothing store. Our storefront on Main Street is our only source of income for our family. My husband and I rely 100% on its success to make ends meet. Needless to say, we are very invested in Downtown Cedar City. We are in our shop daily and work tirelessly to build a business that our local community has come to trust and rely on. We have had our doors open on Historic Downtown Main Street for three years this May. We opened in the spring of 2020 when everything was shutting down we were opening up. I've had the opportunity to see Cedar City grow so much over the last four years we've lived here. Because we're in our store every day we have unique ability to interact with tourists and locals alike. Among our conversations with visitors which span from all over the country to all over the world we are proud to share all the amazing unique event the city hosts right here in our downtown. We hear so many comments on how quaint and fun and Hallmarky our little main street is and truly is magical. However, we're constantly asked to point out where the retail business is and the dining are actually located, because of the large corporate offices between many locations. If you're not familiar with our downtown scape it would be easy to overlook some retail or restaurants because of the large gaps in open to public businesses. This lack of congruency creates a disconnect in the overall main street experience. It took our business a while to gain traction with the local crowd, simply because when locals look for shopping or dining, they don't look to their own downtown. The draw just hasn't been

there. If I had a dollar for every time a long time local came in and told me how shopping in Cedar was in the good ole days, I could retire. I'm not a long time local, so I've only heard about how every building held a unique storefront or restaurant and how the businesses would work together to provide value and a sense of pride to those who lived here. I've heard tales of "Crazy Days" when all the businesses moved shopping out front and the city closed down main street for games and community building. I've heard how Cedar was "The Place" to go cruise your car and hangout. It was the heart of our beloved city. There is a very strong desire from locals to get that back. I hear it constantly among the lifelong people of Cedar and among the newly relocated and those who have totally invested in the future of Downtown Cedar like me. The city itself clearly understands the value in a thriving downtown. The events the city sponsors and supports show that. However, a one-day event a few times a year only takes us so far. It's been proven people will come to Downtown if there is a draw. Year after year attendance at local parades, the Holiday Lighting Ceremony, July Jamboree, Hocus Focus, and all the other events have all increased dramatically. As has the demand for housing and people craving this small-town lifestyle. It's time for us as a community to grow our retail, dining, and entertainment options to accommodate this growth. I can think of no better place for that than the heart of our city right here in Downtown Main Street. As a retail business owner, I know that the more options, the more traffic, the more traffic, the more money infused right back into our community. Finding a place to lease on Main Street was incredibly difficult, as a small business owner. I couldn't believe the lack of options. Not because it was full of other thriving shops and restaurants and businesses. But because the space just didn't exist. Locals and tourists alike crave supporting small business, but it's difficult to do when you can't find them or available space doesn't present opportunities for them to open their doors. To be clear, I'm not in support of telling people what they can and can't do with the property they own. I wouldn't want that for myself. But there has to be a way for us to come up with a compromise, an incentive for all parties involved to come together and better our community. It's been done before. There are thousands of studies and proof that improving the draw and enticement of downtown main street in a city improves the city as a whole. Any investment the city would make into such concept would surely provide a return on investment. Cedar Downtown Main Street has all the pieces of becoming "The Place" in town. We just have to put them together to make it work. I hope that this council and this committee can recreate a downtown legacy our entire community can be proud of for decades to come.

Jennie thanked Heather and mentioned that when she had a conversation with Heather, she was struck by how many people would come into your shop and said, "where can we go to eat", "where can we go to shop", and having that conversation and saying you have to keep walking. Heather answered that yes, she has to actually open her front door and people laugh because I have to take them outside and point to go here and then go to the crosswalk and go check out Bulloch's, there's another one. Walk past all this look for the stripes there is more there. Just to get around the offices that are not open to the public. where they can do more shopping or can get something to eat. It's definitely something that as a business on Main Street we just have to deal with.

Evan Vickers mentions that a few years ago they reached out to all the restaurants in the area and got an extra menu, it was kind of weird how a couple of restaurants didn't want to give us a menu, but there are ways to get a menu without getting it from the business. But we got menus that we would just keep up at the soda fountain and when someone would come in and ask, because we would get that same question all the time, we could offer them the menu to look at.

Nikki Chiaramonte, owner of The Pub Craft Kitchen (formerly Pastry Pub) – I have lived here for 2 years. We moved here to be closer to family, but basically because we found the restaurant. Cyrus told us we were the people so here we are. We love this town. We love it, we love the people, we love the downtown. Center Street is fabulous. Every business on Center Street we have worked with, we've talked to, we've consulted with. Mark (Baruffi) helped us in the beginning, he lended his handyman to help us. We work with Jaden constantly on events. We just had a huge dinner where Bristlecone helped us. David helps us across the street. It's that comradery that we have that makes our street great. But we're not just our street. We are in Downtown Cedar. I love going to Front Porch Twang. I love Bulloch's, everything. I own the building and I own the business. So, I'm here as two parts. As a restaurant owner, I think this is fabulous. I think this is going to help my business. I think this is what is going to attract, let's be honest 90% of our business coming in is in the summer and it's not locals. I want the locals to come out and support downtown. I want them to realize there is more than two restaurants in town that people can go to. Let's bring them back downtown to the local restaurants. Now as a building owner, I share some of the the concerns. Under the new ordinance, my restaurant would have to be an entertainment, restaurant or retail there would be no opportunity for anything under that ordinance. So, with an unsure economic climate of our whole world and what we're facing, if we hit whatever is looming, if we hit a recession, those three businesses are the first to go. Nobody has the money to do those activities. So, then what becomes of the business. I guess what I'm saying is, I love the direction we're going, and I think you guys have done a wonderful job. In December you said something that was really profound. You said, there are multiple roads to get to one location. I think that there is the business owners and there are the building owners and I think we're on opposite sides of the spectrum. We need to find the middle ground that is going to get us to the same place. Because I think I'm just using the Leavitt's because I listened to their conversation. The Leavitt's want the same thing that we all want. We just might need a different road to get to the final, do like Mr. Vickers said. There might be multiple ways to get to where we're going, we just might need to reword or resay what we want. But you guys are phenomenal and I think that where you're heading and what you're doing is great for all of us that are on that main street and the community.

Evan Vickers – going back to the Hyett Palma Study, everybody wanted a JCPenney or a Mervyn's downtown. Than there study pointed out that you can have the same thing the same kind of concept with clusters of stores and you guys have proven that with Main Street and around the corner with the Grind, that you've got multiple opportunities in a narrow period of space that people can choose from and it tends to draw people there and they may end up going one place or the other, but it does prove that it works.

Jaden Reardon, Manager for IG Winery – my input on the subject matter is that the proposed plan is something that will benefit businesses like ours, businesses that offer drink entertainment, restaurants. We've been on Center Street for about six years and it was the best move their business could have made. Mark kind of started it out there with Centro. But I tell people that Center Street really is where it's happening. It shows a vision of what Cedar City has the potential to become. Kind of like Senator Vickers said you have options. You've got the best dining in the city, you have coffee shops, you have places you can get drinks. You have art and entertainment down the block and I think you can feel that energy when you're there. It's sad that it's a small little section. I would love to see it expanded with multiple dining options. I think one thing we see is when other businesses succeed, we're succeeding as well. A lot of times we will get a lot of people on the wait list at Centro or at the Pub that are coming

over to have a drink or they're in having a drink at IG Winery and we can direct them to these other businesses. It just creates a spirit of comradery. And this is a way that just going to keep expanding into our community as well. When you think about places, I love travelling and when I think about places that are some of my favorites that I've travelled to, it's always places that have an energetic center like this. It's not like I loved the city because I had to drive 15 minutes from dinner to get a drink or to go to a show, you love it because it's all in one central spot. I think this is going to allow us to provide that for people that are visiting our community.

Scott Phillips asked Jennie Hendricks where this committee goes from. This is scheduled to go in front of City Council again on the 18<sup>th</sup> of January. We need to do some additional homework to be prepared on this ordinance before we move forward on any further action. Jennie agrees and does not feel we have consensus yet.

Terri Hartley, City Council – On the residential point, there has been just as much conversation as office. Really the definitions on those uses as we went through them, there's dwellings, hometels, bed and breakfast, and what does that all encompass? We've got several things in this area that fall under that already and that may need to be better defined, because there are a lot of Downtown uses of dwellings or residential on the main floor is probably a good thing. If you want to add that to some of the considerations.

Jennie agrees and mentions that one of the things that has been pointed out is the committee was focused on specific uses and then people started talking about different definitions and square footages and those we didn't even touch and those were already existing in the ordinance. To Scott's point it may take a deeper dive even into some of those things that we didn't even change in the ordinance, they were already existing and I think caught some people by surprise that it was even in existing ordinance.

Before we decide as far as the January 18, 2023 council meeting I want to bring something up for the committee to consider or discuss. Maybe this will be a multiple meeting discussion. I keep hearing we need to offer a carrot. There needs to be an incentive. What does that look like? What is in the capacity of the city to offer? Danny offers that this is his world and that it really is an important thing to have some sort of incentive and we've done some things in the past and we are working on current things. Along with this the city council has by ordinance approved the community reinvestment project area. That we have also discussed a little bit in here. The purpose of that is to create incentives for large type investments, because it's based on property tax increment. Right now, every property in the downtown is paying property tax at a certain level. If significant improvements are made on those buildings than those property taxes will go up. We're creating this project area and we will look at individual projects within that area to be able to incentivize things to happen. Everyone here knows that it costs more to renovate an older building. There are a lot of challenges with infrastructure, regulations and all those different things we've discussed in here and we're hoping that this type of incentive will help some of those larger projects to happen. The other things we have going on are the Façade and Tenant Improvement grant. We have a sign grant. Those are the types of incentives that we're talking about Also in hiring the administrative person to be able to offer more to time to find more resources. We are hoping to be able to build on these grant programs and create other programs that are the carrots that will help the businesses that are here and help incentivize other businesses to come here. Another thing that has come up and probably if we looked at minutes it's probably two or three years back, but Mark made an excellent point one time that we're not doing a very good job at marketing what we want

downtown to be. The city is in the process of rebuilding the website and it's not just economic development, it's every department within the city and it's a huge undertaking. It's being done by Gabrielle Costello which is in my department. She is meeting with myself as economic development director and with all of the department heads on how to improve their websites and a big push on what we want to do is better market out downtown. I have different strategies in economic development that I work on and a lot of my time gets spent on industrial, large scale projects which helps address our wage need, but we need to focus more effort on this downtown effort through these grant type programs, through better marketing and advertising, which I want to include to meet with building owners. We hear from building owners, we have space and we're in it right now, but if somebody were to pay the rent that we want than we would open that up. Well, nobody knows that. So, we want to make that part of that website. Here's some space that is available in the downtown and highlight those properties. So those are some carrots that we are working on as far as incentives go. I think we will see quite a few of them this calendar year. Jennie asks if there are incentives that property owners can take advantage of? And then maybe tenants, those that are business owners but property owners. But they can take advantage of the tenant improvements, possibly the façade.

Scott asked to come back to the definitions on what is and what is not permitted. Are there within the ordinances themselves, is there somewhere these definitions lie? Because how does an apartment house, differ from a dwelling, differ from a residential living space? Don Boudreau says that is a good question, so in the beginning of the ordinance 26-1, there is a laundry list of definitions. The problem is, the other laundry list that we were tweaking, every use doesn't have a corresponding definition. Some things are obvious like auto repair, but there are some cases where we could definitely use some. Some items are antiquated and some items are not even on there, but we deal with that on a daily basis in the engineering department. Sometimes we have to be creative and find something that covers it. Scott mentions that there are some things that are actually going on in our downtown that we want to remain, like our farmer's market and yoga studios and those are not addressed at all in this ordinance. So, if we are going back to address items, we need to address those type items as well.

Jennie asks Don when we go through this matrix and select boxes you know like yes, no, yes, yes, no. If we pull on one of these threads is it going to unravel everything or can we do just the downtown like we're focused on. Don thinks that where we've come, when we looked at the list of uses that we already had. If there are uses that need to be added, like the farmers market then we need to consider is that the appropriate land use. We know we want it in the downtown, but does it go in the HS zone? So, every time we add something or tweak something we may need to define it sometimes unless it's obvious. Then we need to consider if it's appropriate in different areas of the city as well. So, it can snowball a little bit, but it is manageable. Danny asked Don for his opinion as we're going through this matrix is it appropriate to place a Conditional Use on most of these, instead of the non-permitted? Don says that CUP's are hard in the state of Utah. If you are going to trigger the conditional permit than it should be a use that has the potential for negative consequence. Like some city's would do a dry cleaners, because of the fumes and the chemicals. You just have to be careful with those. Some concern I hear is that if we change the permitted uses on these and there is a downturn in the economy and the building sits empty after it has been say a restaurant or retail store and the building sits vacant for a year, the owner could not come back and request that it now become an office because it has already served as the permitted use once and cannot go back. The conditional use cannot cover that either, because of the way the ordinance is written right now, if it's a non-conforming use and it goes away for a year than you go back

to the table it's not permitted. Short of a variance I don't know where you would go. Scott mentions that it could continue to function as it is for the next 100 years or more, as long as it never goes to its permitted use. It cannot go back to the non-conforming use.

Scott says it seems that we would be better off to look at it a little more holistically and said there are certain things we do not want in our downtown commercial core and things like plasma centers and things like that. We don't necessarily want loan and paycheck kinds of places. So I would rather have us have something move forward in an ordinance adjustment and provide some more leniency and exclude some of those things we particularly don't want. Rather than have everything go away because we couldn't reach a consensus, so nothing happens. Evan asks if something like that could be done through a board of adjustments process. Scott thinks that may be possible. Don says you have to prove a hardship to the board. Scott would love to see some residential in our downtown and there is a big vacant lot on 100 E and if there was a four-story apartment building right there with people living in it, it would be perfect, because they are going to utilize downtown. And if they are the main level over there, so be it, we don't want that on Main Street, but some of that may dictate itself in the way business practices go by what a business may do. Maria points out that we currently do have residential on the main level in downtown Main street with the Stratford Hotel. So maybe what we need to do is look at is there a possibility of here is this main corridor, maybe the main area, but there is the supporting area outside of that, maybe on the outskirts of the corridor. Is there a way we can say this is where we SHOULD have office buildings and residential, but the main core is center street, and main street to 200 North. So that we narrow the zone. Don thinks that is possible, if the committee wants to go that direction. He would have to sit down with Tyler and maybe create an overlay in this target area, the usage is different. Then narrow it down. Evan Vickers offer an option of going back to a Downtown Plan it may not have any teeth, but give some recommendations and maybe that is where we build some incentives to be put in place if they stipulate that they are within the recommended usage. Once they meet that it helps open some doors to help them, but if it's office space, those doors aren't available to them for assistance. Mark Baruffi agrees with what Evan Vickers said and feels like the word table is going to come up again and we won't have move forward at all. So maybe we do focus on incentivizing the uses we want and figure out how we can do that. Little things like the parking that retail has to pay and restaurant has to pay. Maybe it's different from what office has to pay and they pay more because they will have someone parked there for 8 hours a day rather than a couple. We can look at grants for improvements and they go to the uses we want. Tax incentives, and business licensing fees, whatever. The main problem is we don't have available space in the downtown because of the office space using it up. So we need to get some space available and we need to make our focus, our mission is Propose innovative efficient ways to effectively invest in downtown. I know we've talked about pedestrian friendly, if we focus on those things and really commit to it I think the market will prevail and people will want to bring those businesses downtown because we have created that environment. To me our efforts would be better focused there, I know it doesn't do much for the zoning conversation but as a building owner I hear what you're saying, but at the same time there are ways that we can bring value to each other's building by doing these other things and really focus on that foot traffic and we do need those first floor spaces for that. If we can do that and make it pedestrian friendly and create that traffic the values for your building and there won't be worry about what if there's an economic downturn. We have to get the people down here and make this the place.

Heather Young speaks to the economic downturn and how she literally opened her business in an economic downturn and it didn't deter me and I don't come from wealth and I didn't have anything to fall back on. So worrying about that, you can't predict the future and what will happen but you will always have people that still want to try. Mark points out what Jaden said, if it is all centralized and in one location they're going to want to go to that destination. And that's always what our focus has been. Creating the downtown destination, it's just in our heads we were thinking we needed to protect the business mix and we got fixated on that and instead of thinking, what brings the business down here and what's the attractiveness downtown, let's work on that and see what businesses decide to come invest in downtown. There are ways I think we can do it where we incentivize the uses we want, instead of through ordinance and zoning.

Maria mentions that there are businesses in the downtown that have been allowed to do their business but the zone didn't allow for it. So, what do we do with those? We want to make sure that that is taken care of. Evan Vickers says what if we do the two-prong approach. One is I think that you want certain zoning things to prevent certain businesses, like say a tattoo parlor is not something you want in this area so you can use the zoning to zone that out, but then the other part you can use it as a recommended use leading to certain incentives. If you are the desired use, we have incentives for you.

Scott says that he feels like unless this committee is willing to make changes tonight because we don't meet again before the 18<sup>th</sup>, what you will probably hear from the council is it will be sent back to the committee with some recommendations with some things to address. Evan Vickers says he thinks that is fine, and would hope that the council would give some constructive dialogue on that on not a this is dead don't bring it back concept. Scott mentions he is planning on meeting with some more property owners and once they meet he hopes to come back and be able to say we really want the committee to consider things like residential living and what does that mean and how is that to be addressed in our downtown to not be prohibitive but to find a way to make it work with the pedestrian friendly feeling we want and things like professional offices, I mean I think there's a way that we can strike a balance. And I'm hoping that is what we can do.

Councilman Hartley says she really does worry about restricting people's property uses not necessarily just for a downturn, but if they change hands, if they've got limited use on it, it can affect their value and their marketability and if they are able to sell their property. Evan Vickers says that within that ordinance there are things you can identify for example when you do a highway service or a commercial there are certain businesses that fit and certain businesses don't. I think you can look at that from the perspective of the downtown area and the zoning perception, there are businesses that really aren't conducive of the whole goal and mission statement of the downtown area. So, I think those you can use the zoning ordinance to zone out. To prevent those businesses. That's probably a shorter list than you might think, but on the other side, than you try to incentivize those we want. Trying to drive the outcome with a positive approach. Terry believes Tyler Melling was working on some parking incentives, has he been working with you Don at all? Don says they spoke about it briefly. Scott says that would be a good incentive to provide is an incentive in the parking area.

It is decided to leave it on the agenda for the council and we encourage this side of the business community (speaking to those present) to attend council meeting as well. So if things do come up so we can hear both sides of the discussion. Because I'm sure the other side of the business community will be here in full force on the 18<sup>th</sup>.



Nikki Chiaramonte says that she really likes the proverbial carrot and thinks it motivates. Parking is a huge deal in our neck of the woods. The office space takes up a lot of that for people parking eight hours a day and it takes up valuable space for our business to bring people down there. Scott says that having served on the downtown parking authority a lot of that parking, the business owner owns, the city doesn't own it. The city just collects the fees and manages it. Evan says that it does go back to leasing back spaces because there still isn't enough parking. Nikki says that maybe we incentivize the office spaces to do like a monthly art installment or the businesses that have office space where they do a seasonal pop up or something. I know the new thing is the pop-up restaurants and boutiques to bring new things in, a lot of entrepreneurs can't afford rent to have a storefront on Main Street. It's just really high. So incentivizing building owners to help those entrepreneurs come in might be something that would be useful.

Jennie thanked those business owners for coming and we will wait to hear from City Council and go from there.

### **Update on UDOT Main Street Planning Process**

Danny Stewart says that this will be brief, just as a reminder we were looking at doing some streetscaping and planning in our downtown. UDOT let us know they were doing a study on all of Main Street and we asked if we could piggy back off of that and get assistance on creating a plan for some landscaping and streetscaping. UDOT has contracted with Avenue Consultants, and they have contracted with BluLine for the streetscaping portion. The contracts are in place, and this is now moving forward. We should have a timeline after next week's meeting. The timeline they were looking at was to be complete by October. The one thing that is encouraging on this is that UDOT is the driver on this and are proving to be very supportive of Downtown Main Streets.

### **Utah Main Street Program**

We have found an Admin to help us with the Main Street Program. Her name is Talisa Myers. Her husband is a pharmacist at a downtown pharmacy. Evan Vickers – yeah, he works for us. This is news to me. I didn't know anything about it. Maria and I met with her on the recommendation of Megan and Brooke and we think she is just really incredible and has accepted our offer, although we don't know exactly what that is. So, we will have to go over that again. She has been helping Brooke with some of the downtown activities and has dipped her toe in a little bit and I am really really excited for that.

### **Main Street Now Conference**

We got an email from Christian the Utah Main Street Program Coordinator, and he gave us a code to send someone to the conference for free. So that is exciting. Jennie says that after attending last year it would be so beneficial to send more than one person. There is so much information to bring back. It is March 27-29, 2023. Jennie and Megan will get a budget together and discuss budget and see if we can send more people.

### **F&T Improvement Grant Funding**

I have sent an email to possibly get together with him and I have been receiving emails from Christian Clarke and he is wanting information on our grant expenses. I need to touch base with him to make sure we are good to get the money coming to continue to move forward on our Façade and Tenant Improvement grant.

It is suggested that we put some wording into the grant that says we will give an emphasis of funding to businesses in the dining, restaurant and entertainment.

**Other Business -**

The AARP grant is done and complete.

**Adjourn**

***Motion:** Scott Phillips made a motion to adjourn. Danny Stewart seconded this motion. All present unanimously approved.*

Meeting adjourned at 6:46pm