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## **Main Street Advisory Board Meeting Minutes**

**September 1, 2022 – 6:30 p.m.**

**Attendance:** Aubrey Bailey, Don Cannon, Monica Davis, Veronica Henderson, Hilda Henriquez, Mary-Ellen English Kiszka, Leon Jackson, Kimberly Lunn, Michelle Thrasher.

**Staff and Visitors in Attendance:** Kc Krzic, Andrew Simpson

On Thursday, September 1, 2022, the Hampton Main Street Advisory Board (MSAB) held its monthly meeting in person at the Depot, and via Zoom. The meeting was called to order by Leon Jackson, at 6:33 p.m.

### **Approval of Minutes**

Meeting minutes for August 18, 2022, were approved as Leon motioned for approval; Veronica made the motion and Don seconded the motion. Minutes were approved unanimously.

### **Introduction of New Board Members**

Kc asked the current members of the board to introduce themselves. Leon, talked about how he had been at first a volunteer helping with festivals and then invited onto the board in 2014, by the then Main Street Director. Don is owner of the Speakeasy Bookstore and one of the oldest businesses in the town. He is looking forward to being part of a productive board where the downtown businesses can progress and thrive. Kc has lived in Henry County for 17 years and has had a work history and experience of historic preservation and urban development. Veronica has lived in Hampton for over 20 years. Originally involved as a volunteer, and now works for Our World in McDonough. Kim works at Hampton Elementary School as the family engagement liaison. She also owns a historic home and is part of the Hampton Business and Merchants Association. Monica is a real estate broker and has been on the DDA board for 3 years. She is looking forward to being part of Main Street and giving back to the community. Hilda is also President of the Hampton Business and Merchants Association and owner of LCH Concrete. She has lived in Hampton since 2007, and loves being part of Hampton and volunteering. Andrew has worked in 3 Main Street communities and is looking forward to being in the metro Atlanta area with Hampton. Andrew understands the rural feel and uniqueness of Hampton within Henry County.

Aubrey is a long-time resident of Henry County and Hampton. He is also a Porch host for Porchfest. He has a BSc. in commerce and business administration and specializes in maintenance engineering in manufacturing. He builds furniture and makes jewelry and is interested in serving on the Main Street Board because he would like to be more active in his community. Mary Ellen is the Hampton Historic Preservation Commission Chair and the Hampton Merchant and Business Association Membership Chair. She has been a small business owner since 1982. She is also a public speaker, storyteller, entertainer, editor, and published author. She is interested in serving on the Main Street Board because she wants to help the historical society and support the community any way she can. She is so proud of downtown's improvements and developments.



Michelle has been a resident of Hampton since 2010. She is a crime scene investigator for the Clayton County P.D. and the CEO and founder of Knockout Pastries. With 18 years of culinary professionalism with 700+ events and has won 1<sup>st</sup> place with her famous green chili at the chili cook off in 2011. She is interested in serving on the Main Street Board because she loves the City of Hampton and think it's a wonderful place to raise a family. She would like to serve the community by sharing experience and knowledge.

A simultaneous vote was made for all three individuals who were interested in becoming board members (Aubrey Bailey, Mary Ellen English Kiska, and Michelle Thrasher). Veronica made the motion, Don seconded. There were no objections. The three voted on will be reviewed by City Council on the September 13th meeting.

Mission and Vision Statement Overview – Andrew discussed how the mission and vision statement proposed to the board was taken from the previous meeting discussions about the role of Main Street. This new mission and vision statement will be updated on the website and other social media pages along with the Main Street committees. Further changes must be ratified by September 15. Discussing committees, Kim talked about future promotional opportunities with Porchfest, a Chili Cook Off on November 5 at Camp Brewing, with a 5k run on that day by Southern Crescent. Future partnerships with the Youth Council. Leon discussed about having a letter of recommendation for volunteering.

Work Plan Review – Kc talked about the work plan goals and these are the statements to move forward with. These goals are the paths to growth and will document our mission.

Organizational Roles – Andrew took the board through the Power Point presentation showing the roles of each committee in the context of the four pillars of Main Street for organization, promotion, design, and economic vitality.

### **Main Street Director's Report**

Kc discussed how Main Street needed to be overhauled, with the bylaws requiring change with the ex-officio members being replaced with expertise from members representing the DDA, the historical society, business owners and residents providing a best of both worlds approach. Every year, a Chair, Vice Chair, and Secretary would be elected, with a board member becoming a chair of committees. Partnering with organizations like master gardeners, would create a new look for the downtown.

**Founders Day** – Andrew and Kc went over the Founder's Day celebration events discussing the event at the depot and the evening concert at McBrayer Park. Andrew noted that May 2023 will be Historic Preservation Month.

**Porch Fest** – Kim would like to see downtown businesses sponsoring the residential porches. Leon suggested the hiring of golf carts for people visiting Porchfest to visit each location. Mary Ellen asked for more details about the plan for promotion.



**Contacts and information for artisan/civic vendors, food trucks performers and event volunteers.** Kc and Andrew asked for contacts particularly for Porchfest as there were more porches than artists at this moment in time. Don would be meeting with Andrew to discuss at the Speakeasy bookstore on Friday September 2.

## **Committee Reports**

### **Chairman Report (Organization)**

Leon clarified why the board was meeting twice a month until the end of the year to make up the meetings that had a lack of quorum. He said that the new appointees provided a shot of life into the board and looked forward to working with them.

### **Hampton Merchants Business Association (Promotions)**

HBMA President Hilda was not able to provide a report due to technical issues.

### **Hampton Historic Preservation Commission HHPC (Design)**

The design chair is currently vacant. Kc said that the person who would become chair, may come from a different background but has an interest in design, rather than pursuing it as their job.

### **Downtown Development Authority DDA (Economic Vitality)**

DDA- Ms. Davis informed the board that the DDA had not met but she would report on progress at the next meeting. Any issues would be brought to the attention of the DDA like the redevelopment of Cherry Street which would share an area of concern.

## **Open Discussion and Public Comment**

The board discussed future opportunities in the downtown area. Kim talked about having a downtown place for breakfast, possibly by the ATT building, Aubrey concurred that breakfast would be a great business opportunity. Mary Ellen talked about how a downtown drug store could provide breakfast and lunch, and it would be busy.

The redevelopment of Cherry Street was discussed. Don said that the garbage cans needed to go. They were creating an abundance of flies and is disrespectful to Camp Brewing when they are having events and bringing visitors to the downtown. Monica asked how often the garbage is retrieved. Would a trash compactor help? Kc noted that property codes would be looked at and a cleanup day was being worked on. Monica said that the DDA would help with the redevelopment and providing a solution to the trash can issue would show good will from the businesses. Kc mentioned the possibility of removable bollards being placed at the weekend to pedestrianize Cherry Street and create a food court for food trucks. Kim noted that whatever is decided it must have respect for the current homeowners. What can we do in a month or two? Don suggested going to Jonesboro to look at what they did with their pedestrian street. The Cherry Street project would be a second Main Street, a place for events and a place to hang out.



Mary Ellen went over the possibilities for a bed and breakfast in the downtown owned by Kendra Sutherland. However, this would not be immediately as there was much for her to do, for the building to be safe and open to the public.

Kim mentioned that with new people coming to the school this provided new opportunities and discussion for Main Street. Mary Ellen talked about recruiting new volunteers.

### **Announcements/Important Dates**

Andrew had sent emails out to previous performers and had met with Don regarding businesses and residents' venue opportunities.

### **Adjournment.**

Leon called for a motion to adjourn the meeting. Don made the motion and Kim seconded. The meeting was adjourned at 8:00pm. The next meeting is scheduled for September 15, 2022.

Respectfully Submitted by:

Andrew Simpson  
Main Street Coordinator

Minutes Approved by:

Leon Jackson  
Main Street Chair