



Eatonton Main Street Advisory Board Meeting Agenda July 8, 2025

Eatonton Main Street's Mission Statement:

To preserve and to enhance the historical and the cultural character of Eatonton through economic development.

Eatonton Main Street's Vision Statement:

Eatonton Main Street will be thriving and beautiful, rich in culture and heritage, sustained by community support.

Board Members Present: Laura Gardner, Erin Chomiak, Rachel Harvey, Kelsie Merritt (by phone), TraNell Moore, Rebekah Esau (by phone), Shannon Minchey, Amanda Cabe

Board Members Absent: None

City Staff in Attendance: Lauren Singleton

Guests in Attendance: Karen & Richard Garrett

- **Call to Order at 6:01pm**
- **Welcome**
 - EQ Check-In
 - Approval of the Minutes from the June meeting
 - Motion to approve: Amanda
 - Seconded: Shannon
 - No discussion
 - Motion passed 7/0
 - Financial Report
 - Income: Event Vendor Fees (Concert & Farmers Market), Sale of Cups (Kina's)
 - Expenses: Design-Other (Plaques on Planters), BBQ & Blues (ads), June Concert (band & potties)
- **Old Business**
 - Review of the Workplan
 - Vacant & Under Utilized Property Ordinances: Erin & Amanda met with Gary Sanders & Teresa Doster, Teresa said she would meet with the county and compare language of the city to other municipal codes to find conflict and holes, looking specifically at downtown business district only (not at Main Street district at this time), tax penalty most likely will not pass
 - Wayfinding Pedestrian Signage: Lauren has been asked to start working on this again
 - Changes made to the format of the EPTAHP meetings. Members are now asked to share updates via email one week prior to the meeting so that they can be included in the agenda to save time and allow for more discussion
 - Festival of Trees kickoff at the Mistletoe Market, Nov 8th
 - Farmer's Market
 - 8 vendors, were well pleased with the event
 - The closure of Madison Ave was not approved for the next market due to business complaints about the street closure and city center stage being underutilized.
 - Lauren will look into moving the next market to the courthouse square
 - SWOT Analysis
 - Pushed to next month's meeting

- **New Business**
 - City Council Presentation
 - Has been pushed (not in August), waiting on the city to allow for it to be put on the agenda.
 - Manager Report
 - Christmas Open House
 - For downtown businesses will be held on Nov 14 & 15
 - Board Members' Training
 - Property Updates:
 - 117 N. Jefferson Avenue (The Rabbit's Hole building) is for sale for \$695,000; down from \$750,000
 - 201 E. Sumter Street sold for \$195,000
 - Dominos opening in August
 - Flawless Apparel & Customs has moved out of 115 S. Jefferson Avenue
 - 115 & 117 S. Jefferson Avenue are under contract (asking price \$450,000)
 - 111 & 113 N. Madison Avenue sold for \$435,000
 - 204 S. Jefferson Avenue is for sale for \$467,000
 - 321 S. Jefferson Avenue (the Dairy building) is for sale for \$679,000; down from \$699,000
 - Updates regarding 113 E. Marion Street (the former Lumberjaxe building) – see attachment
- **Façade Grants**
 - None at this time
- **Board News & Announcements**
 - Downtown GetDown Concert on July 12th at the Eatonton City Center Stage. Vendors open at 6:00pm and the music starts at 7:00pm. Band: The Bourbon Brothers (Music of Frank Sinatra)
 - 1 volunteer will be needed for the Band Hospitality at City Hall from 5:00pm until 8:30pm
 - Walking Audit on July 22nd at 6:00pm at the Chamber of Commerce
 - Farmer's Market on Friday, July 25th from 5:00pm until 8:00pm
- **Adjournment at 7:32pm**

Next Meeting: August 12, 2025 | 6:00pm | The Hut