1. 12:00 P.M. Main Street Board Meeting Public Notice June 23 2020

   Documents:

   MAIN STREET ADVISORY BOARD MEETING PUBLIC NOTICE - JUNE 23 2020.PDF

2. 12:00 P.M. June 2020 Main Street Meeting Packet

   Documents:

   ADVISORY BOARD MEETING PACKET - JUNE 23 2020.PDF

NOTICE OF REGULAR MEETING
OF THE HAMILTON HISTORIC MAIN STREET ADVISORY BOARD
OF THE CITY OF HAMILTON, TEXAS
Tuesday, June 23, 2020 — 12:00 p.m.
Studio on the Square, 109 N. Rice Street, Hamilton, TX 76531
TELEPHONIC MEETING OPTION
Phone Number: 346-248-7799 | Meeting ID: 893 254 5413

Notice is hereby given that a quorum of the Hamilton Historic Main Street Advisory Board of the City of Hamilton may be present during the Image the Possibilities Tour Small Working Group session on Monday, June 22, 2020 at 1:00 p.m. at Studio on the Square, 109 North Rice Street, Hamilton, Texas, with the option of a virtual meeting.

Remote participation of this regular meeting of the Hamilton Historic Main Street Advisory Board will be offered in accordance with the order of the Office of the Governor issued March 16, 2020, to follow CDC and national guidelines to limit face-to-face meetings (also called "social distancing") to slow the spread of the coronavirus (COVID-19). The meeting agenda and packet are posted online at www.hamiltontexas.com.

The public dial-in number to participate in the meeting is: **346-248-7799**
The Meeting ID code to the public meeting is: **893 254 5413**

The public will be permitted to offer public comments as provided by the agenda and permitted during the meeting. A recording of the meeting will be made and will be available to the public upon written request in accordance with the Open Meetings Act. This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

AGENDA

I. Call meeting to order

II. Open forum for citizen's comments and questions (limited to five (5) minutes per person)

III. Consideration and/or action to approve the Hamilton Historic Main Street Advisory Board May 26, 2020 minutes

IV. Consideration and/or action to set first term limits to allow alternating years of appointments

V. Consideration and/or action approving the HHMS Advisory Board recommendation to the City Council for the HHMS Board Position

VI. Consideration and/or action to plan an Imagine the Possibilities Tour, presenting information gathered from the Imagine the Possibilities Small Working Group

VII. Committee Discussions:
- Organization Committee
- Promotion Committee

- Economic Development Committee
- Design Committee

VIII. Main Street Manager Report:
- Progress on DowntownTX.org
- Progress on reviewing Texas Community Development Block Grant for Texas Main Street communities
- Collaborations with Texas Main Street
- Upcoming Events
- Reminder to think ahead to our transformation strategy and work plan

IX. Board member comments and items to be placed on future agendas

X. Set next meeting date: July 28, 2020

XI. Adjourn

I, Joni Hoxsey, Hamilton Main Street Manager, do hereby certify that this Notice of Meeting was posted on the bulletin board of City Hall, 200 E. Main, Hamilton, Texas, at a place readily accessible to the general public at all times, on the 18th day of June 2020 at _____ and remained posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

_____
Joni Hoxsey, Hamilton Main Street Manager

This public meeting is accessible to all individuals, including person(s) protected by the American Disabilities Act. Any individual requiring reasonable accommodation must submit a request 48 hours prior to the meeting to the Hamilton Main Street Manager. For accommodations or other information about the Hamilton Main Street Program, please call 254-784-5610 or email mainstreet@hamiltontexas.com.

HISTORIC MAIN STREET

HAMILTON

EST. 1858

MEETING PACKET
JUNE 23, 2020
12:00 PM

Studio on the Square
109 N. Rice Street Hamilton, TX 76531
TELEPHONIC MEETING OPTION
Phone Number: 346-248-7799 | Meeting ID: 893 254 5413

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD
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HAMILTON HISTORIC MAIN STREET ADVISORY BOARD MEETING
AGENDA – JUNE 23, 2020

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_____
Joni Hoxsey, Hamilton Main Street Manager

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HAMILTON HISTORIC MAIN STREET ADVISORY BOARD MEETING
MAIN STREET ADVISORY BOARD MAY 26, 2020 MINUTES

NOTICE OF REGULAR MEETING
OF THE HAMILTON HISTORIC MAIN STREET ADVISORY BOARD
OF THE CITY OF HAMILTON, TEXAS
Tuesday, May 26, 2020 — 12:00 p.m.
TELEPHONIC MEETING
Phone Number: 346-248-7799
Meeting ID: 893 254 5413

The Hamilton Historic Main Street Advisory Board was called to regular session on May 26, 2020 at 12:00 p.m. with President Doug Baker presiding by way of a virtual meeting. This meeting was open to the public.

This regular meeting of the Hamilton Historic Main Street Advisory Board was held telephonically in accordance with the order of the Office of the Governor issued March 16, 2020, to follow CDC and national guidelines to limit face-to-face meetings (also called "social distancing") to slow the spread of the coronavirus (COVID-19). There was no physical location for the meeting. The meeting agenda and packet were posted online at www.hamiltontexas.com.

The public was permitted to offer public comments as provided by the agenda and permitted during the meeting. A recording of the meeting was made and was available to the public upon written request in accordance with the Open Meetings Act. This notice was posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

HHMS Board Members Present:

Doug Baker
Kim Cooper
Jim Eidson
Keith Gatewood
Grady Hooper
Valerie Krehmeier
Chrissy Lane
Jim McInnis
Clay Tarpley

Ex Officios Present:

Sarah Bauman, Hamilton EDC Executive Director
Kim Hinton, Hamilton Chamber of Commerce Director
Joni Hoxsey, Hamilton Main Street Manager
Ryan Polster, Hamilton City Manager

AGENDA

I. Board President Doug Baker has called the meeting to order at 12:00 p.m.

II. No public comments were made.

III. Advisory Board President Baker presented the minutes from the last regularly held meeting on April 28, 2020.

Clay Tarpley moved to approve the minutes as written, Jim Eidson seconded. Board members unanimously voted by roll call to approve minutes as written.

IV. Board members considered nominations for the new Advisory Board Member vacancy.

City Council and Advisory Board member Cody Morris resigned on May 14th from the advisory board. Because Morris was serving on behalf of the City Council along with the Mayor on the Main Street Advisory Board, all City Council members were contacted the week of May 18th in curtesy to offer the position, which they declined the offer. Per bylaws, the Main Street Advisory Board can nominate an individual, and once City Council approves, that individual can serve on the board.

Mayor Jim McInnis noted that we need a good representation of long-term Hamilton residents and we need to look at people who have spent most of their lives here.

McInnis asked if any individuals had applied and were not placed on the board. Main Street Manager Joni Hoxsey explained that one individual had reported to her that she had applied but was not selected. Hoxsey checked within the EDC office and Main Street paperwork and did not find the application. The individual has since agreed to serve on a committee but Hoxsey did not know if she would still consider serving on the advisory board.

City Manager and Ex officio member Ryan Polster suggested another individual who has lived in the community his entire life except for time spent in the military. This individual has expressed interest in Hamilton's potential.

The board agreed to table the discussion and contact both individuals before voting on a replacement nominee.

V. Board members considered a new opportunity to plan an Imagine the Possibilities Tour

Texas Main Street has suggested that we hold an Imagine the Possibilities Tour in September, which can be held in person and/or virtually. Texas Main Street will help us plan if we decide to do so.

Board member Jim Eidson would be interested in participating. He noted comments historically throughout the town about the second-floor office spaces on the square and the potential of creating lofts in those spaces. He knew of one couple who may allow tours of their facilities to show a successful example.

Hamilton EDC Executive Director and Ex officio member Sarah Bauman mentioned another building with loft potential that the owners may be willing to allow tours. Bauman expressed how the tour would be a great way to promote the DowntownTX website and allow people to look virtually on the website.

Main Street Manager Joni Hoxsey explained Texas Main Street suggested doing the tour in September because they are believing the Texas First Lady's visit may be postponed until next year and this would be a great alternative to excite and engage the community.

Board member Valerie Krehmeier asked who would facilitate the plans for the

event. Hoxsey explained that hopefully the advisory board, committees, and manager would all work together. Promotions would most likely be in charge, but all committees would have a part. Organization could help with volunteers, Economic could help involve businesses, Design could help with some of the physical promotions and the property inventory.

Bauman asked if September was a set time from the state. Hoxsey explained the state suggested September but believes we can offer the tour at any time. The tours are normally set in May, which we did not originally qualify for due to the need to have DowntownTX ready. However, COVID caused postponement for the events across the state, which now allows us to participate this year.

Board member Kim Cooper asked if we could have the event on the same weekend as Heritage Day. Board President Doug Baker agreed. McInnis suggested having it correlate with Dove Festival. Chamber of Commerce Executive Director and Ex officio member Kim Hinton said Dove Festival will be the same weekend as Heritage Day, but the Chamber of Commerce board will be reviewing in the upcoming month whether to have the event this year. If they have it, it will be scaled back to the car show, softball tournament, parade, and pageant.

Eidson saw opportunities to promote downtown at that point, but the concern would be how much time and involvement Bauman, Hinton, and Hoxsey would have available. Cooper felt this would be a great opportunity to have with Heritage Days/Dove Festival.

Eidson asked if this would be virtual with the hopes we could get outside tourists interested in visiting downtown and consider placing businesses within vacant buildings. Hoxsey elaborated that the state usually has a packet that is similar to a realtor brochure that features vacant buildings that are on the tour to build interest in filling the spaces. This year, they are offering a virtual option. We could explore having the physical tour, virtual only, or a mixture of both.

Krehmeier moved to table the discussion pending forming a small working group to create a timeline and structure to review the feasibility of the event. Eidson seconded, and the board agreed to table the discussion pending further exploration.

VI. Committee discussions and early stages of their formations were reported to the advisory board.

The Economic Development Committee and Design Committees for the board members will meet within the upcoming week.

Main Street Manager Joni Hoxsey provided the Organization Committee's report. The board members on the committee discussed ways to improve survey results and outreach within the community to spread the news about Main Street and increase engagement. The group is working on a contact list of community organizations that can be targeted for participation.

Hamilton EDC Executive Director Sarah Bauman gave a report on the Promotion Committee discussion where the group discussed promoting retail, heritage, special events, cross promotions, and image branding. The group discussed the importance of finding what do we want Hamilton to be known for, promoting the community survey, promoting our historical attractions, and how can we collectively

make our historical features shine and promote as people come into our downtown. The group discussed new oral histories the Hamilton County Historical Commission has completed and how Main Street could work with the commission to promote this project and the town. The group discussed how Main Street could consider a new tourism website that the EDC is considering to promote Hamilton, which Main Street could have a section to promote the historical landmarks and attractions. Another topic was building DowntownTX and how the rollout of the website will be a part of our timeline.

Eidson added further comments that the Hamilton County Historical Commission completed 11 oral histories that are each 150 minutes long and include close captioning and transcripts. Eidson hopes Main Street and the Historical Commission can work together to promote the project and the history of the town.

VII. Main Street Manager Joni Hoxsey gave a report on the following progress:

DowntownTX.org: Contact information for the property owners and businesses was imported, but DowntownTX.org has a glitch where the photos did not stay organized with the right properties. Hoxsey is manually working to fix this.

Brochure: Main Street District Map is done but working to place within the brochure and will allow the Promotions Committee to assist.

Surveys: Stakeholder Survey have 5 responses, Community Survey have 79 responses. Working with Organization Committee and all board members to increase engagement.

Collaborations with Texas Main Street: Had a meeting with Hamilton EDC Director and Texas Main Street on 5/8 to discuss Hamilton's challenges and needs. The state team will continue working with us on design services and a plan of work.

Upcoming Events: Includes tentative plans with Texas Main Street. Tentatively, we are planning to close surveys in June and hold stakeholder focus groups pending the allowance of gatherings due to COVID-19. July may include other focus groups and the delivery of the Texas Main Street report. Other events to be determined will include the Imagine the Possibilities Tour and the Texas First Lady's visit, which will be determined by her office.

Hoxsey reminded board members to think about our transformation strategy (what we want Hamilton and Hamilton Main Street to be known for) and work plan (implementation goals to create the transformation). This is something not needed for action yet, as the board needs to consider the EDC Strategic Plan, Texas Main Street planning, and community input before completing goals.

VIII. Board member comments and items to be placed on future agendas:

Board member Jim Eidson asked a timeline for the DowntownTX task force formation. Main Street Manager Joni Hoxsey explained that would start immediately.

Hamilton EDC Executive Director Sarah Bauman was thankful for the work completed on DowntownTX and for those who could attend the EDC Training the week before.

Board member Kim Cooper suggested to explore sourcing a videographer who could create an Imagine the Possibilities video. Main Street could use it to promote through Facebook and

the Chamber. Eidson asked if we have funds, which Bauman said EDC could use marketing funds to do it.

Bauman mentioned that she recently hired someone with a drone to take pictures of the area so we could collect before and after pictures showing Main Street's impact, especially in the next five years. Bauman mentioned we can potentially use some of the footage for a video.

Mayor McInnis mentioned we could also use some historical items, like an old video promoting Hamilton, the video about the Hamilton High School prom, and perhaps others.

Board President Doug Baker suggested getting the Civic Theater involved and consider the Harelik story.

IX. The next meeting date was set for June 23, 2020 at 12:00 p.m.

X. Adjournment

Board member Jim Eidson moved that the board adjourn. With no opposing comments, the board adjourned at 12:39 p.m.

PASSED AND APPROVED this _____ day of _____, 2020.

_____

Doug Baker
Hamilton Historic Main Street Advisory Board President

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD MEETING
BOARD MEMBER POSITON NOMINATION

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD
Nomination Committee
June 16, 2020

Mission
We will utilize the Main Street principles of Organization, Promotion, Design, and Economic Development to preserve Hamilton's small-town charm, promote our businesses and attractions, and encourage small business growth in our community.

Vision
The Hamilton Historic Main Street program preserves and enhances Hamilton's history and historic architecture to be an inviting destination for small businesses, residents, and tourists to eat, play, shop, and explore.

Board Member Vacancy: A vacancy that occurs shall be filled by the city council on the recommendation of the HHMS Board for the unexpired term.

Current Unexpired Term: February 2020 to a maximum of three years.

Duties of Board Members: Board Members shall exercise ordinary business judgment in managing the affairs of the Hamilton Historic Main Street. They shall act in good faith and take actions they reasonably believe to be in the best interest of the advisory board and the community and which would be lawful.

Present Board Members:

City Representative:	Jim McInnis
Hospital Representative:	Grady Hooper
School Representative:	Clay Tarpley
Banker:	Doug Baker
Entrepreneur:	Kim Cooper
Downtown Business:	Keith Gatewood
Downtown Property Owner:	Kevin Cude
Historical Preservationist:	Jim Eidson
Business Manager:	Chrissy Lane
Business Manager:	Valerie Krehmeier

Present Ex Officio Members:

City Representative:	Ryan Polster
County Representative:	James Lively
Chamber of Commerce:	Kim Hinton
Hamilton EDC:	Sarah Bauman
Main Street Manager:	Joni Hoxsey

How can we diversify?
- Business owner or someone with business background
- City/County resident that is community-minded
- Individual with high interest and previous activity in Main Street

Board Member Qualities:

- Availability and time to commit to Board Meetings, Committee Meetings, Board Trainings, and preparing for meetings ahead of time
- Good Communication Skills
- Leadership Qualities
- Open Minded
- Share Common Goals
- Innovative
- Understands Hamilton
- Connected to the Community
- Understands Community Development

Committee Recommendations:

1. Linda Catoe

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD
Volunteer Board Member Job Description

Title: Board Member, Hamilton Historic Main Street Advisory Board

Reports To: Board President, Hamilton Historic Main Street Advisory Board

Role: Serves as a voting member of the board members of the Hamilton Historic Main Street Advisory Board, developing policies procedures and regulations, monitoring the success of the Hamilton Historic Main Street programs and projects.

Term: Terms shall be for three years with members eligible to serve two consecutive terms. Once two full terms are met, members can be inactive on the board for one year then will be re-eligible to serve on the board.

Time Expectations:

- Attend all meetings of the board, called at the discretion of the President or Secretary when necessary actions must be taken. Meetings normally are held on the fourth Tuesday of each month at 12:00 p.m.
- Attend committee meetings of at least one of the committees created to meet Texas Main Street's four-point approaches, which involve Promotions, Organization, Economic Development, and Design.
- If appointed, serve on special committees named by the President
- Attend scheduled retreats, planning sessions, workshops or other scheduled activities
- Attend, support and participate in any other special activities in which the Board has a significant role

Obligations:

- Fully understand and support the purpose and goals of the Hamilton Historic Main Street program.
- Discharge the duties of a director as outlined in the bylaws of the Hamilton Historic Main Street program
- Participate in the establishment of policies for Hamilton Historic Main Street program
- Help develop and monitor short and long-range planning and goals
- Represent the Hamilton Historic Main Street program to the public and private sector, where needed, and serve as an advocate for the organization
- Bring personal/professional expertise - and that of others - to support the organization

HAMILTON
EST. TEXAS 1858

CITY OF HAMILTON

DATE: May 11, 2017

TO: Mayor and Council

FROM: Peter Kampfer, City Administrator

SUBJECT: Policies, Procedures and Application for Standing Boards, Commissions, and Committees

MEMBERSHIP

1. Each City Board, Commission, and Committee shall be composed of five or seven members appointed to serve "at-will" by the City Council.
2. Citizens may submit a Council approved application for open/vacant positions on Boards, Commissions, and Committees to the Council for consideration.
3. Existing Boards, Commissions, and Committees may propose new Members for consideration.
4. The Council will interview and approve all applicants for placement.

QUALIFICATIONS

1. Qualifications for appointment and serving on a City committee shall include:
    a. No delinquent indebtedness to the City.
    b. No family relationship within the second degree by affinity (marriage) or within the third degree by consanguinity (blood) to any member of the city council or to the City Administrator.
    c. No conflict between the appointee's private interests and duties and their interests and duties as a committee member.
    d. Attendance at a minimum of 75 percent of all regular meetings.
2. Appointees shall take an oath of office prescribed by the City Council prior to taking office.
3. Any qualifications mandated by State law shall also apply.

APPOINTMENT & TERMS

1. Appointments shall be made at the first regular City Council meeting in ~~April~~. June
2. Applications shall be made available to persons interested in serving on a City Board, Commission, and Committee. City staff shall post notice and advertise that Board, Commission, and Committee appointments will be made as well as distribute and collect applications. The City Secretary or their designee shall review each application for completeness and eligibility prior to the first regular Council meeting in February.
3. The Council shall select from the entire slate of eligible nominees.

4. Each appointment shall be for two-years.
5. To preserve the continuity of experience, three appointments each will be made in years one of the appointment cycle and four appointments in year two.
6. Appointments are contingent upon attending an orientation workshop covering ethics, the Public Information Act, and the Open Meetings Act. The orientation workshop shall be conducted prior to appointees taking the oath of office.
7. Appointees are limited to a maximum of two consecutive full terms on the same committee. If an appointee has prior consecutive service as the result of filling a vacancy, prior service shall not be included in the count of two, consecutive full terms. Additionally, service on other committees shall not be included in the count of two, consecutive full terms.
8. Appointees shall be limited to service on no more than one standing board, commission, or committee with legislative authority at one time. Appointees are not prohibited from serving on additional ad hoc committees or standing boards, commissions, or committees that are purely advisory.

VACANCIES

1. Appointees to vacant positions will serve the remainder of their predecessor's unexpired term.
2. Appointees filling vacancies shall meet with the City Secretary to review ethics, the Public Information Act, and the Open Meetings Act prior to being sworn in.

REMOVAL

Members may be removed by an affirmative majority vote of the entire Council. "Entire council" is defined as the entire membership of the council, excluding any vacant positions.

OFFICERS

1. Officers of each Board, Commission, and Committee shall include a Chair, Vice-chair, and Secretary.
2. The duties of the Chair include calling and presiding over meetings of the committee, and ensuring that all resolutions of the committee are implemented.
3. The duties of the Vice-chair shall be to serve as Chair in the absence or disability of the Chair.
4. The duties of the Secretary include maintaining correct and complete records of the committee and forwarding originals of all records to the City Secretary in a timely, reasonable, and prudent manner.
5. Officers shall be elected by the membership of the body at their first meeting after appointment of committee members by the Council in February.
6. The term of office for officers shall be from their time of appointment through the first meeting after appointment of committee members by the Council in April, *i.e.* approximately one-year.
7. No officer shall serve more than two full, consecutive terms in a single position.
8. Officers may be removed from their office, but not the Board, Commission, or Committee, by a simple affirmative majority vote of a quorum of the Each City

Board, Commission, or Committee.

MEETINGS

1. Each Board, Commission, and Committee shall meet quarterly, or more frequently as the committee shall deem necessary, and at a time and location determined by the committee.
2. The Chair or a majority of the body shall have authority to call a meeting of the committee.
3. The Chair or his or her designee shall submit a proposed agenda to the City Secretary at least 96 hours before the scheduled date and time of the meeting. The City Secretary shall review the agenda for format, legal requirements, and reservation of City facilities.
4. Meetings shall be posted at the City Hall Building and the City's newspaper of record shall be sent notice of the meeting at the time of posting.

TRAINING

1. The City Administrator or his designee shall conduct a training workshop on ethics, the Public Information Act, and the Open Meetings Act after appointments are made but before appointees take their oath of office.
2. Appointees shall be required, at the City's expense, to complete any additional training required by any governing statutes, regulations, ordinances, or resolutions.

HAMILTON
EST. TEXAS 1858

MAIN STREET ADVISORY BOARD APPLICATION

The Hamilton Main Street Advisory Board is a volunteer, working board appointed by Hamilton Economic Development Corporation Board of Directors with final approval by City Council. Term of service is for two years. The board will meet once a month and committees meet at various times as needed. The Advisory Board sets the policies and workplans for the Main Street Program, projects, fund raising, design review and business support and recruitment. Each board member must serve on at least one of the following committees: Promotion, Design, Economic Vitality, and Organization. Each board member must be able and willing to commit 2 to 4 hours of their time each month and more time during events when needed.

Name: LINDA CATOE Phone: 254-977-3121

Address: 519 E HENRY ST, HAMILTON, TX 76531

Employer: Retired Title: _____

Work Address: _____ Work Phone: _____

Email Address: lindacatoe@yahoo.com
(All notices and correspondence are done by email. Please list an account that you check regularly.)

City resident? ✓ Yes ___ No If no, do you reside within the Hamilton school district?

_____ Yes _____ No

Educational Background: High School, Some College

Experience on Boards or Commissions (Check all that apply.):

____ Planning and Zoning
____ School Board
____ Museum Board
____ Economic Development
____ Main Street Board
____ Historical Commission Board
____ Chamber of Commerce
✓ Other Main Street Employee

If board experience was for a city other than Hamilton, please explain below:

_____

_____

_____

Why do you want to serve on the Main Street Advisory Board?
I enjoyed working on our Main Street Application

What qualifications or talents would you bring to the Main Street Advisory Board?
I love Hamilton and it's history.

Do you have any business or personal relationships with the City of Hamilton, Hamilton EDC or Hamilton Main Street that would affect your ability to have impartial judgment in Main Street matters? If yes, please explain.
My grandson works for the City of Hamilton, but it would not affect my ability to have impartial judgement in Main Street matters.

Are you currently or have you ever been convicted of a felony crime? ✓ No ____ Yes
If yes, please explain. _____

On which of the following committees would you be interested in serving? Please see attached flyer for committee duties and more information.

__Organization Committee __Design Committee ✓ Promotion Committee __Economic Vitality

AUTHORIZATION AND RELEASE
I hereby request consideration for appointment to the Hamilton Main Street Advisory Board. I affirm that all information contained in this application is true and complete and that any misrepresentation, falsification, or omission shall be cause for relinquishing my role as a volunteer for the Hamilton Main Street Program.

x Linda Catoe 6-15-20
Applicant Signature Date

Return by: December 31, 2019
Mail: Hamilton Main Street, 103 ½ N. Rice, Hamilton, TX 76531
Email: mainstreet@hamiltontexas.com
Phone: 254-386-5954

==========

For office use. Date Received _____ By _____

Action: _____ Appointed to the Board; Date _____
_____ Notified; Date _____
_____ Orientation package delivered; Date _____
_____ Board Training received; Date _____

HISTORIC MAIN STREET
HAMILTON
EST. 1858

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD MEETING
IMAGINE THE POSSIBILITIES TOUR

HAMILTON HISTORIC MAIN STREET
IMAGINE THE POSSIBILITIES TOUR SMALL WORKING GROUP
JUNE 22, 2020 AGENDA

On June 9th, The Imagine the Possibilities Tour Small Working Group agreed to only offer a virtual Imagine the Possibilities tour this fall. The group also agreed to feature ask 3 completed properties and 5 vacant properties to be featured in our tour.

Below is a list of items in further consideration that was discussed on June 22nd:

DowntownTX.org

Potential Properties to Feature

Virtual Capabilities

Marketing Options

Launch Date

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD MEETING
COMMITTEE DISCUSSIONS

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD
COMMITTEE DISCUSSIONS

1) **Organization** - builds partnerships among the various groups that have a stake in the district; takes a leading role in community education, public relations, and fundraising efforts.
   Project Ideas: Surveys & Networking

   - Clay Tarpley
   - James Lively
   - Ryan Polster
   - Grady Hooper

2) **Promotion –** marketing and promotion of the Hamilton Historic Main Street District in a way that promotes a positive image of the district and town to a variety of audiences; focuses on authentic community assets, with high-quality image development campaigns and events that will attract new shoppers, visitors and residents.
   Project ideas: Website Development & Creating Wayfinding Signs

   - Jim Eidson
   - Joni Hoxsey
   - Jim McInnis
   - Sarah Bauman

3) **Design** – focuses on the physical elements of the district such as storefronts, signs, landscaping and public spaces; also targets infrastructure and building improvements that lay the groundwork for a physical transformation that will be both functional and attractive.
   Project Ideas: Beautification & Art Projects

   - Kim Cooper
   - Kim Hinton
   - Chrissy Lane
   -

4) **Economic Development** – identifies new market opportunities for the district area; redefines the district's niche in the marketplace and sharpens the competitiveness of existing businesses while nurturing new enterprises that respond to today's consumers' needs.
   Project Ideas: Small Business Saturday & Business Liaison Events

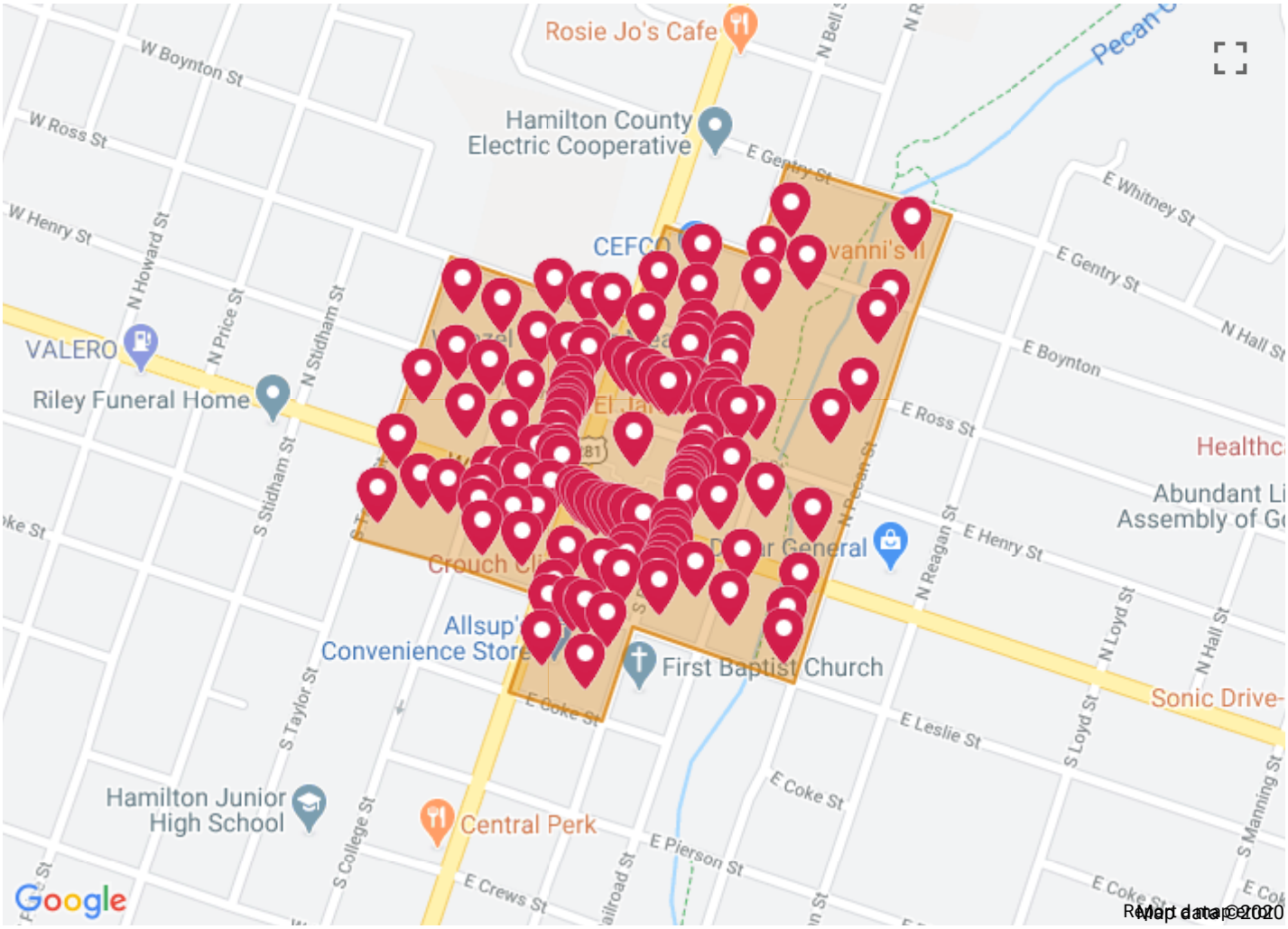
   - Doug Baker
   - Keith Gatewood
   - Kevin Cude
   - Valerie Krehmeier

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD MEETING
MAIN STREET MANAGER REPORT

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD MEETING

DOWNTOWNTX.ORG

Manage Properties in Hamilton



View Downtown Boundaries

I'm looking for

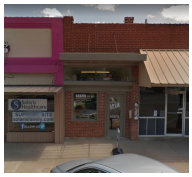
everything

More Filters

124 results Add a New Property

Show 10 entries

Search:

Address	Name	Parcel Number	Type	Status	Year Built	Photo
100 N Bell St	McGregor Real Estate	16540	Building	Inventoried	1900	
102 N Bell St	---	14919	Building	Inventoried	1900	
104 N Bell St	Davidson Craig Real Estate	15995	Building	Inventoried	1900	
106 N Bell St	Texas Cutz Barber Shop	11747	Building	Inventoried	1900	
106-B N Bell St	---	18958	Building	Inventoried	1900	
110 N Bell St	Melanie J. Financial, LLC	16155	Building	Inventoried	1900	
112 N Bell St	Yates Law and Title	17794	Building	Inventoried	1920	

Address	Name	Parcel Number	Type	Status	Year Built	Photo
St	Gifts					
122 N Bell St	---	17813	Building	Inventoried	1940	
200 N Bell St	El Jardin Mexican Restaurant	16519	Building	Inventoried	1970	

Showing 1 to 10 of 124 entries

Previous 1 2 3 4 5 ... 13 Next

ADD A NEW PROPERTY **EXPORT ALL PROPERTIES AS EXCEL**

IMPORT PROPERTIES AS EXCEL

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Edit Property 112 N Bell St in Hamilton

« back to all properties

Address Number

112

Street

N

Bell

N

St

City / State / Zip

Hamilton

TX

76531

County

Hamilton

Local Incentives

Yes No

Imagine the Possibilities

Yes No

Property Name

Yates Law and Title

Historic Name

About this property

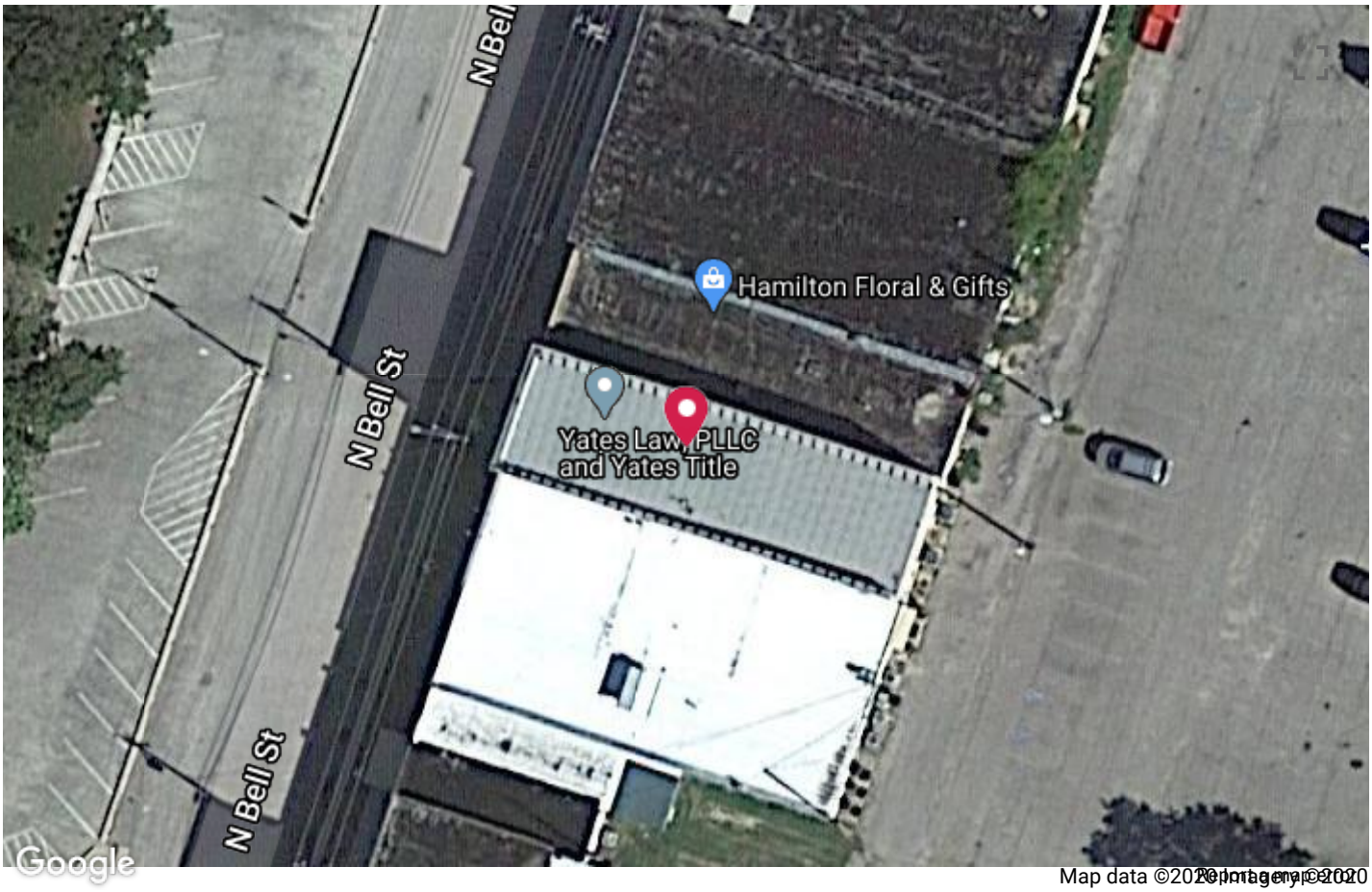
Current Historic Designations

Not individually listed on the National Register

Not located in a National Register District

Not located in a Local District

Not a Local Landmark



Lat/Long

31.703883

-98.122638

SET THE MAP PIN BY ENTERING AN ADDRESS

Located Within

- Hamilton Main Street District

Property Basics | Availability | 0 Lease Spaces | Construction and Zoning | Historic Designations | Images and Files | Historic Survey

Parcel, Lot, and Owner

Is this a Vacant Lot?

○ Yes ○ No

Additional Address Info

500 yards south of Stone Creek

Parcel Number

17794

Parcel Acreage (Lot Size)

0.0517

Legal Description

S1/2 OF 4 BLK 5 (1) ORIG 25X90

Owner Name

YATES RANDY A & NANCY A

Owner Street Address

PO BOX 511

HAMILTON

TX

76531

Owner Phone

254-386-8558

Owner Email

yateshamilton@gmail.com

Geo ID

2.5650000004607E+16

Comments

Building Features and Amenities

Number of Stories

Off-Street Parking Spaces

Total Commercial Units

Total Commercial Square Footage

4624

Total Residential Units

Total Residential Square Footage

Total Official Building Square Footage

Electrical Service

Don't Know

Heating Type

Don't Know

Amenities

- [ ] Commercial Kitchen
- [ ] Elevator
- [ ] Loading Dock
- [ ] Outdoor Green Space
- [ ] Rear Entrance
- [ ] Rooftop Deck

Assessed Value / Tax Information

SAVE PROPERTY **CANCEL** **DELETE!**

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

FRIENDS OF THE TEXAS HISTORICAL COMMISSION

Located Within

- Hamilton Main Street District

Property Basics | Availability | 0 Lease Spaces | Construction and Zoning | Historic Designations | Images and Files | Historic Survey

Images

ADD NEW IMAGES

Saved Images

Caption

office only delete

Caption

office only delete

Caption

office only delete

Caption

office only delete

Caption

office only delete

Caption

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Caption

office only delete

Documents

ADD NEW DOCUMENTS

Saved Documents

SAVE PROPERTY **CANCEL** **DELETE!**

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HAMILTON HISTORIC MAIN STREET ADVISORY BOARD MEETING

TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD
TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT

Texas Department of Agriculture offers yearly a Texas Community Development Block Grant Program for Rural Economic Development in Main Street Programs. For 2020, the grant has been increased from last year's max of $300,000. This year, Main Street communities can apply for a minimum of $50,0000 and a max of $500,000. Applications are due on September 1st.

To apply, we would need the local approval of Hamilton EDC, City Council, letters of support from local businesses, and public hearings. If the project includes TxDOT right of ways on Highways 36 and 281, we will also need TxDOT approval.

The provided funds must be matched with a minimum of 3.5% of the requested grant amount in the form of cash from the city. The 3.5% is determined by the Texas Department of Agriculture in a point system, which considers the following:

- *Poverty Rate:* 5 points if poverty rate is higher than or equal to the annual state poverty rate, 10 points if 115% above state average.
- *Median Household Income:* 5 points if median household income is lower than or equal to the annual state household income, 10 points if 85% of the state median household income.
- *Unemployment Rate:* 5 points if unemployment rate meets or exceeds the state unemployment rate.
- *Leverage/Match:* Minimum of 3.5% is required; 5 points for a 5% match; 10 points for 10% match; 15 points for at least a 15% match
- *Economic Development Consideration:* 5 points if city passed an economic development tax.
- *Sidewalks and ADA Compliance:* 5 points if funds are for sidewalk/ADA compliance.
- *Community Organization Support:* 5 points for letters of support from the County Historic Preservation Commission, local design review board, the Economic Development Corporation or the Chamber of Commerce.
- *Benefit to Low- to Moderate-Income Population:* 10 points if citywide LMI is greater than 51% using the 2019 Lot to Moderate Income Summary Data (LMISD) PLACE data.
- *Application Completeness:* 10 points for full completion with all required attachments and supported documentation.
- *Previous Funding:* 15 points for no previous DRP or MS awards in the previous two fund cycles.
- *Main Street Application Scoring:* 1 point for every calendar years of continuous participation

We would have 24 months to complete the project and would be obligated to pay 50% of the contract funds at 12 months and have the construction complete with the final draw submitted at 24 months.

According to Texas Department of Agriculture, it is feasible for us to complete the application this year and it is advised that we hire a consultant, which TDA has outlined specific steps for procurement. Some consultants may wait for grant award before charging, as the grant allocates for administrative fees. I am researching this information currently.

If we choose to apply the grant towards sidewalks, a TDA official estimated $500,000 may be applied for 1,000 linear foot. However, the height and depth was not considered in that estimate. An example provided was a community who was recently awarded $300,000 reconstructed 800 linear feet and added brick pavers, lights, curbs, and gutters. Alleyways may also be included as well as other areas deemed by the city as a blighted area and qualify within the eligible allowances of the awarded funds.

The grant funds may be used for the following:

- Sidewalks and lighting
- Activities required to eliminate architectural barriers for the disabled
- Water lines, storage and pumping facilities, and related items
- Sewer lines, lift stations, and related items
- Road construction/renovation, to include curb and gutter and related drainage
- Natural gas lines and related items
- Electric power lines and transformers
- Utilities including natural gas, and electric
- High-speed internet infrastructure, with prior approval from TDA
- Award administration
- Demolition and clearance activity of non-residential structures

The grants funds may not be used for the following:

- Grant or otherwise transfer TxCDBG monies to a business
- Speculation, investment or excess improvements over the minimum improvements needed for the area
- Building rehabilitation, building construction, machinery, equipment, or working capital
- Landscaping, benches, ornamental signs or trash cans
- Operation & maintenance activities, such as re-striping or sealcoating
- Refinancing or to repay the applicant, a local related economic development entity, a benefiting business or its owners and related parties for expenditures
- Demolition of a historic building and/or housing units
- Parking facilities and parking lots

The grant opportunity guide and application is available here: https://texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant%28CDBG%29/CDBGResources/Applications/DRPMS.aspx

2018 Guide Information with examples here: https://texasagriculture.gov/Portals/0/Publications/RED/CDBG/DRP-MS/2018%20TCF%20MS-DRP-SMRF%20Application%20Workshop.pdf

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD MEETING

COLLABORATIONS WITH TEXAS MAIN STREET

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD
COLLABORATIONS WITH TEXAS MAIN STREET

Texas Main Street Report General Introduction and Background
Purpose of this report to provide initial input to the new HMSP based upon in order to allow the program's staff and volunteer leadership to undertake initial activities and projects that are doable for a newly organized program yet impactful enough that they will allow program leadership to begin laying a foundation for future success

- Section A – **Economic Vitality**
  - Initial findings – market potential
  - DowntownTX.org/Imagine the Possibilities –potential for achieving Hamilton economic goals for downtown, based on the preservation foundation
  - Tips for growing an entrepreneurial ecosystem.
- Section B – **Design**
  - Basic Preservation Principles
  - Initial Design ideas
- Section C – **Promotion**
  - Promoting business (initial steps to developing the entrepreneurial ecosystem)
  - Promoting downtown
- Section D – **Heritage Tourism**
  - Tourism/serving tourists
- Section E – **Organization**
  - Introduction of Transformation Strategies
  - Initial Baseline Main Street Plan of Work for committees

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HAMILTON HISTORIC MAIN STREET ADVISORY BOARD MEETING

UPCOMING EVENTS

HAMILTON HISTORIC MAIN STREET ADVISORY BOARD
UPCOMING EVENTS

Below is a tentative timeline of events:

June

- Closed Community and Stakeholder Surveys June 19th

July

- Potentially Hold Focus Groups
- Delivery of the Texas Main Street Report

September

- September 1st – Texas Department of Agriculture Community Development Block Grant for Texas Main Street Communities is due

TBD:

- Imagine the Possibilities Virtual Tour
- Texas First Lady's Visit to promote Main Street has been postponed and will be determined by her office