



Corner Renaissance

Board of Directors

March 1, 2016 ° Regular Meeting Minutes

Members Present:

Dr. Tonia Aiken Taylor
Debbie Dial
Ray Herndon
Rev. Robin McGhee-Frazier
Susie Reed
John Joe Salazar

Member Absent:

Morgan Fann

Others Present:

Doug Polen, Main Street Coordinator
Beppie LeGrand, MASC
Randy Wilson, Main Street S.C.

Call to Order & Invocation

The meeting was called to order at 5:45 p.m. Invocation was performed by Rev. McGhee-Frazier.

Approval of Minutes

Motion to accept the minutes of the January 12, 2016 meeting made by Mr. Herndon, seconded by Dr. Aiken-Taylor. Motion passed 6-0.

Review of Main Street Baseline Study

Beppie LeGrand, Main Street South Carolina, and Randy Wilson, Community Design Solutions, presented the findings of the Main Street Baseline Study. While a full study will be available closer to March 4, LeGrand and Wilson presented an overview touching on all four areas of the Main Street Approach, including the following:

- Develop a narrowly focused economic development strategy
- Center immediate efforts on a target area centered on the Depot
- Expand area as success is achieved
- Conduct a Zip Code Survey-based retail market analysis
- Quantify the rec complex customer base using an in-house survey
 - Use the data to identify new retail, restaurant and accommodations industry opportunities
 - Recruit new businesses
- Possible restaurant accelerator in or near rec complex
- Performance based incentives
- Increase promotional activity by having more, smaller events in between the main quarterly events
- Design ideas to reduce effect of empty storefronts

Officer Elections

Motion made to nominate John Joe Salazar as president of Corner Renaissance by Ms. Dial, seconded by Ms. Reed. Motion carried 6-0.

Motion made to nominate Dr. Tonia Aiken Taylor as vice president of Corner Renaissance by Rev. McGhee-Frazier, seconded by Ms. Dial. Motion carried 6-0.

Motion made to nominate Susie Reed as secretary of Corner Renaissance by Rev. McGhee-Frazier, seconded by Mr. Salazar. Motion carried 6-0.

Review of Bylaws

Mr. Polen explained that the bylaws have been amended per the recommendations of the Board from the January meeting. However, Town Attorney John West cautioned that the Board of Directors should wait until the state has formally recognized Corner Renaissance as a non-profit corporation before adopting the bylaws.

Incorporation

Motion made to file all necessary paperwork to be recognized as a non-profit corporate entity with the South Carolina Secretary of State made by Mr. Salazar, seconded by Mr. Herndon. Motion carried 6-0.

Motion made to appoint Douglas Polen, Corner Renaissance Executive Director, as registered agent of Corner Renaissance, permitting him to file the articles of incorporation and any other documents necessary to be recognized as a non-profit corporate entity with the South Carolina Secretary of State made by Ms. Reed, seconded by Dr. Taylor. Motion carried 6-0.

Scheduling

The Board of Directors will meet again on April 5, 2016 at 5:30 at Town Hall. Ms. LeGrand plans to be in attendance.

The Board of Directors scheduled a meeting of the full Corner Renaissance membership for April 18, 2016 at 6:00 at the Depot.

Adjourn

Motion to adjourn made by Dr. Taylor, seconded by Mr. Salazar. Motion passed 6-0. Meeting adjourned at 7:20 p.m.

John Joe Salazar, President

Susie Reed, Secretary