

**City of Murray
Property Owners Public Meeting
March 3, 2015**

What is exciting to you about having property within the historic district?

Being part of downtown

Nostalgic

“Community”

Cost of property

None

Pride

Nothing – too much red tape!

Pride in being an owner of history

Closeness to downtown residential areas

Customers like historic district

Nothing at this point

The history

Preserving history but allow moderation and some flexibility

The history of each building, restoring them and bringing them back to life

Being part of downtown’s Murray Main Street

Classic architecture

Character/history of building

Affordability

Diverse businesses

Historic integrity of structures

Character, quality of life

They don’t build it like they used to!

Walkability

Like preservation

Visibility

Location

Events

Convenience

What concerns you about the current situation?

Economics, bad PR, vacant areas made into parking lots

Better municipal parking

Parking meters

Insurance premium costs

Restrictions of ARB

Too “blah” right now

No anchor store

Bank building (Regions) vacant

Bull Pen

Historic more of a hindrance than an advantage

Current leadership

Unacceptable

Balance is needed

Vacancies and parking

Sign front drop last 3 years

Lack of parking

Unsafe structures

Vacancies and maintenance

Empty spaces and run down places

Lack of business and traffic downtown

Vacant lots and vacant buildings

Building maintenance

Safety – continuance buildings fire alarm

Lighting/signage

Re-building by old buildings

Property values - insurance

Frail – perception

Hesitancy to invest

Bad publicity

Parking lots will be put in empty lots

How should the community of Murray address these property concerns?

Ensure the stability of the rest of the buildings

Reduce red tape (historical district)

Find a good balance with keeping the look and feel of downtown with functionality and return on investment

Positive PR for current buildings, names and faces with owner's downtown

Master plan for downtown

Parking/green space/entertainment space

Co-op together - advertising

Continue discussing

Help in finding incentives/grants

Building reviews or inspections with recommendations only!

Continuous buildings – required to have alarm tied to MFD

Do away with the rules when we we can build new duplex in place of old run down house that only rents.

Development

Block grants/urban renewal

Bring events

Library downtown

Invest in parking garage

Try to get grants for people to build back on empty spaces. Encourage people to redecorate any property around downtown

These meetings are helpful

Revamp sign and zoning rules to allow more residential and businesses to co-locate

Help get new leadership or eliminate it

Making better codes for buildings

It's private property so their influence should be limited

More positive publicity

Focus on who is down here

Put names and faces together – business is conducted on a personal basis

Perception of city-business is unfriendly – one stop shop

Should the city be involved in business recruitment? If so, in what ways?

Yes – small business recruitment

Yes – tax incentives

Yes – financial and work with elected city and county officials

Any help would be appreciated.

Yes, city promotions

They already are

Make sure business are compatible

Through Murray Main Street and the Economic Development Committee

Absolutely. Try to recruit businesses for downtown in conjunction with Chamber of commerce and Murray Min Street

Offering incentives

Partnering w/EDC and Chamber

Find ways to provide incentives (zoned incentives) for new anchor in downtown – all arms should work together – partner to use data and find business that will

Mixed use

Supportive of historic development

Public/private partnership

Regions bank building

What is the most important thing that needs to be done right now?

“Master Plan” for downtown for the next century

Promotion

Overcoming stigma of safety

Wi-Fi for downtown

Unify downtown business to decide/brainstorm

Look at building restriction policies

Formulate a plan!

Fill empty spaces on court square or make parking lots

Stabilize building structures

Building inspection maintenance

Keep properties safe

Building maintenance and improving the reputation

Attitude Adjustment

Promote downtown – areas of opportunity – positive spin

Brand-rebrand

Residential downtown

Overcome the stigma of safety

Wi-Fi for downtown

Vision plan

Financial support

Cooperative events

private venture capital to redevelop

What is the most important thing that should be done in the long term?

Bring restaurants to bring activity at night as well as daytime.

More consistent activities on weekends on the square

Incorporate residential

Viability of businesses

\$ \$ \$

Long term plan of Courthouse? (Use Regions or PBT)

Establish business that can thrive in the long term – not just 1 to 2 years

The city can help in business recruitment (Push the college!)

Building inspections

Parking enforcement

The downtown owners and employees are the ones hogging all the parking – not customers.
Parking needs to be enforced.

Set goals to update current property or make condo's downtown

Keeping the buildings maintained

Vibrant downtown busting with activity

Residential downtown

Mixed use

Viability of current downtown businesses

Hours of operation needs to be convenient for people who want to shop

Anchor business

Residential/community –vibrant downtown

Shuttle service from MSU to DT, bike paths that lead to DT

What do you see as your role in helping the downtown improve?

Maintenance on our property

Talk about downtown – word of mouth promotion

Patronage

Team player – Paris as example

Advertise

Any way I can

Participation

We are here!

Keeping my own property safe and the historic look

Continue keeping our customers satisfied and bringing the business we already have to the downtown area

Participate more in meetings such as this one

Keep current business going

Participation!

Commit to stay downtown

Maintain properties

Maintain walkability

Staying positive – look at options and work with those who can help

Maintaining my building and being successful to be an example of how a business can succeed downtown

Patronize neighbor

What kind of business(es) do you envision for your property?

Mix of retail and professional services

Anything that drives traffic downtown

Restaurants, clothing, retail

Car lot

Service/office

Same as it is now – financial advisor or lawyer

Retail? Law office?

Farm to table

Brewery

Community grocery

Convention center

Bridal boutique

Florist

Winery

Community grocery

Farm to table restaurant

Boutique hotel

Mixed use

What are the gaps in the local market?

Downtown needs to be a destination

Need to decide if it needs to be historic or business driven

Evening businesses

Parking for businesses

Arts and antiques

Comedy Club

Shopping/outdoor restaurants

Parking, stable retail businesses

Dress Shops, popcorn

Entertainment and upscale dining

More Retail

Library in Regions Bank

B & B/boutique hotel

Small grocery/deli (Kroger or Food Giant)

Retail on the bottom and residence on top

Pool hall

Theater

What incentives would be helpful?

Tax relief

Assistance with grants

Assistance with fire system upgrades

Assistance with interest rates

Tax breaks

Financial support or grants for facades

Not so many rules and regulations

Work with designs for new buildings

Taxes – when lower in turn = lower rent

Property tax waivers

Utilities

Low interest loan pool

Free professional help design, planning and development

I don't expect anything but if you want to give a tax break that would be nice. Probably not enough incentive to matter.

Tax abatement for improvements

Downtown events

Grants

Media promotions

Incentive matrix for businesses of all sizes

Free architectural assistance

Does MSU play any role in the downtown? Should they play a role?

Should know we have a downtown

Signage at Main and 12th to downtown

Great beginnings

I don't think it does. It should. This is a college town and our downtown needs to reflect it.

They don't at this time. They should.

None. Yes, they should.

SBA participation

Buy Regions Building – put incubator businesses in it run by students (Business Ed)

Offer more entertainment and businesses that appeal to young adults

Buy the Regions Bank building

Dining cards used at small businesses

Shuttle downtown

Co-op approach utilizing students for media, engineering, business planning, etc.

Students should be able to use their flex dollars off campus

MSU co-op with downtown

Get students downtown

Students downtown utilize in internships

Classes in vacant buildings

MSU students to perform downtown

Additional comments:

What keeps you from investing?

- Investment when spending on you and others
- Uncertainty
- lack of retail traffic/loss of retail
- not a smart investment if property adjacent is deteriorating
- Costs and stagnate values to rebuild-upside down on cost to fair market value

Who dictates what's historic and what's not?

Downtown of Murray is not pretty. There are no green areas. There should be more trees and shrubs and plants. The parking should go back to the original way it was and would be nice to open up some antique stores and bring in coffee shops and restaurants. Most small towns have antique shops that draw people from out of town. Such as Franklin, Tennessee. Maybe our leaders should visit these small towns and look at them closely and maybe they would then see you don't have to fix what is not broken.

Parking is awful in downtown, put it back the way it was. Building owners need to keep up their builds as they are joined to their neighbors and can cause problems if each owner does not keep up his own building.

Need more kid-friendly activities

I sat at a very negative table

Investigate Badgett Playhouse in Grand Rivers

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What is exciting to you about having property within the historic district?

Charming, character, hometown feel, bit of privacy for some businesses, ambiance, hometown feel comfortable, homey, unrealistic perception of parking.

- Owning a piece of Murray history.
- Being on the front end of a development potential.

What concerns you about the current situation?

- Customers/patrons are asking:
 - Are buildings structurally secure?
 - Is the city implementing more stringent laws/codes?
- The structural integrity of the buildings

How should the community of Murray address these property concerns?

- Inspections
- Shop local movement – constantly talked about

Should the city be involved in business recruitment? If so, in what ways?

- Duh, Yes!
- Yes, the city should be involved – we don't feel threatened by competition
- Yes, in also increasing as investor or investors

What is the most important thing that needs to be done right now?

- Establish a task force to implement laws

Non Property Owners Responses

- Eased signage restrictions
- Feel like we are fighting tax regulations with City Hall when starting business

What is the most important thing that should be done in the long term?

- Advertising by city, incentives (tax breaks) network with similar cities (population).
- More liberal signage laws.
- Incentivize for building improvements
- Incentivize to get folks to like the downtown

What do you see as your role in helping the downtown improve?

- Unify and cooperate with other businesses
- Provide genuine customer service to serve customers and climate
- Collaborative advertising as a group
- Stay open longer

What kind of business(es) do you envision for your property?

What are the gaps in the local market?

- People
- Retail
- Restaurants
- Mixed use
- Niche shops – small shop boutiques
- Upscale apartments – living downtown
- Foot traffic

Non Property Owners Responses

- Convenience store

What incentives would be helpful?

- Tax abatement
- Parking incentives
- One stop shop for opening a business
- Offer certain incentives to attract certain or specific businesses.

Does MSU play any role in the downtown, should they play a role?

Yes, they do

Additional comments:

Group purchase or rental

Steve Sexton's Public Parking Place