

**TOWN OF TRYON**  
**BOARD OF COMMISSIONERS**  
**MARCH 6, 2015 12:00 P.M.**  
**SPECIAL JOINT MEETING WITH TDDA**  
**TRYON FIRE STATION**

Present: Mayor Jim T. Wright    Mayor Pro Tem Miller

Commissioners: George Baker, Bill Ingham, Happy McLeod

Staff Present: Town Manager Joey Davis            Town Clerk Susan Bell    Attorney Bailey Nager

Representatives from Tryon Downtown Development Association (TDDA)

**CALL TO ORDER**

Mayor Wright called the meeting to order. Judd Daniel, President of TDDA asked that everyone introduce themselves. He then thanked everyone for coming. He would like to hold meetings with the Board of Commissioners quarterly or twice a year to find out how TDDA can help the Town and establish a strong relationship.

David Widdicombe asked what does TDDA do, besides be involved in some events, design sidewalks, beautification and helping independent businesses thrive (marketing). Mr. Daniel stated that they are a 501C-3 organization that focuses on streetscape, events, economic restructuring and mostly they want to boost downtown. They need to work together.

Commissioner McLeod stated that this is timely because the board is in the budget process. The Strategic Plan has goals that list TDDA as part of the ones to accomplish the goal. Mr. Daniel ask how do we divide and conquer these projects. Dean Trakas stated that progress has been made on several of the items.

Commissioner Baker stated that TDDA is concerned about downtown, where the Commissioners are concerned about the entire Town. He suggested TDDA send letters to business owners reminding them that parking is for the patrons of their businesses, not the employees.

Town Manager Davis suggested keeping the Town informed of what TDDA is doing. Mayor Wright stated always good to have one voice to speak for every business, not just the ones downtown. Baker stated be progressive, but understand that this is a small town and you are going to get a lot of resistance to change things. TDDA needs to make sure not to give the Town any surprises.

Commissioner McLeod stated that TDDA members could work with Planning and Zoning on the sign ordinance.

Sherry Adams, Small Town Main Street representative gave a presentation stating that there is a four point approach to making this work. As a small town there is a resolution of support that is approved by the Board of Commissioners, showing your support.

The four point approach is:

- 1) Organization
- 2) Design
- 3) Promotion
- 4) Economic Restructuring

There has been several from your area that has had the Main Street basic training. In 2007, when Tryon became part of the Main Street program we started requiring you to keep annual statistics. Since then you have had 18 facades re-done, 21 rehabs, 121 full time jobs, 46 part time jobs, 44 new businesses and 35 losses for a total of nine new businesses.

The state recommends for the council to work with TDDA. If your downtown is strong, then it makes your outside businesses healthier. One of the requirements is to have a 20 hour a week paid person. Tryon is a great example of the Main Street program.

Michael Bowman asked what the development association does well in other towns. Ms. Adams stated keeping the public informed, keeping your website updated, incentive grants, zoning, fundraising, funding projects.

Both boards agreed keeping the town involved and up to date on projects is a good idea. The Town doesn't like surprises.

Wanda May stated that on May 7, 2015 at 4:00 p.m. at the Tryon Fine Arts Center, Phillip Walker a small town consultant will be giving a speech and invited everyone to attend. City of Saluda, City of Landrum and the Town of Columbus will also be invited. She hopes to generate energy from him. He will give us our strengths and weaknesses. He will give us what we need to be working on for the next ten years. She will give a packet of information to the board, once she gets it together.

Mr. Daniel stated that Mr. Armbrust is working on the window near 10 N. Trade Street. You can send information to [goTDDA@gmail.com](mailto:goTDDA@gmail.com) and he will see that it gets to the right person. Communication is very important.

Mayor Wright thanked everyone for attending. Dialogue is great to have. He thanked Mr. Daniel for organizing the meeting.

Cindy Viehman stated that there should be some type of incentive for property owners to get businesses into their empty spaces. Mr. Trakas stated challenges come from property owners who live a distance away and keep an empty store front.

Mr. Daniel asked about if someone has a problem, who do they contact if they have a problem, instead of attending the meetings. Town Manager Davis stated that they should contact him, by phone or by e-mail. Mayor Wright stated that TDDA should have some representation at every meeting. Ms. Adams stated that communication is truly part of the program.

**ADJOURN**

Mayor Wright entertained a motion to adjourn. Commissioner Baker so moved. The motion carried unanimously.

---

Jim T. Wright, Mayor

Attest:

---

Susan B. Bell, Town Clerk