



Main Street Monday!

March 2, 2026



Comings and Goings

It is always hard to say “see you soon” to our directors. We don’t say goodbye as we try to support them and still be available as they take on new roles. Erica Eldridge did an amazing job in her role as the director of the Tri-Cities. She is starting a new role as the Manager of the Benham School House Inn where we know she will set the course for new activities, spaces, and if you are lucky you will find her cinnamon rolls on a visit. We are sharing something she wrote with a few tweaks to show past tense that describes her role with Main Street.

My first year as Director of the Tri-Cities Main Street Program—a year that can only be described as a whirlwind of activity, progress, and community pride. Stepping into the role on December 18, 2023, I brought with me a deep appreciation for the unique historical culture of the Tri-Cities: Cumberland, Benham, and Lynch. While each community has its own distinct personality, all three share a common legacy rooted in the coal industry.

In July 2024, the Harlan County Fiscal Court transferred day-to-day operations of the Senior Citizens Center to the Tri-Cities Main Street Program. We rebranded the facility as The Center on Main to better serve both the community and our program’s mission. Since rebranding, the center has welcomed approximately 3,496 guests for events, activities, and rentals. Event rentals help fund the Main St. program.

Reflecting on my time as Director, I recognize that there is still much to learn. I believe that continual learning is essential to growth, and I am grateful for the opportunity to have served in this role. The old saying is true—if you love what you do, you’ll never work a day in your life. This position allowed me to not only contribute to our community’s progress but also to connect with friends and neighbors every day.

The future of the Tri-Cities Main Street Program is bright, and I am proud of the progress we have made together.

We know that Erica will continue to learn and serve. We look forward to her continued success and the opportunity that will be available to a new director who is passionate about the community and will build upon the momentum that has been created.



In Pineville we are saying hello to Candace Tingan although we already knew her. Candace has taken the reins

as the Main Street director. Candace served on the board and then as Interim director for a bit before being hired as the new director. Santa gave her the seal of approval. Candace provided the following.

I’m not originally from Southeast Kentucky. I grew up just outside of Baltimore, MD, but moved to Pineville from Las Vegas, NV. When I first arrived, I didn’t have anyone to show me around. It can be very hard to build new connections as an outsider in a rural community, and it took a few years for things to click. Organizations like Main Street Pineville provided opportunities for me to connect with others through events that I could just show up to, like community clean-ups, pet-friendly get-togethers, and local shops where I could become a regular. Becoming part of Main Street Pineville in every capacity that I have served is a true testament to the power of place-making, the belonging that comes with community, and the case for small businesses.

It is an incredible privilege to take on the responsibility of this position at this time in Pineville’s story, as our courthouse square beautification project has recently been completed. We are both proud and eager to welcome residents and visitors alike to our beautiful downtown. It is not lost on me to recognize those who have come before me, whose efforts have helped orient us towards future growth. I look forward to the opportunity to do right by their work and cultivate an environment in which our current and future efforts will also thrive and bloom. I’m grateful to be here!



Celebrating 2025. Reinvesting in Kentucky Main Street Communities!

A vibrant downtown doesn't happen by accident. It takes intention, investment, and people willing to roll up their sleeves to make a difference. People working every day on small things that make a big impact!

It is time once again to celebrate the reinvestments made in Kentucky Main Street communities. These communities continue to prove that thoughtful downtown investment delivers real returns for the Commonwealth. In 2025 alone, Kentucky Main Street (KYMS) communities reported a total reinvestment of **\$75,048,151.00** in their historic downtown districts. That number represents more than buildings and streetscapes. It reflects local confidence, business growth, and long-term economic stability in communities across Kentucky. In the years 2020-2025 over \$290 million dollars was invested. These are not large urban communities but those who populations range from 970 to just shy of 27,000.

This reinvestment resulted in **1,827 new full-time jobs** and **186 new part-time jobs**, creating meaningful employment opportunities in both small towns and larger downtown districts. Job creation at this level strengthens local tax bases, supports families, and keeps talent in Kentucky.

Entrepreneurship also remains strong, with **67 new businesses opening** and **28 existing businesses expanding**. These numbers matter because locally owned businesses circulate dollars within the community, support other local enterprises, and create vibrant downtowns that attract visitors and residents alike. Several Main Street communities operate incubator spaces providing a place to begin turning a dream into a reality.

Preservation continues to be a cornerstone of the Main Street approach. Communities completed **24 rehabilitation projects**, investing **\$8,230,608.74** directly into historic buildings. These projects not only protect Kentucky's architectural heritage but also return underutilized properties to productive use, increasing property values and generating additional local revenue. Good buildings bring good businesses that enhance the economic vitality of the downtown.

Public and private sectors worked hand-in-hand to make this progress possible. **Public investment totaled \$8,924,265.74**, while **private investment reached \$23,600,119.00**. This demonstrates strong leverage of public dollars to stimulate private commitment. Additionally, **102 public improvement projects** enhanced infrastructure, accessibility, and overall downtown appeal.

Housing growth, while modest at **14 new residential units**, is an important signal of renewed interest in downtown living. This is a critical component for sustaining restaurants, retail, and services beyond business hours. Developing upper story housing that previously served as storage brings those who are excited to be in the downtown. While these spaces may be limited the return on the investment is well worth the effort and many projects also may be eligible for historic rehabilitation tax credits.

Finally, none of this happens without people. Kentucky Main Street communities logged **25,778 volunteer hours**, representing an estimated value of **\$759,663.00** in donated time. That level of civic engagement underscores that Main Street is not just an economic development strategy it is a community development movement powered by grassroots involvement in partnership with local leadership.

These numbers demonstrate that investing in downtowns through the Kentucky Main Street program is not simply about beautification; it is a strategic economic development tool that generates jobs, supports entrepreneurship, preserves historic assets, and strengthens Kentucky's overall economy.

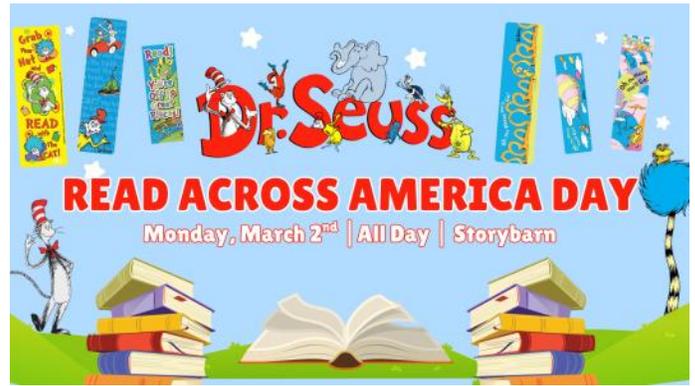
Oh, the places we'll go on Main Street this week,
 With partners who help our downtowns so to speak!
 Not just with bricks and not just with stores,
 But story walk pages and so much more.

We team up with friends who lend books by the stack,
 Who open up places from front to the back.
 Yes, our wonderful library always so bright,
 Fills our curious days and curious nights.

Main Street brings shoppers, events, and cheer,
 The library brings knowledge year after year.
 Together as partners we're stronger just see
 What happens when books meet communities!

From story time giggles to history talks,
 From window displays to downtown walks,
 When we partner up, the magic is sweet
 Where learning and local businesses meet!

Stay tuned for the story of a new partnership
 in one of our communities!



For the first time, Maysville Main Street is offering a scholarship for graduating seniors. Students explore your historic downtown and write an essay, make a video and share with us YOUR ideas for the future. Visit Maysville Main Street on Facebook for the link to the application in case you would like to R & D this idea.

Are you aware one of the top chefs in the country has a restaurant in downtown Paducah! Sara Bradley is at the helm of the success of the Freight House.

The restaurant offers elevated southern & midwestern cuisine in a historic vegetable depot all featuring as much locally sourced items as possible. The menu changes with the season and Sara says sometimes daily.

Sara was recently the winner of Paducah Burget Week. And is currently competing on The Food Network Tournament of Champions with Guy Fieri. Be sure to tune in!

To learn more visit:

<https://freighthousefood.com/faqs/>



VENDOR CALL!!!

Interested in being a vendor for FNB Fridays After Five in Downtown Paducah this summer? Send us an email to director@paducahmainstreet.org, and we will get connected!!!

Planning is taking place now across the network for summer concerts and music events. If you are interested in sharing your music in one of our communities contact the Main Street director and if they are not the coordi-

If you are not following Jeff Siegler at Revitalize or Die, You should. Now you may not always agree with him, but he will give you something to think about. Jeff has been a Main Street director & State Coordinator so he is not a random guy who just rants or talks a lot although he may be guilty of that sometimes, he has walked the walk and talks the talk. We had a conversation on Friday with a town that has plenty of parking, however it lacks signage or any other information on where to park. We too have tried to retire from parking wars and yet here we are again.



I tried to retire from the parking wars. I really did. I figured I had already beaten that horse into compost. Then I posted one little meme and, like a suburban cul-de-sac at 5 p.m., the comments filled up fast.

So let's simplify this.

You do not have a parking problem.

You have an attraction problem.

Parking is not the solution to a struggling downtown. In most cases, it is the symptom of the real issue and sometimes the cause.

If parking fixed downtowns, we would be drowning in thriving districts surrounded by seas of asphalt. Instead, we have thousands of places that added more parking, saw no meaningful improvement, and then decided they must need even more parking. It is civic Groundhog Day with a backhoe.

Here is the test. During a parade, a festival, an art walk, or a big game, do people show up?

Of course they do.

They park farther away. They walk. They carpool. They grab an Uber. They take a shuttle. They circle like sharks for ten minutes and then finally accept reality. When something is worth attending, people find a way.

Humans are drawn to attractions. We want to be where the energy is. Call it community. Call it FOMO. Call it basic human wiring. Limited parking does not stop people from experiencing something they actually want.

The best businesses prove this every day. The great restaurants. The shops that are always buzzing. They do not possess secret underground parking reserved for the chosen few. They have the goods. They are the draw. People adjust their logistics to match their desire.

No one travels to the French Quarter because of its convenient surface lots. They go because it is beautiful, historic, messy, musical, and alive. The utility follows the attraction, not the other way around.

Think about it this way.

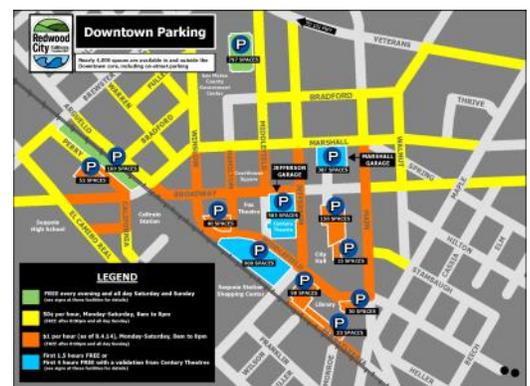
The movie would not sell more tickets if the theater added more seats. The Pittsburgh Pirates did not need more rows at PNC Park in 2025. They needed better baseball. A struggling chain restaurant does not fix a bad menu by adding more tables. If the product is weak, expanding capacity just expands the problem.

Yet cities routinely spend \$30,000 per space on parking decks to prop up businesses that are open six hours a week and close for lunch. We demolish buildings, flatten history, and subsidize car storage in the name of revitalization. It is like removing the stage to add more seats at a concert. You gain capacity and lose the reason anyone came.

Parking does not create demand. Demand creates parking pressure.

When downtown is compelling, parking feels tight because people want to be there. When downtown is dull, parking feels like the issue because it is easier to blame pavement than product.

The loudest voices in the parking debate are often the least successful operators. It is never the thriving café owner arguing for a six story deck. It is the struggling shop owner looking for a scapegoat. And too often, city councils listen.



Stop listening.

Focus on the draw.

Clean up the buildings. Enforce codes. Raise expectations for property owners. Fix the sidewalks. Plant the trees. Make the public realm elegant. Put pedestrians first. Curate tenants. Program events. Create beauty. Foster emotional attachment.

People are drawn to talent, quality, spectacle, and charm. They flock to pretty places filled with other people. They do not form emotional bonds with parking spaces.

Great districts across the country follow the same formula. They are walkable. They are human scaled. They are interesting. They are full of life. The cars figure themselves out.

If you want a full parking lot, build an attraction.

If you want a thriving downtown, build a place people love.

The rest will take care of itself.

HISTORIC REHABILITATION

TAX CREDIT PROGRAM

LIVE WEBINAR

Are you a city official, preservation commission member, or local realtor?

This free webinar will teach you how this program can benefit your constituents. Also open to the general public, owners of historic homes and buildings are encouraged to attend.

THURSDAY, MARCH 5, 2026

6:00 PM ET | WEBINAR

Join us for a virtual workshop about KY's Historic Rehabilitation Tax Credit Program and learn how it can support the rehabilitation of historic homes and buildings across the state. This session will provide an overview of how the program works, who is eligible, and how it is a great tool for preservation, revitalization, and local investment opportunities.

REGISTER NOW

KENTUCKY HERITAGE COUNCIL
STATE HISTORIC PRESERVATION OFFICE

Katie Wilborn
Site Development Program Administrator
Preservation Easements & Tax Credits

Katherine.Wilborn@ky.gov
heritage.ky.gov

The 2026 AARP Community Challenge Is On!

Application Deadline: March 4

Since its debut in 2017, the AARP Community Challenge has invested \$24.3 million in 2,100 livability projects, with a focus on meeting the needs of adults age 50 or older.

Applications are due by March 4, 2026 - 2026 AARP Community Challenge

The program is open to IRS-recognized nonprofit organizations, such as those designated 501(c)(3), 501(c)(4) and 501(c)(6), as well as to local governments.

Historic Rehab Tax Credit Workshop | Carrollton

Wednesday, March 25, 2026 | 7:00 PM ET | In-person

Carrollton Fiscal Court Building, 440 Main St, Carrollton, KY 41008

Wayfinding signage is so important to a community. We are excited to see the signs that have recently been installed in Perryville!



Which of these two pictures is providing a better quality of life and a higher rate of return for the community? Where would you want to spend your time and dollars???



You can make this a reality in your community no matter your size! Be bold!

Think design, think economic vitality, think outside the box!



Find that favorite workwear because spring is on it's way which means time for Spring Clean Ups! Sign up with your community or better yet, take the lead as a volunteer!



READ ACROSS

Pineville

March 5, 2026

5:00 - 7:00 PM

Children's Book giveaway
at each participating businesses

Come read at the "Book Nook" Pocket Park
located between La Esperanza and Devo's

6:30 FREE Lorax Movie Showing and
Book Giveaway at the Bell Theater



PIKEVILLE MAIN STREET

DOWNTOWN PIKEVILLE ST. PATRICK'S 5K RUN WALK

\$30.00 ENTRY FEE

Also a Shamrock-spirited 1-mile Fun walk as part of the Celebration!

REGISTER HERE: 

SATURDAY, MARCH 14 3:00PM

Start & Finish on Main Street Infront of the APPALACHIAN Wireless Arena
126 Main Street, Pikeville, KY 41501

Jill Dotson, Main Street Director: jill.dotson@pikevilleky.gov / 606-213-2358



In celebration of St. Patrick's Day, we are launching a Search & Find Treasure Hunt throughout Downtown Perryville highlighting our town's rich history! This 5-day clue experience will build each day, leading you to find Perryville's Pot O' Gold, a Perryville Gift Card bundle worth \$500!

DOWNTOWN PIKEVILLE

5-10 PM

\$30 PRE-SALE
\$40 EVENT DAY

ST. PADDY'S PUB CRAWL

SATURDAY, MARCH 14

5-5:45PM~ PAULEY HOLLOW
6-6:45PM~ JOYCE'S PLACE
7-7:45PM~ THE MINE 606
8-8:45PM~BANK 253
9-9:45PM~ BROTHERS WRIGHT DISTILLERY

PRE SALE MARCH 2-13
10AM- 4PM
CITY OF PIKEVILLE VISITORS CENTER
773 HAMBLEY BLVD. OR CALL 606-437-5100 EXT.5

Come Hungry **Up All Night**
Candidate Meet-Greet
&
FUN AUCTION
Community Event

FRIDAY MARCH 6TH 6PM
Location-Washington Center
110 S. Court Str. Scottsville Ky.
Concessions Available

Come out & support your 2026 Senior class and meet your local Electoral Candidates!
The Heart of Scottsville would like to encourage you to participate & be in support of our Graduating 2026 Seniors class!
Great way to kick off our first Fridays starting in May!

More info. Contact
Mills Real Estate & Auction Co.
270-618-7800
Donation Drop Off
1598 Old Gallatin Rd
Scottsville

It will be here before you know it! Check out the schedule, then come network with us and be immersed in the passion of Main Street professionals from across the country! Our own Teresa Mays of Beattyville is a speaker!

MAIN STREET NOW 2026

FULL SCHEDULE NOW AVAILABLE!

New sessions
Returning favorites
Curated learning tracks

mainstreet.org/now2026

CHECK IT OUT!

KENTUCKY MAIN STREETS

Bardstown
Beattyville
Campbellsville
Carrollton
Guthrie
Grayson
LaGrange
Maysville
Middlesboro

Morehead
Murray
Paducah
Perryville
Pikeville
Pineville
Salyersville
Scottsville
Shelbyville

Springfield
Taylorsville
Tri-Cities
(Cumberland, Benham, & Lynch)
Williamsburg

TIME CHANGE

SPRING FORWARD
1 HOUR

MARCH 8