

**HIGH POINT CITY COUNCIL  
SPECIAL MEETING  
December 2, 2024 – 4:00 P.M.  
3<sup>rd</sup> Floor Conference Room – Municipal Building**

**CALL TO ORDER, ROLL CALL**

*Mayor Jefferson called the Special Meeting to order at 4:00 p.m. and stated that a quorum of City Council was present. He noted that Council Member Cook and Council Member Johnson were absent.*

**Present:** Mayor Cyril Jefferson, Council Member Michael Holmes, Council Member Britt Moore, Council Member Amanda Cook (arrived at 4:01 p.m.) Council Member Vickie McKiver, Council Member Monica Peters, Council Member Patrick Harman, and Council Member Tim Andrew

**Absent:** Council Member Tyrone Johnson

**ADOPTION OF AGENDA**

**A motion was made by Mayor Pro Tem Holmes, seconded by Council Member Andrew, to adopt the agenda as presented.**

**Motion carried with the following vote:**

**Aye:** Mayor Jefferson, Council Member Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Peters, Council Member Harman, and Council Member Andrew

**Absent:** Council Member Johnson

**PRESENTATION OF ITEMS**

**2024-448 Downtown Sites and Parking Analysis**

Trademark Properties will provide a presentation regarding downtown development activity and the potential placement and timing of future parking facilities.

*Tasha Logan Ford, City Manager, stated the City contracted with TradeMark Properties in the spring of 2024 to review existing property studies, to primarily focus on the property that was purchased on Main Street for a potential City Hall, and review how that site may be maximized regarding parking, a potential city hall, residential, and mix use. Another task performed by Trademark Properties was to review what other partners are developing in the area and figure out how the developments could work together. She introduced Billie Redmond Founder of Trandemark Properties and Jonathan Bassi, Senior Vice President.*

*Ms. Redmond provided a PowerPoint presentation and stated the methodology used in reviewing the project was to identify the most pragmatic long-term options for the city.*

*She explained an overview of the Church Ave. property, with an overlay of the redesign of Elm St., funded by the Raise Grant and that TradeMark was initially engaged in studying market dynamics and providing parking deck options on the Church Ave. property, including expanding retail, multifamily, and office spaces.*

*Mr. Bassi spoke to a case study regarding a Wake County municipal parking deck in Raleigh concerning a municipality supplying a parking need while allowing the residential market to catch up later, increasing private development options. He noted the deck was originally built in 2008, and public art was installed to enhance its appearance until a development agreement was executed to build 83 wood-frame apartments around seven years later.*

*Ms. Redmond provided information regarding the expanded retail and the success of the residential component of the development. She noted surrounding areas have benefited from the development with this being one of the busy corridors now in Raleigh.*

*Regarding the Church Ave. property, Mr. Bassi provided several options regarding the potential parking deck, noting location for the parking deck was a key factor in determining the designs. He stated office space, residential space, as well as retail are some examples of future uses.*

*Mr. Bassi stated in reviewing area median income and population growth for other municipalities in the southeast in comparison with High Point's potential growth, meeting with key stakeholders, reviewing and studying various version of studies such as Kimley Horn parking study, it is the recommendation that the City consider developing surface parking with a temporary pocket park and open space on the Church Avenue site. He explained surface parking with a temporary pocket park and open space supports the future Elm St. streetscape, provides more walkability, and encourages residential and retail development. He noted the surface parking option can consist of gravel as a temporary option and that this evaluation is based on current and historic market conditions as well as anticipated development.*

*Ms. Redmond stated in speaking to other stakeholders, future expected projects, and reviewing the Kimley Horn parking study it was determined that other areas in High Point could be suitable for accommodating future residential, parking, and retail development.*

*Mr. Bassi noted the parcel located on English and Lindsay Streets has a greater immediate need for a parking deck on the southside of the stadium. He explained the parking deck is preferred on the southside to better serve the 128 key future hotel site as well as the stadium.*

*Ms. Redmond stated the recommendation would be that the deck be designed with the ability to add retail, multi-family, and office space in the future.*

*Mr. Bassi provided renderings from the Kimley Horn parking study which showed the use of retail, multi-family, as well as office space.*

*A thorough discussion took place on creative ways to incentivize the project such as affordable housing and parking.*

*Ms. Redmond stated that there is an immediate need for parking on the south side of the stadium as well as for the future hotel. She stated TradeMark reviewed data from previously commissioned studies, including confidential conversations with developers, data from a previous parking study, studies on the Church Ave. site, market data, and growth comparison to other cities and that these are the basis for their recommendation.*

*Mr. Bassi noted that 50 units is realistic and viable in this market and the recommendation is to do a smaller scale of residential projects rather than a larger scale.*

*Ms. Logan Ford stated staff is reviewing next steps with the church site noting there is about a year left on the lease and then the plan is for the city to demolish that site and figure out what would need to be done. At this point, a pivot to a deck on the English and Lindsay Street seems to be what would make the most sense. If Council is comfortable with that then staff will proceed with conversations with Kimley Horn regarding the structure they originally provided during the first study and review how the city might be able to support a deck on the English and Lindsay site keeping in mind the need for residential. She noted the City can still have parking on the Main Street site but the focus needs to be on where the activity is happening.*

*By general consensus, the Mayor and City Council were in favor of staff exploring parking and development at the English and Lindsay Street site.*

2024-447

**2045 Comprehensive Plan Implementation Task Force**

City Council is requested to add a Council Liaison to the 2045 Comprehensive Plan Implementation Task Force.

*Andy Piper, Planning Administrator, provided information regarding the establishment of a 2045 Implementation Task Force as recommended by the High Point 2045 Comprehensive Plan. He stated the Task Force will be a broad-based coalition of public and private organizations, individuals, and city staff, noting honest feedback is needed with discussions with people willing to speak their minds even if it isn't their area of expertise. He stated the long-term commitment is open ended and meetings will be at the discretion of the committee. Regular updates on progress will be released to the public, reviewed first by the Task Force and noted that a list of potential Task Force members has been provided.*

*In response to Council Member Moore, Mr. Piper explained that some people on the list may not live in High Point but have an interest in High Point through their work.*

*A discussion ensued regarding concerns that the Task Force will be opened ended and not have a completion date as well as the expectations regarding review of the Unified Development Ordinance (UDO) by the UDO Consultant Group.*

*Tasha Logan Ford, City Manager, stated she would follow up with Council Member Peters regarding when mixed-use will be implemented in the southwest section of her ward.*

*Council Member Cook voiced her concerns that no one on the Task Force were from the One High Point Commission or the Hispanic Community.*

*A discussion ensued about future opportunities to serve on the Task Force as some members roll off and sub-committees are established.*

**2024-443 Closed Session-Attorney-Client Privilege**

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege.

**Mayor Pro Tempore Holmes made a motion, seconded by Council Member Andrew, to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege. Motion carried with the following vote:**

**Aye:** Mayor Jefferson, Council Member Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Peters, Council Member Harman, and Council Member Andrew

**Absent:** Council Member Johnson

**Closed Session began at 4:51 p.m.**

**A motion was made by Mayor Pro Tem Holmes, seconded by Council Member Andrew, to end the Closed Session and resume Regular Session. Motion carried with the following vote:**

**Aye:** Mayor Jefferson, Council Member Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Peters, Council Member Harman, and Council Member Andrew

**Absent:** Council Member Johnson

**ADJOURNMENT**

*There being no further business to come before the Special Meeting, the meeting adjourned at 5:26 p.m.*

Respectfully Submitted,

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Cyril Jefferson, Mayor

Attest:

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Sandra Keeney, City Clerk

DRAFT