

# City of High Point

*Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260*



## Minutes

**Monday, September 25, 2017**

**4:30 PM**

**Council Chambers**

## **Special Called Meeting of City Council**

*William S. Bencini, Jr., Mayor  
James C. Davis, Mayor Pro Tem  
Latimer B. Alexander, IV, Cynthia Y. Davis,  
Jason P. Ewing, Jeffrey J. Golden,  
Alyce E. Hill, Christopher Williams,  
Jay W. Wagner*

## **Roll Call & Call to Order**

*Mayor Bencini called the meeting to order.*

*Upon call of the roll, the following Council Members were present:*

### **Present:**

*Mayor William S. Bencini, Jr., Mayor Pro Tem Jay Wagner (Ward 4); and Council Members Cynthia Y. Davis (At-Large), Latimer Alexander (At-Large), Jeffrey Golden (Ward 1), Chris Williams (Ward 2), Alyce Hill (Ward 3), Council Member James C. Davis (Ward 5), and Jason Ewing (Ward 6).*

### **Staff Present:**

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; JoAnne Carlyle, City Attorney; Jeron Hollis, Director of Communication & Public Engagement; Ryan Ferguson, Marketing Manager; Worley Smith, Communications Specialist; and Lisa Vierling, City Clerk

### **Others Present:**

James Adams, Resident

### **News Media:**

Greensboro News & Record; High Point Enterprise; WFDD; WXII; FOX8; SPECTRUM News

Folloiwing the roll call, Mayor Bencini announced that the Special Meeting was called for the purpose of holding a Closed Session pursuant to N.C. General Statute 143-318.11(a)(4) for economic development. He then entertained a motion to enter into Closed Session for economic development purposes.

**Present** 9 - Alyce Hill, Bill Bencini, Latimer Alexander, James Davis, Jay Wagner, Jason Ewing, Jeffrey Golden, Cynthia Davis, and Christopher Williams

## **Closed Session**

Council Member Alexander MOVED to go into Closed Session for economic development purposes. Council Member Ewing made a SECOND to the MOTION, which carried by a unanimous 9-0 vote.

## **Agenda Items**

[170357](#)      **Resolution - Catalyst Project**

Adoption of a Resolution authorizing staff to move forward in meeting the Catalyst Project timeline and develop an alternative financing option.

**Attachments:** [Adopted Resolution - Catalyst Project Financing](#)

Mayor Bencini read the following Resolution into the record and entertained a MOTION for ADOPTION.

**Resolution**

**Authorizing staff to move forward in meeting the catalyst project timeline AND DEVELOP  
AN ALTERNATIVE FINANCING OPTION**

**Whereas,** the High Point City Council established three major goals at the April 1, 2016 Retreat: develop a catalyst project for the economic development of downtown; attract and retain young entrepreneurs; and eliminate blight; and

**WHEREAS,** the High Point City Council adopted the multi-use stadium as the catalyst project for the economic development of downtown; and

**WHEREAS,** the Catalyst project is designed to leverage the economic benefits of High Point's strongest institutional assets: the High Point Market, High Point University, and High Point Regional Hospital; and

**WHEREAS,** on April 4, 2017, the High Point City Council, supported and driven by the community, business leadership and citizens, authorized \$15 million in land acquisition and related costs for construction of the multi-use stadium; and

**WHEREAS,** the response to this catalyst project has resulted in \$50 million of philanthropic gifts and a commitment of \$50 million of private investment to construct a hotel and 200 apartments in proximity of the stadium; and

**WHEREAS,** to meet our commitments to the benefactors, the business community and the citizens, the City of High Point must complete the construction of the multi-use stadium by April 2019; and

**WHEREAS,** the City of High Point funding model is consistent with the Guilford County Policy for Downtown Revitalization; and

**WHEREAS,** the City of High Point seeks the participation of Guilford County as a financial partner in a project that benefits both the City and County to promote the revitalization and transformation of High Point's Downtown; and

**WHEREAS,** on September 18, 2017 High Point City Council held public hearings and approved the interlocal agreement developed jointly by the staffs of High Point and Guilford County; and

WHEREAS, the County Commissioners held a public hearing September 21, 2017 to consider the interlocal agreement, and chose to delay action; and

WHEREAS, the High Point City Council must take immediate action to fulfil our promise to deliver the catalyst project; and

WHEREAS, the City of High Point welcomes the opportunity to work with Guilford County in the spirit of regional economic cooperation and encourages their prompt approval of the interlocal agreement.

Now, therefore, **BE IT RESOLVED** that the High Point City Council has instructed staff to move forward in meeting the catalyst project timeline and develop an alternative financing option that will ensure this vital endeavor remains on schedule.

Adopted this 25th day of September, 2017.

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William S. Bencini, Jr., Mayor

**ATTEST:**

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Lisa B. Vierling, City Clerk

[end of Resolution]

Council Member Alexander then MOVED adoption of the Resolution as read. Mayor Pro Tem Wagner made a SECOND to the MOTION.

For further discussion, Council Member C. Davis pointed out there is still no financing plan in place and she felt this action was still "putting the cart before the horse." She noted there are still unanswered questions and reiterated that the resolution was premature.

There being no further discussion, the MOTION to ADOPT the Resolution carried by the following 8-1 vote:

**Resolution No. 1715-17-62**  
**Introduced 9/25/2017; Adopted 9/25/2017**  
**Resolution Book, XIX, Page 184**

**A motion was made by Council Member Alexander, seconded by Council Member Ewing, to adopt this Resolution. The motion carried by the following 8-1 vote:**

**Aye, 8 - Hill, Bencini, Alexander, Davis, Wagner, Ewing, Golden, and Williams**

Nay, 1 - Davis

[170358](#)

**Budget Ordinance Amendment - Catalyst Project**

Adoption of an ordinance amending the 2017-2018 Budget Ordinance to appropriate funds in the amount of \$5,000,000.00 for construction of the Downtown Catalyst Project.

**Attachments:** [Adopted Ordinance - Catalyst Project Financing](#)

Mayor Bencini advised that this Budget Ordinance Amendment would put the funding into place to begin the catalyst project.

**Motion by Council Member Alexander, second by Mayor Pro Tem Wagner to adopt the "ORDINANCE AMENDING THE 2017-2018 BUDGET ORDINANCE OF THE CITY OF HIGH POINT, NORTH CAROLINA TO APPROPRIATE FUNDS FOR CONSTRUCTION OF THE DOWNTOWN CATALYST PROJECT."**

As a matter of further discussion, Council Member J. Davis asked for clarification that the \$5 million would be for demolitions only. City Manager Greg Demko advised that the \$5 million would be for the design, demo and construction.

Council Member C. Davis reiterated that she felt this action was premature without secured funding for the project and she believes the demolitions could wait.

There being no further discussion, the to **MOTION to adopt the "ORDINANCE AMENDING THE 2017-2018 BUDGET ORDINANCE OF THE CITY OF HIGH POINT, NORTH CAROLINA TO APPROPRIATE FUNDS FOR CONSTRUCTION OF THE DOWNTOWN CATALYST PROJECT"** carried by the following 8-1 vote:

**A motion was made by Alexander, seconded by Ewing, that this Budget Ordinance Amendment be adopted. The motion carried by the following 8-1 vote:**

**Aye,** 8 - Hill, Bencini, Alexander, Davis, Wagner, Ewing, Golden, and Williams

**Nay,** 1 - Davis

[170359](#)

**Catalyst Project - Ad Hoc Committee - High Point City Council/Guilford County Commissioners**

Appointment of the following High Point City Council Members and City Staff to serve on a joint ad-hoc committee with Guilford County to discuss the proposed Interlocal Agreement for shared financing of the High Point Downtown Catalyst Project:

Jeff Golden  
Chris Williams  
Jason Ewing

Alyce Hill  
Greg Demko -City Manager  
Mac McCarley -Attorney (Parker & Poe)

*Note: The Guilford County Commissioners held a public hearing on Thursday, September 21st for the purpose of receiving public input on a request from the City of High Point that the Board of Commissioners assist in the Downtown Catalyst Project by making payments to the city for a period of 20 years and consider approval of an Interlocal Agreement. However, the Guilford County Commissioners chose not to take action on the city's request and voted to delay a decision for a 60-90 day period, to form a committee with representatives from the Guilford County Commissioners and the High Point City Council to continue discussion and receive additional information they felt was pertinent to make a well-informed decision.*

Mayor Bencini suggested the chairs of the Prosperity & Livability Committee, and the Community Housing Neighborhood Development & Public Safety Committee serve on the Catalyst Project Ad Hoc Committee. He also suggested Council Members Williams and Hill to serve.

All agreed to serve on the Catalyst Project Ad Hoc Committee.

Confirmed the following appointments to the Catalyst Project Ad Hoc Committee:

Council Member Jason Ewing  
Council Member Jeff Golden  
Council Member Chris Williams  
Council Member Alyce Hill

**A motion was made by Alexander, seconded by Ewing, that this matter be approved.  
The motion carried by the following vote:**

**Aye, 9 - Hill, Bencini, Alexander, Davis, Wagner, Ewing, Golden, Davis, and Williams**

## **Adjournment**

There being no further business to come before Council, the meeting adjourned at 5:20 p.m. upon motion duly made by Council Member Alexander and second by Council Member J. Davis.

Respectfully Submitted,

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William S. Bencini, Jr., Mayor

Attest:

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Lisa B. Vierling, MMC  
City Clerk