

# City of High Point

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



## Minutes

**Monday, July 20, 2020**

**5:30 PM**

**Council Chambers**

## **City Council**

*Jay W. Wagner, Mayor  
Christopher Williams, Mayor Pro Tem  
Michael A. Holmes, S. Wesley Hudson,  
Cyril Jefferson, Tyrone E. Johnson, Victor Jones,  
Britt W. Moore, Monica L. Peters*

**VIRTUAL ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE****HIGH POINT CITY COUNCIL****Regular Meeting****(Virtual Meeting)****July 20, 2020- 5:30 P.M.****Council Chambers****MINUTES**

*In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting was conducted electronically. As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed and a link was provided to the public to listen to the meeting as it was being live-streamed.*

[www.HighPointNC.gov/VirtualPublicMeeting](http://www.HighPointNC.gov/VirtualPublicMeeting)

Mayor Wagner called the virtual meeting to order at 5:30 p.m.

A Moment of Silence followed the recitation of the Pledge of Allegiance.

The Mayor then called for a virtual roll call for attendance. The following council members were identified as being present (9):

Mayor Jay W. Wagner (physically present)  
Mayor Pro Tem Christopher Williams- Ward 2 (physically present)  
Council Member Tyrone Johnson- At Large (physically present)  
Council Member Britt Moore- At Large (physically present)  
Council Member Cyril Jefferson- Ward 1 (physically present)  
Council Member Monica Peters- Ward 3 (physically present)  
Council Member Wesley Hudson- Ward 4 (remote participation)  
Council Member Victor Jones- Ward 5 (remote participation)  
Council Member Michael Holmes- Ward 6 (physically present)

The following staff members were **physically present**:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Michael McNair, Director of Community Development & Housing; Lori Loosemore, Local Codes Enforcement Manager; Lee Burnette, Director of Planning & Development; Herb Shannon, Senior Planner with Planning & Development; Kim Thore, Right-of-Way Coordinator; Mary S. Brooks, Deputy

City Clerk; and Lisa Vierling, City Clerk

Staff Members Participating **Remotely**:

Sandy Dunbeck, Executive Vice President- High Point Economic Development Corporation

Others Participating in the meeting **Remotely** were:

Julian and Karie Brittano (The Brittano Group); Judy Stalder, Greg Garrett, Phil Kleinman

**Present** 9 - Council Member Britt Moore, Mayor Pro Tem Christopher Williams, Council Member Cyril Jefferson, Mayor Jay Wagner, Council Member Michael Holmes, Council Member Monica Peters, Council Member Tyrone Johnson, Council Member Victor Jones, and Council Member Wesley Hudson

**STRATEGIC PLAN UPDATE**

Interim City Manager Randy McCaslin reported there would be no presentation from staff at tonight's meeting, but emphasized that the Strategic Plan was emailed to City Council.

Mayor Wagner asked if there were any questions regarding the information in the Strategic Plan; there were none.

**PUBLIC COMMENT PERIOD**

**A Public Comment Period will be held on Monday, July 20, 2020 at 5:30 p.m. As part of the city of High Point's COVID-19 mitigation efforts, in-person public attendance will not be allowed at this meeting. Instead, the city will be live streaming the meeting. Once the City Council is in Session, please click on the following link to listen to the meeting as it is being live-streamed [www.highpointnc.gov/VirtualPublicMeeting](http://www.highpointnc.gov/VirtualPublicMeeting)**

**Although the public is unable to physically participate in the meeting, the public can submit comments by**

- 1. Calling 336-883-3522 and leaving a message, or by**
- 2. Emailing written comments to [publiccomment@highpointnc.gov](mailto:publiccomment@highpointnc.gov), or by**
- 3. Dropping off written comments in the city of High Point's utility payment drop-boxes located on both sides of the Municipal Building located at 211 S. Hamilton Street in the Green Drive and the Commerce Avenue parking lots.**

**All comments received will be forwarded to the City Council and will be incorporated as part of the permanent proceedings of the July 20, 2020 City Council Meeting. The city of High Point's Public Comment Policy restricts comments to no more than three (3) minutes which will apply for the telephone message submission. Email submissions and written comments should be kept at 350 words or less. The deadline for submitting public comments is Friday, July 17th at 5:00 p.m.**

Mayor Wagner asked the Clerk if any comments were received. City Clerk Lisa Vierling reported that no comments were received for the Public Comment Period.

**FINANCE COMMITTEE - Council Member Moore, Chair**  
**Committee Members: Moore, Holmes, Jones, and Peters**

**CONSENT AGENDA ITEMS**

Council Member Britt Moore, Chairman of the Finance Committee, reported the Finance Committee did meet on as scheduled on Thursday, July 16th, and recommended that all matters on the Finance Committee be placed on the Consent Agenda with a favorable recommendation for approval. However, he requested that 2020-238 Contract- Elliott Sidewalk Communities be pulled from the Finance Consent Agenda and placed on the Regular Agenda to facilitate further discussion.

**Council Member Moore moved to approve all matters on the Finance Committee Consent Agenda with the exception of 2020-238, which will be placed on the Regular Agenda for further discussion. Council Member Peters made a second to the motion. Following a roll call vote by the Mayor, the motion carried by the following unanimous 8-0 vote.**

[Council Member Hudson had not yet joined the meeting when the vote was taken on the Finance Consent Agenda items]

*Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.*

[2020-239](#)

**Contract (Resolution) - Guilford County Board of Education- School Resource Officers (SRO)**

City Council is requested to approve a contract and adopt a resolution with Guilford County Board of Education for eight (8) School Resource Officers. The City agrees to provide eight (8) officers for a period of one year to the SRO Program and the Guilford County Board of Education shall reimburse the City for \$532,240.00 for the salaries and equipment of the officers assigned to the SRO Program for a period beginning on the date of contract signature through June 30, 2021.

**Attachments:** [2. HPPD SRO](#)  
[Signed Reso SRO Contract.pdf](#)

Adopted a Resolution approving the contract with the Guilford County Board of Education for eight (8) School Resources Officers.

Resolution No. 1928/20-17  
Resolution Book Volume XX, Page 157

**A motion was made by Council Member Moore, seconded by Council Member Peters, that the resolution be adopted approving the SRO Contract between the Guilford County Board of Education and the City of High Point. Following a roll call vote by the Mayor, the motion carried by the following 8-0 vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

[2020-265](#)

**Contract - Agreement for Service - MobileDoc - HPFD Physicals**

City Council is requested to award a 3-year Agreement for Services contract to MobileDoc medical services to include on-site/as needed physicals for the Fire Department in the estimated amount of \$297,963.00.

Contract terms are as follows:

Year 1 - \$96,400.00

Year 2 - \$99,292.00

Year 3 - \$102,271.00

**Attachments:** [MobileDoc Agenda Form](#)

Awarded a 3-year contract to MobileDoc for medical services to include on-site/as needed physicals for the High Point Fire Department for an estimated amount of \$297,963.00

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this contract be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

### [2020-240](#)

#### **Contract - WESCO - Lumca Led Light Fixtures & Poles**

City Council is requested to award a contract to WESCO in the amount of \$395,121.00 for the purchase of 55 decorative streetlights, poles and associated hardware to be installed around the Catalyst Project, Appling Way, Elm Street Streetscape (Phase I) and various other projects.

**Attachments:** [3. WESCO Decorative Lighting](#)

Awarded a contract to WESCO in the amount of \$395,121.00 for the purchase of 55 decorative streetlights, poles and associated hardware to be installed around the Catalyst Project (Appling Way, Elm Street Streetscape- Phase I, and various other projects.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this contract be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

### [2020-241](#)

#### **Contract - Dellinger Inc. - Riverdale Pump Station**

City Council is requested to award a contract to Dellinger, Inc. in the amount of \$2,572,429.15 for the construction of a gravity sanitary sewer system along Riverdale Road. This Riverdale Gravity Sewer Extension project is part of an overall expansion of the Riverdale Pump Station area.

**Attachments:** [4. DELLINGER INC. - Riverdale Gravity Sewer](#)

Approved award of a contract to Delinger, Inc. in the amount of \$2,572,429.15 for the construction of a gravity sanitary sewer system along Riverdale Road.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by a unanimous 8-0 vote as follows:**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

[2020-242](#)

**Contract - APAC Atlantic, Inc Thompson-Arthur Division (Primary) - Sharpe Brothers Div. of Vecellio & Grogan, Inc. (Secondary) - Asphalt Supplier**

City Council is requested to award contracts to APAC-Atlantic, Inc., Thompson-Arthur Division in the amount of \$278,750.00 to be the primary supplier for needed asphalt materials.

City Council is also requested to award a contract to Sharpe Brothers, a Division of Vecellio & Grogan, Inc. (Secondary Supplier) if the Primary Supplier cannot provide the needed asphalt materials and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [5. APAC ATLANTIC - SHARPE BROTHERS - City Wide Primary Secondary](#)

Approved award of contract with APAC Atlantic, Inc. Thompson Arthur Division (Primary) in the amount of \$278,750.00 Sharpe Brothers Division of Vecellio & Grogan, Inc. (Secondary Supplier), for needed asphalt materials and authorized the appropriate City official and/or employee be authorized to execute all necessary documents.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this contract be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 8-0 vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

[2020-243](#)

**Contract Amendment No. 1 - Black and Veatch - Engineering Services for Ward Electrical and HVAC Upgrade**

City Council is requested to approve Contract Amendment No. 1 to Black and Veatch in the amount of \$1,168,700.00 for engineering services for Ward Plant electrical and HVAC Upgrade. The scope of services is amended to include the additional services required for additional work based on time extension of project and change orders related to the upgrade.

**Attachments:** [6. BLACK & VEATCH - Amendment1 - Ward](#)

Approved award of Contract Amendment No. 1 to the Black and Veatch contract in the amount of \$1,168,700.00 for engineering services for the Ward Plant electrical and HVAC upgrade to include additional services required for additional work based on time extension of project and change orders related to the upgrade.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that Amendment No. 1 to the Black and Veatch contract for engineering services for the**

**Ward Plant electrical and HVAC Upgrade be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 8-0 vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

[2020-244](#)

**Contract - Breece Enterprises, Inc. - General Water and Sewer Maintenance**

City Council is requested to award a General Water and Sewer Maintenance Contract to Breece Enterprises, Inc. in the amount of \$2,737,838.00 for updates to infrastructure in various locations around the City. This includes public water, public sanitary sewer in the streets and in dedicated outfalls, along with patching and resurfacing.

**Attachments:** [7. BREECE ENTERPRISES - General Water and Sewer Maintenance](#)

Approved award of a General Water and Sewer Maintenance Contract to Breece Enterprises, Inc. in the amount of \$2,737,838.00 for updates to infrastructure in various locations throughout the city.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this contract be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 8-0 vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

[2020-245](#)

**Contract - Change Order - KRG Utilities, Inc. - Regency Dam - Storm System Improvements**

City Council is requested to approve a final adjusting change order in the amount of \$226,264.60 to cover costs for additional emergency repairs to Regency Dam and for additional materials and labor necessary for the other six storm system improvement projects included in the Storm System Improvements Contract.

**Attachments:** [8. KRG Final Adjusting Change Order](#)

Approved a final adjusting change order in the amount of \$226,264.60 to cover costs for additional emergency repairs to Regency Dam and for additional materials and labor necessary for the other six storm system improvement projects included in the Storm System Improvements Contract.

**A motion was made by Council Member Moore, seconded by Council Member Peters, to approve the final adjusting change order to the KRG Utilities, Inc. contract. Following a roll call vote by the Mayor, the motion carried by the following unanimous 8-0 vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson



[2020-246](#)**Contract - Carolina Industrial Equipment - Vacuum Leaf & Debris Collector Truck**

City Council is requested to award a contract to Carolina Industrial Equipment in the amount of \$220,387.00 for the purchase of a new Freightliner truck with ODB Model DCL800SM-25 Vacuum Leaf & Debris Collector using the NC Sheriffs' Association procurement contract for the truck, vacuum body installation, delivery and also declare the old leaf vac truck as surplus and disposing through the online auction process.

**Attachments:** [9. CAROLINA INDUSTRIAL EQUIPMENT - Vacuum Leaf & Debris Collector](#)

Approved award of a contract to Carolina Industrial Equipment in the amount of \$220,387.00 for the purchase of a new Freightliner truck with ODB Model DCL800SM-25 Vacuum Leaf & Debris Collector using the NC Sheriffs' Association procurement contract for the truck, vacuum body installation, delivery and also declare the old leaf vac truck as surplus and disposing of it through the online auction process.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by a unanimous 8-0 vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

[2020-247](#)**Contract - Advantage Truck Center - New Way Side Loading Refuse Trucks**

City Council is requested to award a contract to Advantage Truck Center in the amount of \$943,566.07 for the purchase of three (3) Autocar trucks with New Way Side Loading Refuse bodies using the NC Sheriffs' Association Procurement contract for the trucks, refuse body installation, delivery and also declaring three current spare trucks as surplus and disposing through the online auction process.

**Attachments:** [10. ADVANTAGE TRUCK CENTER - New Way Side Loading Refuse Truck](#)

Approved award of a contract to Advantage Truck Center in the amount of \$943,566.07 for the purchase of three (3) Autocar trucks with New Way Side Loading Refuse bodies using the NC Sheriffs' Association Procurement contract to the trucks, refuse body installation, delivery and also declaring three current spare trucks as surplus for disposal through the online auction process.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 8-0 vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

[2020-248](#)**Contract - Graybar Inc. - Corning Optical Data Network - HPPD**

City Council is requested to award a contract to Graybar Inc. in the amount of \$570,382.68 for the optical network cabling for the new Police Department and 911 Center at 1730 Westchester Drive and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [11. GRAYBAR OPTICAL - IP Optical Data Network - New HPPD](#)

Approved award of a contract to Graybar, Inc. in the amount of \$570,382.68 for the optical network cabling for the new Police Department and 911 Center located at 1730 Westchester Drive and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this matter be approved. The motion carried by the following vote:**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

#### [2020-249](#)

#### **Contract - Camcor Inc. - Audio Visual Equipment - HPPD**

City Council is requested to award a contract to Camcor Inc. in the amount of \$220,223.40 for all audio-visual equipment for the new Police Department and 911 Center at 1730 Westchester Drive and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [12. CAMCOR INC - Audio Visual Equipment - New HPPD](#)

Approved award of a contract to Camcor, Inc. in the amount of \$220,223.40 for all audio-visual equipment for the new Police Department and 911 Center at 1730 Westchester Drive and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this matter be approved. The motion carried by the following vote:**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

#### [2020-250](#)

#### **Contract - 5S Technologies Inc. - Network Storage Server Equipment - HPPD**

City Council is requested to award a contract to 5S Technologies Inc. in the amount of \$1,198,053.16 and will be financed at a zero percent interest rate over 5 years for the purchase of Network, Storage and Server Equipment for the new Data Center at the New Police Department and 911 Center Building and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [13. 5S TECHNOLOGIES - Network Storage Server Equipment - New HPPD](#)

Approved award of a contract to 5S Technologies, Inc. in the amount of

\$1,198,053.16 that will be financed at a zero percent interest rate over 5 years for the purchase of Network, Storage, and Server equipment for the new Data Center at the New Police Department and 911 Center Building and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

### [2020-251](#)

#### **Resolution - Sale of City Owned Property - 1409 Furlough Avenue**

City Council is requested to adopt a resolution accepting an offer of \$1,750.00 and authorizing the sale of City owned property located at 1409 Furlough Avenue Parcel No. 174530 through the upset bid procedure of N.C.G.S. 160A-269, and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

**Attachments:** [14. 1409 Furlough Ave Signed Reso Upset Bid \(1409 Furlough\).pdf](#)

Adopted a resolution accepting an offer of \$1,750.00 authorizing the sale of City owned property located at 1409 Furlough Avenue, Parcel No. 174530 through the upset bid procedure of N.C.G.S. 160A-269A, and directed the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269A.

Resolution No. 1929/20-18  
Resolution Book XX, Page 158

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this resolution be adopted. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

### [2020-255](#)

#### **Acquisition of 1529 Eastchester Drive - I-74/311 Eastchester Interchange Project**

Request for City Council to approve the purchase in the amount of \$135,900 for a 0.234 acre parcel of land and house, which is occupied, located at 1529 Eastchester Drive, Parcel No. 184299 ("Property") needed for the I-74/311 Eastchester Interchange Project ("Project"), and the conveyance of a 0.132 portion of the Property needed by an adjoining neighbor for driveway access to a side street.

**Attachments:** [15. 1529 Eastchester - I74-311 Eastchester Interchange Project ROW Deed 1529 Eastchester Drive \(executed\) U5169-56.pdf](#)

Approved the purchase of a 0.234 acre parcel (land and house) located at 1529 Eastchester Drive, Parcel No. 184299 that is needed for the I-74/311 Eastchester Interchange Project, and approved the conveyance of the property needed by an adjoining neighbor for driveway access to a side street.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

### [2020-259](#)

#### **Rescission of Resolution for the Sale of City Owned Property - 107 Kingsdale Court**

City Council is requested to rescind the resolution authorizing the sale of city owned property located at 107 Kingsdale Court.

**Attachments:** [15a. Rescission of Resolution - Kingsdale Property](#)

Approved the rescission of Resolution No. 1814/19-01, Resolution Book Volume XX, Page 76, adopted by the City Council on February 4, 2019 authorizing the sale of property (at no cost) located at 107 Kingsdale Court without consideration to the Town of Jamestown.

**A motion was made by Council Member Moore, seconded by Council Member Peters, that Resolution No. 1814/19-01 authorizing the sale of property (at no cost) located at 107 Kingsdale Court without consideration to the Town of Jamestown that was adopted by the City Council on February 4, 2019 be rescinded hat this matter be Rescind. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote.**

**Aye:** 8 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Council Member Jones

**Absent:** 1 - Council Member Hudson

## **PUBLIC HEARINGS (Finance Committee)**

### [2020-253](#)

#### **Public Hearing - Brittnano's Opportunity Zone Project**

City Council is requested to authorize up to \$1,547,000 in performance-based incentives for the Brittnano Group- KNova Film Capital project; and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

**Attachments:** [16. Brittnano Group-KNova Film Capital - EDC Incentives](#)  
[1. Transcript of voice mail from anonymous caller \(Brittnano Public Hearing\).p](#)  
[2. Transcript of voice mail from 336.965.0660 \(Brittnano Public Hearing\).pdf](#)  
[Tiffany Luard Public Comment re Brittnano OZ Project.pdf](#)  
[High Point BRITTANO STREAM copy.pdf](#)

Finance Committee Chair Moore: I am going to open the public hearing for this incentives request. I believe we're being joined by Sandy Dunbeck from our EDC, is that correct?

Sandy Dunbeck: That is correct. I am Sandy Dunbeck. I am Executive Vice President of the High Point Economic Development Corporation, and Loren Hill, who is with us, along with Marshall Yandle and myself are pleased to bring you tonight a proposed film/streaming media/ and hospitality project located in the Southwest Opportunity Zone in High Point. If you recall, the High Point Economic Development Corporation has been working to encourage investment in the High Point Opportunity Zone and co-hosted educational events with our local partners and with federal agencies. These events included tours of the High Point Opportunity Zone and buildings and efforts that the city is leading to activate the downtown thorough the stadium and encouraging and supporting other products, investments.

Brittano Group and KNova Film Capital are considering purchasing 614 W. Green. A building in the southwest area of High Point, for a film production, customer service, and multi-purpose facility. They are also considering multiple other properties along Green Drive in conjunction with an Opportunity Zone investment group known as Propel Opportunity Zone Fund out of Macon, Georgia, led by Frank Alston and Jane Alston.

If the Brittano Group and their investors do this in High Point, the company would create up to 120 jobs. The positions would include the management team and will also consist of on set and in production positions working with films, sound, lighting, craft services, and hospitality. The average salary of the positions would be \$32,500 per year. The project investment is proposed to increase the High Point and Guilford County tax base by \$65 million in new, real and personal property with other investments that will end up being taxable.

In addition to considering High Point for this facility, the Propel Opportunity Zone Fund is also considering investments in other states. The company has asked that High Point consider authorizing performance based incentives for this project. The Capital Investment Policy provides for up to \$1,547,000 for such a project that would locate in High Point. The source of that funding would be the city's Economic Development

Incentive Fund, which is funded by General and Electric revenues. Any such incentive would be subject to the company meeting benchmarks, spelled out in a performance agreement. Payments would be made in installments after the company achieves those benchmarks.

The Brittanos have been having conversations with the Guilford County Workforce Development and NC Works and GTCC and other partners in order to put as many local residents to work as possible. The company expects to make its location decision on whether to choose High Point or not within the next 30 days.

I'm pleased now to turn the presentation over to officials with the Brittano Group, Karie and Julian Brittano. Karie and Julian will share more information about their project, this potential operation in High Point, and why High Point could be a good fit for the company and their investors.

So, I will turn it over to Karie and Julian and they do plan to share their screen.

Karie Brittano: Thank you guys so much for taking the time out. We definitely appreciate you guys.

Julian Brittano: Yes, Hi, how is everybody doing? I hope everybody is well. We look forward to sharing. We appreciate the opportunity to present.

Sandy Dunbeck: Okay, so that's Karie and Julian. Are you guys able to share the screen?

Finance Committee Chairman Moore: We aren't seeing anything here.

Sandy Dunbeck: Okay, Karie if you'll just go down to the bottom and get your bar up to the green, share screen you should be able to pull your presentation.

Julian Brittano: Yes, it's asking, this will stop other screen sharing?

Sandy Dunbeck: Yes, you can go ahead.

Julian Brittano: So, yes?

Sandy Dunbeck: Yes.

Karie Brittano: Okay, can you all see the screen?

Sandy Dunbeck: Yes. We have your screen.

Karie Brittano: Our project is entitled "Streaming Zones." It is a unique approach to stimulate economic growth and real estate development within a qualified Opportunity Zone.

Finance Chairman Britt Moore: Julia, if I may, this is Councilman Moore and I don't mean to interrupt you, but just on a technical piece on our need, we're going to need you to give us a minute. We're not seeing what I think you want us to see. They are working on it.

Sandy Dunbeck: I'm seeing it. It's Karie and Julian's picture and "Streaming Zones."

Finance Committee Chairman Moore: Well, we've got Ryan in here working on it, so we should be with you in just a minute.

Council Member Jones: Sandy, I believe the ones that are remote are seeing the Zoom presentation.

Sandy Dunbeck: Okay, so you can see it in remote, but not in person?

Council Member Jones: I am seeing what you're seeing I believe. I just don't think they are seeing it in the Council Chambers yet.

Sandy Dunbeck: Alright, well we will hold for them a moment.

Julian Brittano: Alright, does everybody have it up on your screen?

Sandy Dunbeck: I think you just need to hold Julian.

Julia Brittano: Oh, sure.

Finance Committee Chairman Moore: I'll get back with you in just a minute when we've got it here in the Chamber.

Julian Brittano: Sure, no problem.

Sandy Dunbeck: And I can reconnect it if need be.

Finance Committee Chairman Moore: Now, we're at the cover page. We see two beautiful people, so that must be you guys. Take it back....

Karie Brittano: It is a streaming zone which is a unique approach to stimulate economic growth, real estate development in qualified opportunity zones.

Julian Brittano: With this business model, we do achieve both social impact and economic growth. So, as mentioned earlier, the project does consist of a \$100 million investment, which we were able to identify an Opportunity Zone Fund. Like Sandy said, out of Macon, Georgia, who we sat with and presented our proposal for the project back in February, to John and it has been a very intense vetting process, of course, as you can imagine. And everything is wonderful. We are grateful that we had an opportunity to work with them.

In identifying the city itself here in High Point, being that we were here. We've been here a year and a half now and really forging and cultivating some really good relationships with different members of the community, both from local, whether it's from a political level, whether it's through the working agencies or just the business community as a whole. We have really found that there's a lot of talent in the area and this is where we feel as though our catalyst project will definitely make an impact here.

Karie Brittano: Being able to utilize the real estate here in High Point is a huge thing for what we would like to do with our catalyst project. With that and the Workforce Development, we feel that those two components here work great in bringing the project to fruition. We really want to take advantage of a lot of beautiful landscape that you guys have here and a lot of the historical buildings here by being able to redevelop some of these existing structures and some of the lots adjacent to it to create a massive film and production compound.



What we would like to do is use these various locations and create like a 30,000 square foot workforce and small development center. We would like to also utilize 60,000 square feet to create an artist and design space. We want to really be able to take all of the components that fall within film and production and use the skills that are garnished through those, which you guys do so well all the time with the Furniture Market. And just having those logistics that happen behind the scenes-those crews and those tech people are very important and instrumental on making those things a success. So, being able to utilize the real estate and the workforce here, we feel that it will be a great catalyst to start a production streaming platform which can utilize those skill sets and an emerging market.

Julian Britton: So, the market that we specifically speak of right now is the streaming industry. I'm pretty sure, at this point, with the Year 2020, a lot of us that are here now can definitely identify with the streaming market because a lot of us have binge watch Netflix, Hulu, you know any of these streaming services or networks that are out there. A lot of all the major companies are moving toward streaming. For instance, NBC has started Peacock, and there's Disney Plus and a lot of different networks that have these streaming services which provides content at your fingertips. We feel as though High Point will be positioned to meet these manufacturing demands from these networks and streaming services with the workforce that we develop and train here. So, our aim is to create a hub where we can train the workforce to deliver the content at a very quick pace, which falls into small scale manufacturing because we are creating an end product which is called content that will be utilized and converted into a distributed product both nationally and internationally. With the streaming, like I said, with the growth of the streaming industry, so, just to put it into perspective, last year the streaming industry did about \$40 billion. They are projecting by 2024, that it should be somewhere near a \$220 billion industry. That's a lot of content that needs to be created and I feel as though we can create that content here by working with the film communities and different pockets of young adults and creatives in the area all of last year, we were able to identify a very strong community here in the Triad and specifically here in High Point. The streaming platform will also allow for independent production companies and they'll be able to bring their projects here, their productions here to High Point and utilize the workforce that we train.

Where we will be training and doing the production work is 614 West Green Drive. That is where we will have a fully equipped, state-of-the-art production compound equipped with sound stages, editing suites, and production offices, as well as a number of training and workshop spaces and small business entrepreneurship spaces as well. For instance, content creators will also have access to the studio facilities. This will be a hub, which, like we said before, production companies will come in, producers, and utilize our spaces as well as the workforce.

Karie Brittano: 614 is not the only space that we're looking at. Just like Sandy mentioned earlier, we are also looking at the area adjacent to 614. 621 as well as some other properties on that same lot line. It's just a beautiful place. It has a greenway that passes through as well. So, what we see in this place, is being a space where it's mixed use. You know, you could have live-work areas. You could have a lot of places for people to actually gather once we're able to gather safely.

We would like to propose in this space, just a space for people being in town and needing a place to stay, we would like to add a hotel, a boutique style hotel. Something small where we can gather people that are here for production and being able to use this kind of as an incubator in a heartbeat for local people as well to be able to go to work and be able to have something to do once you get off and just have an attraction or a space that you want to be involved with.

The streaming zones, we have some working partners. We mentioned earlier, KNova Film Capital. KNova Film Capital pretty much is in charge of all the acquisitions in which we will like to put under the banner of our production that orders down to the land, the building in which we will like to put production into, as well as the projects that we would like to acquire. Some of those projects we've been in communication with are, you know, these are some local people here. We've been talking to some people dealing with like Bob Brown and what he has going on. Being able to, you know, use those small businesses that can incentivize projects that spread some light to what's going on here locally. There's a lot of talent in which we can do things here. We're in Ward 3 as well, where the Coltrane House is located. So, with having films and productions, we're able to have budgets and with those budgets, we can apply them to upfits. So, anytime we would like to stage or do something for another project, we have now

set aside, you know, budgets where we can do some things and speak to what those needs may be and utilize the opportunity zones as our filming headquarters per se' or a place to, you know, set up anything new and showcase.

So, that's Brittano Studios which you guys are familiar with. That is pretty much what our production company will be, how we will find and curate the stories we receive from people being able to narrate, the local stories and hear, you know, things that come from people who are actually around you. You know the stories you know about but you're not able to see or other people are not able to share like Coltrane, like Bob Brown. We want to spread light to those local heroes.

We also have brought together-it's kind of two-fold. That's more of our hospitality side and with that that's onboarding people to be able to service the hotel, to service the theatre, to service some of the activities that will be going on in the lot at 621. So, with that we want to be able to build a team that is sufficient and knows how to do everything like you guys already have locally, especially with the Furniture Market. This will just be a leg for us to get those people who are good at those specific tasks. Then we also have, you know, with Coltrane and hearing about some of these different things, being able to do stuff on a local level, we can now utilize the local talent that's here. It's so many colleges around here, so many talented schools. And a lot of these people, once they're finished, there's no place for them to land. You know you get your education here in High Point, I mean in North Carolina, or in the adjacent areas here and you have no place to work once you're done.

One big component of film as well is music. So, we also have partnered with Violator and I'm not sure if all of you are familiar with, you know, a lot of 90s, R & B, Hip Hop or anything like that, but they are very known. If you do know some of the kids. I'll have to let my husband tell you more about that.

Julian Brittano: Not a problem. I can actually chime in. Thank you, Karie. Violator Management Entertainment is a very well-respected music company that was originally based out of New York City. They represent and manage artists such as 50 Cent, Missy Elliott, Sean Combs, and a number of, you know, very famous Hip Hop, R & B artists. They also

work with Mariah Carey and with some new artists. So, they are actually going to be one of our collaborative partners working in-house to facilitate our music needs that also attract new talent to the area. It will also provide opportunity and platforms for local artists to be able to present themselves and be able to be a part of a lot of these film projects and productions that are going forward. Also to mention F.A. Communications to go along with F.A. groups.....F.A. Communications will be overseeing all the media and public relation activities for all the entities that are involved with the project scope as well. Just to give you some insight on that.

We also have a working partnership with Notable Live in this new digital virtual age of hosting events and meetings such as this one here. We'll have an opportunity to present our own white label version of the technology to host our events here and a lot of different functions that we want to do until everything opens back up to Phase 3/Phase 4 situation regarding this society. We still have to move things forward and we definitely believe that education and accessibility is key, so Notable Live brings that ability for us all as well as impact of VR Dimensions. VR Dimensions is a local High Point business, who we are bringing on board as one of our collaborating partners to assist with educational modules and things of that sort via virtual reality and augmented reality impact immersive. We will also be streaming and coding that development as well as some other technology so that High Point's community and residents and employable citizens can take advantage of some other industries and activities.

Karie Brittano: Now, with that training, we are a partner with GTCC and some of the other local schools and community programs here. So, we will be working with these state agencies to make sure that we.....we will be working with NC Apprenticeship as well. So, these will be certified training, certified educators will be facilitating these modules of training. So, we are ensuring that, you know, this is not just us telling you how to do this industry, these are professionals and people who are active in their craft, teaching people how to do what needs to be done in this production era. So, that brings us to the local partners here with you guys. I'm sure you see a couple of familiar faces.

Julian Brittano: Right, and I'm pretty sure that you recognize a lot of these locals here and these are conversations that we've had with each one of these awesome agencies and groups with the assistance of Forward High

Point and a location that we are looking at which is right downtown in the Southwest area right next to downtown. Business High Point- Chamber of Commerce, we've had conversations with them regarding some accessibility and resources that we can add to the awesome business owners and entrepreneurs here in High Point as well as with NC Growth with their marketing capabilities to assist with data analysis and metrics and things of that nature. That's where we find that third beneficial to make sure that we scale properly as we grow. NC Works and GTCC working in collaboration with an apprenticeship programs, these are conversations that we've had as well and they were very progressive and productive. So, we also, of course, want to loop in High Point University being already pre-registered prior with Purple Briefcase, we've had some other new conversations regarding internship opportunities, paid internship opportunities and some new work experiences for them as well to go along with a feeder, pipeline program that we have with a few national brands which we'll go into in a moment.

On this page we want to continue and finish with the North Carolina Film Office in general. So, from a state level and from a local level dealing with the Piedmont Triad Film Commission, Rebecca Clark, we've been working very closely with her and we've had a lot of conversations regarding that.

I just want to scroll down here because we do take this next part very seriously, which is equality, diversity, and inclusion. With Streaming Zones, that is something we definitely know about and anybody that has dealt with us in the past can see our functions, our events, our activities, are definitely full of diversity, inclusion, and there's equal opportunity for people to create avenues and platforms for themselves. So, with Disney, ABC, UMC, we've been able to create a collaboration. So, regardless of how things move, we have a great opportunity to work with them as far as the distribution pipeline and a talent acquisition pipeline. And then with Under Armour, it allows for a project that we have on deck for the local community and interns, and we individually train the workforce to be able to participate with an under-the-flag, Under Armour League for the youth where we'll be doing a lot of production work, interviews, and coverage of the games, and just some other neat marketing opportunities to give the locals opportunity, but with another great brand.

Karie Britano: That's pretty much the conclusion of our slides. Does

anyone have any questions for us?

Finance Committee Chairman Moore: Does anyone have any questions for the Brittanos, or comments?

Council Member Jones: I've got a couple. The hotel, I'm assuming that will be open to the public?

Karie Brittano: Yes.

Council Member Jones: Okay, and what was your feedback....I know the CVB, I'm the City Council Liaison to the CVB Board and, you know, we do hotel feasibility studies as to how viable a hotel would be. We had to do that when we were considering the one by the stadium and there's also the one that the Congdon's have talked about doing. Have you talked with the CVB about the feasibility of a 100-room hotel being successful that close to the other competing hotels?

Julian Brittano: Well, to answer that, Victor, thank you for chiming in. This is Julian Brittano again. We have spoken with the CVB last year or Visit High Point and at that time the conversation really wasn't about a hotel at that point, but what we realized is that with the number of productions, for instance, that we have, just with our production company and our studios, we have over 23 productions that are looking to start once we identify our home, as far as our new home. And, with that, that's quite a bit of visitation and as far as some other actors or things like that, we are going to definitely utilize local talent clearly and then also some other events that we have already talked about bringing into the area such as, Miss Black America Pageant. That is one that we have been talking to CVB about and were introduced to a couple of individuals, and they are looking to come to High Point possibly as a new home for their official pageant which has been around for quite some time now. As a matter of fact, it was 50 years. So, that's a great project there. And then some other projects like that.

Karie Brittano: The hotel really has a boutique aspect, more like suites. What we really see in the hotel is a lot of production companies like he said, we see people who need to stay in to shoot their content and need a place closer to where they need to work.

Council Member Jones: With this construction and everything, I'm assuming based on looking at the property at 614, I would assume that you would pretty much have to tear down almost every structure that was there to build it new. Is that the plan?

Karie Brittano: No. Actually for 614, after doing a walk-through, it's more or less nine buildings connected together to create the large structure which is 120,000 square feet, more or less, it looks like the one side that had the up and downstairs is the most problematic. Everything else for us, the clearance height is pretty good. The only thing we would have to focus on is the roofs and making sure that we create enough span and do different high beams and structurally change the roofing structures. But other than that, everything else will pretty much stay in the same footprint. We just need to open it up by just changing out the roof system.

Council Member Jones: My last question from my notes was what would be the breakdown of the jobs and how many jobs will be related to the hotel, how many will be administrative, how many jobs will be related to the film side, just so we kind of have a feel for the types of skilled labor, unskilled labor jobs that would be predicted?

Julian Bittano: Basically, the breakdown would be....we're looking at 50 jobs in the production studios, and we're looking at another 20-30 jobs in the boutique hotel, and then the entrepreneur/small business component of what we're doing will have the remainder as far as facilitators and those who assist with the other in-house entrepreneurs and small businesses.

Council Member Jones: Thank you.

Finance Committee Chairman Moore: Anybody else? This is Councilman Moore. Guys, obviously, you know with the COVID and the streaming and a lot of changes, who is your competition in this venture as you begin?

Julian Brittano: Honestly, it would depend on what you consider the avenue. Being that we're looking more so at this with workforce and content creation space. The competition I guess is plenty. It's plenty of opportunity out here for folks to get involved. Locally, I would say....

Karie Brittano: But that's a good thing because that means our workforce

will be able to work. You know, have multiple avenues and multiple projects to work on. So, that's never a bad thing on the workforce side.

Julian Brittano: Yes, and I am going to also finish that up by saying because we've spent the time locally in engaging the other film groups within the community, we have created a lot of synergy. So, we've kind of...I'm not going to say nipped the competition because this is very inclusive and it allows opportunities for other groups to come in and get the type of looks that they're looking for and want accessibility to workforce and locations. I think we kind of minimize the competition and make it more of an inclusive operation of interlocking directors.

Finance Committee Chairman Moore: From an incentive standpoint, either you, or Sandy, did y'all mention.....or did y'all reach out to the County and the State on this as well?

Karie Brittano: We have been in communications with Tracy Dellinger. Yes, we are still in communication with them as well, but right now, it just really depends on what's going on with this and we'll just have further conversation from here.

Finance Committee Chairman Moore: Anybody else have any comments or questions?

Council Member Holmes: Karie and Julian, I may have missed this in your presentation, but are you producing content for your own platform or strictly for sale to other streaming platforms?

Julian Brittano: That's a great question. Thank you, Councilman Holmes. So, what we have going on is we have two lanes here. We have content that we can deliver to other streaming platforms and then as we are growing, we can be going to actually establish a locally-based streaming platform on which we can onboard local content. So, it can be two-fold.

Council Member Holmes: And, I think you said the projection of the market by 2024 would be \$220+ billion in the next four years?

Julian Brittano: Correct.



Council Member Holmes: So, that leaves a lot of room in the market for additional players to get a piece of the pie?

Julian Brittnano: Correct.

Karie Brittnano: Correct.

Council Member Holmes: And, final question. In development of the business incubator within the umbrella of your company, what types of businesses would you specialize in helping develop it? Is it directly tied to the film industry? Or, is it construction, or what types of businesses would be eligible to be incubated in your incubator?

Karie Brittnano: That's the beautiful part about production. Because it's such a vast undertaking, especially with the beginning of the construction, a majority of our proposal is the construction. We did not specify on here, but we are working with a minority construction company and the goal is to do the CMAR, which will mean we will be sending this out to bid to the public so that we can get localized businesses to be a part of the construction phase as well. We also would like to do some onboarding of individuals that can come on and be a part of that phase for all of the construction that goes on as well and get that training/experience too. So, we kind of have been working, pretty much, with our module that kind of spells out, kind of breaks out some of the different jobs that fall within the production umbrella. But, there's so many more. We would love to work with grassroot organizations to really see what the needs are because there is such a vast need. I'm quite sure with a lot of these things they have, you know, crossover appeal and everybody is not just going to want to be into one rank. So, we want to make it where people will have the flexibility to grow and see where their strengths are in this too as they work with us.

Council Member Holmes: Thank you.

Finance Committee Chairman Moore: Anyone else? Okay, at this point, I would like to mention that we did receive two public comments concerning this issue. They have been read and received and will be entered into the minutes. If no one else is to speak on this item, I am going to close the public hearing and I will make a recommendation to Council that item 253, the incentives, be approved.

Council Member Jones: Second.

Mayor Wagner: We have to wait for a vote. We can't vote on any public hearing items until Wednesday.

City Attorney Carlyle: We have to continue to accept public comments for the next 24 hours.

Finance Committee Chairman Moore: Okay, did everyone hear that? Okay, then I will retract that motion and will ask for an apology to be accepted on my behalf. That will go through the 24-hour period and will be considered at the meeting scheduled for Wednesday, July 22nd @ 5:30 p.m.

Mayor Wagner: All public hearing matters on the agenda tonight will be considered for final approval on Wednesday at 5:30 p.m. When this meeting ends, we will actually not be adjourning this meeting, we will recess it to that time at 5:30 p.m. on Wednesday, July 22nd, when we will take final action.

acknowledge public hearing held

## **PUBLIC HEARINGS (Community Development Committee)**

### **[2020-257](#)**

#### **Public Hearing - 2020-21 Annual Action Plan, the 2020-24 Consolidated Plan and the Analysis of Impediments to Fair Housing Choice**

City Council is requested to approve the 2020-21 Annual Action Plan, the 2020-24 Consolidated Plan and the Analysis of Impediments to Fair Housing Choice and authorize the City Manager to execute necessary documents for submission to HUD.

**Attachments:** [FINAL - 2020-24 Consolidated Plan and 2020-21 Annual Action Plan](#)  
[Analysis of Impediments to Fair Housing Choice for FY 2020](#)  
[FY2020-2024 Five Yr Consolidated Plan and FY2020 Annual Action Plan](#)  
[CD PowerPoint Presentation.pdf](#)

The public hearing for this matter was held on Monday, July 20, 2020 at 5:30 p.m. as duly advertised.

Mike McNair, Director of Community Development & Housing, advised the the Consolidated Plan process occurs every five (5) years based on HUD guidelines;

as well as the Analysis of Impediments to Fair Housing Choice; and the Annual Action Plan is done every year. These three pieces complement each other and the Consolidated Plan ties all the components together. Urban Design Ventures, a consultant that was procured through an RFP process, assisted in the preparation of the Action Plan and the Consolidated Plan, which ties together the community goals based on analysis and community input.

Mr. McNair spoke to how the Plan is a collaborative process with a lot of community interaction which took place in three phases:

1. Research based on meetings within the community, various agencies/stakeholders, government and elected officials, city department heads and key staff, etc....
2. Analysis of the data, which looks at the numerical representations, what the housing market looks like, what income levels look like such as rents, etc....
3. Final Phase, which includes presentation of recommendations, budget, public review of the draft plan, public hearing, and council approval.

A series of roundtable discussions took place which involved discussions with the following:

The Housing Authority of the City of High Point  
Community Organizations  
Economic Development Organizations  
Education Providers  
Fair Housing Organizations  
Housing Providers  
Health Care Organizations  
Homeless Service Providers  
Public Safety  
Social Service Providers

In the course of these discussions and working through these agencies, the following six strategy areas were identified as a part of the city's Five-year goals and strategies.

1. Housing Strategy
2. Homeless Strategy
3. Community Development Strategy
4. Administration, Planning, and Management Strategy
5. Economic Development Strategy
6. Special Needs Strategy

Mr. McNair noted the second piece of the Plan is the Analysis of Impediments to Fair Housing Choice, which is required by jurisdictions that receive HUD funding and requires certification that the city will affirmatively further Fair Housing and the city must follow the law to try to eliminate discriminatory practices within the limits/liabilities, and ensure that the policies/procedures are consistent with that to alleviate any Fair Housing concerns. He spoke to one of the things they look at is the housing market and making affordable housing available because everybody is supposed to have the ability to live in housing that is affordable throughout the community.

He reported on the following five impediments that were identified in the Analysis of Impediments:

1. Lack of affordable housing
2. Lack of accessible housing
3. Barriers living in housing choice (social, physical, and economic)
4. Lack of Fair Housing awareness
5. Lack of economic opportunity (jobs)

He explained that the Fair Housing goals (identified below) are essentially the correction of the actual impediments.

Increase the supply of affordable housing through new construction and housing rehabilitation for low-income households.

Increase the supply of accessible housing through new construction and rehabilitation of accessible housing for persons who are disabled or elderly.

Eliminate physical, economic, and social barriers in the City to increase housing choice and opportunities for low-income and protected classes.

Improve knowledge and awareness of The Fair Housing Act, affirmatively further fair housing and eliminate the negative attitude of "Not in My Back Yard" (NIMBYism).

Increase employment opportunities, job training, and access to higher paying jobs that will improve household income and improve housing choice.

The Annual Action Plan identifies the funding which is made up primarily of CDBG and HOME Funds. CDBG funds are very flexible, whereas the HOME funds are very restrictive and can be used for housing only. Mr. McNair reported that the city's CDBG allocation this year is \$939,000 which is a slight decrease from last year of about \$8,000, while the HOME allocation will be \$544,069, an increase of \$39,000. He pointed out they have funding from other resources that totals \$3.2

million, as well as program income received from Section 108 loans. He proceeded to review the ongoing activities, and advised the only new activity on the list is the tiny homes project development on Smith Street. They have been continuously building Core City redevelopment in areas such as Cedrow and doing CHDO activities to further enhance affordable housing.

Mr. McNair spoke to how they just finished up the public comment period and did not receive any comments and advised once the City Council approves the Plans on July 22nd, staff will then submit the document to HUD.

Chairman Williams asked if there were any questions for staff. There being none, he asked the Clerk if any comments were received regarding this matter. The City Clerk advised no comments were received.

Chairman Williams explained that the public hearing would be left open for 24 hours as required by state statute and additional public comments could be received up until the 24-hour period after the public hearing is held. He reminded everyone that the City Council would be voting on this matter on July 22, 2020 at 5:30 p.m.

**acknowledge public hearing held**

## **PUBLIC HEARINGS (Planning & Development Committee)**

### **2020-263**

#### **Carr Davis II, LLC - Zoning Map Amendment 20-05**

A request by Carr Davis II, LLC to rezone approximately 3.5 acres from the Conditional Use Light Industrial (CU-LI) District to the Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 570 feet west of NC 68 (Eastchester Drive) and approximately 540 feet south of Willard Dairy Road.

**Attachments:** [FINAL P&Z Staff Report ZA-20-05](#)  
[Signed ORD ZMA 20-05](#)

The public hearing for this matter was held on Monday, July 20, 2022 at 5:30 p.m. as duly advertised.

Herb Shannon, Senior Planner with the Planning & Development Department, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request to rezone an approximate 3.5-acre parcel located approximately 570 feet west of NC 68 (Eastchester Drive) and approximately 540 feet south of Willard Dairy Road from the Conditional Use Light Industrial (CU-LI) District to the Conditional Zoning Light Industrial (CZ-LI) District to allow a warehousing use. The applicant is requesting rezoning for only the rear portion of this site; the rest of the development will remain as is.

Currently the Land Use Policies established by the Eastchester Drive Corridor Plan do not support a warehousing use. Thus, there was a condition that warehousing uses be prohibited. The rear portion of this industrial development lies just outside of the Corridor Plan and warehousing outside of the Corridor area is permitted and the applicant is looking to rezone the rear portion of the development so a warehousing use can be placed on that site. Previous conditions will be transferred over into the new zoning application. The applicant has submitted an updated Conditional Zoning Ordinance for the rear portion of the site, so the only change is allowing warehousing in the rear portion of the development.

Mr. Shannon pointed out the following key items for consideration regarding this request that are identified in the staff analysis.

The site and the surrounding area is designated on the Land Use Plan for restricted industrial use

Surrounding parcels have a Conditional Use Light Industrial District zoning which allows the same uses allowed on adjacent parcels to the west that are also outside of the Eastchester Corridor Overlay.

Staff is recommending approval as the request is consistent with adopted policy guidance because as conditioned, the requested CZ-LI District is supported by policies of the Land Use Plan and does not conflict with previously established Land Use Policies governing this section of the Eastchester Corridor Plan. The request is also reasonable in the public interest because, as conditioned, the requested CZ-LI District will be consistent with adjacent zoning approvals with similar LI zoned properties lying outside the Eastchester Gateway Corridor Overlay. The request was reviewed by the Planning & Zoning Commission at their June meeting and the Commission recommended approval.

Mayor Wagner asked if the applicant or the applicant's representative had joined the meeting. There was no response. Mr. Shannon advised the applicant for Zoning Map Amendment 20-05 is Mike Carr and he had noted that he would be traveling and was not sure if he would be able to reach his destination prior to the meeting.

For the record, Mayor Wagner asked again if there was anyone who had joined the meeting who would like to speak for the applicant in this matter. Hearing none, he opened the public hearing and asked the Clerk if any comments were received. The City Clerk replied there were no comments received.

Mayor Wagner then announced that the public hearing will remain open for comments for the required 24-hour period as required by state statute and advised that the City Council would not be taking action on this matter until Wednesday at 5:30 p.m.

acknowledge public hearing held

[2020-267](#)

**Braxton Real Estate & Development LLC - Zoning Map Amendment 20-08**

A request by Braxton Real Estate & Development LLC, to rezone approximate 29 acres from the Conditional Use Residential Single Family-5 (CU R-5) District to the Conditional Zoning Residential Multifamily-5 (CZ RM-5) District. The site is located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road.

**Attachments:** [Final P&Z Staff Report ZA-20-08](#)  
[Signed ORD ZMA 20-08](#)

The public hearing for this matter was held on Monday, July 20, 2020 at 5:30 p.m. as duly advertised.

Herb Shannon, Senior Planner with the Planning & Development Department, provided an overview of the staff report for Zoning Map Amendment 20-08. This is a request to rezone a 29-acre parcel located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge from its current Conditional Use Residential Single Family-5 (CU R-5) District to a Conditional Zoning Residential Multifamily-5 (CU RM-5) District.

Mr. Shannon reported this property was annexed into the city in 2007 and at that time another separate developer was proposing a single family subdivision on the site; however, due to the topography and the environmental constraints on the property, the project never moved forward. The applicant has applied to rezone this site to a CZ RM-5 District to allow some flexibility in the site grading and site design and to reduce the amount of grading. The Land Use Plan classifies this area as Low Density Residential and allows residential development up to five (5) units per acre. The applicant is proposing a mixed development consisting of single family homes, townhomes, and twinhomes and in conjunction with this request, they have also submitted a Conditional Zoning Ordinance in which they have offered conditions pertaining to building setback and vehicle access.

Key items identified in the Staff Analysis are as follows:

The site does abut the Laurel Oak Ranch development to the east and to the west, which is also a mixed residential development consisting of single family townhomes and multifamily and directly south of this site is a multi-family tract of the Laurel Oak Ranch development so, the multifamily townhome use has already been introduced into the area, and the site abuts an existing multifamily development.

The applicant has offered a condition to ensure compatibility with the abutting residential neighborhood to the south that if multifamily structures are developed on this site, they will provide a minimum of a 100-foot setback from the adjacent rural subdivision to the north.

The following key items were identified from the staff analysis on mitigation of impacts:

The ordinance already deals with perimeter lighting and landscaping.

The RM-5 District restricts building heights to 50 feet (the same height that is allowed for single family dwellings).

Restricts the number of townhomes that can be placed together to ensure it will be compatible with surrounding uses.

Any stream impacts would have to meet the City of High Point Stream Buffer requirements.

Staff is recommending approval of this request to rezone this 29-acre tract of land to the Conditional Zoning RM-5 District and staff finds the request to be consistent with adopted policy guidance because the Land Use Plan classifies this area as low density residential and supports residential uses at a density of five (5) units per acre and both the current CU R-5 and the proposed CZ RM-5 allow residential development at a maximum density of five (5) units per acre. The request is also reasonable in the public interest because the proposal will allow the creation of a residential development that will provide a land use transition from the higher density multifamily development adjacent to the south to the lower density single-family residential development adjacent to the north. The Planning & Zoning Commission reviewed this request at their June public hearing and also recommended approval.

At the conclusion of the overview of the staff report, Mayor Wagner asked if there were any questions of staff regarding Zoning Map Amendment 20-08. Hearing none, he asked if anyone representing the developer would like to speak on this matter.

Judy Stalder [participating remotely], 3735 Admiral Drive, representing the applicant, Braxton Real Estate & Development, spoke in favor of the request. She acknowledged that Greg Garret had also joined the meeting remotely and could answer any questions. Ms. Stalder stated this property was zoned R-5 in 2007 for a single family subdivision and reiterated the topography was just too steep to accommodate a practical lot layout. In 2019, another developer proposed a Conditional RM-5 for single family homes and townhomes and although it received unanimous support from the Planning & Zoning Commission, their company changed in focus which led them to withdraw their request.

She explained this request is for the same Conditional RM-5, which is in conformance with the Land Use Plan. She noted the difference between this proposed development request and the one that came through in 2019 is that the townhomes would be adjacent to Laurel Springs apartments and there would be single family homes adjacent to single family homes on the north side. She



reiterated that all the conditions remain the same and noted the number of units proposed did not meet the threshold for a Traffic Impact Analysis (TIA). She explained there are no opportunities to connect to the north, east, or south due to the topographic challenges, so they will not be connecting to any existing developments and will not have any driveways connecting to Horneytown Road, but would have two major access points to Horneytown Road.

Ms. Stalder expects that NCDOT will require turn lanes when the application is turned in for the access points and spoke to how the topographic qualities of the property may be challenging, but it allows them to reserve open space and there would be protecting the environmental sensitive slopes and maintain a buffer along Richfork Creek.

Regarding the required neighborhood meeting, Ms. Stalder advised that they were unable to meet with the neighbors due to the coronavirus precautions, but they did send out a letter with the site plan and contact information in the case of any questions and/or concerns. No responses were received from any of those neighbors. She asked for Council's consideration for approval of this matter at the meeting scheduled for Wednesday, July 22nd at 5:30 p.m.

Mayor Wagner asked if there were any questions for the applicant. Council Member Moore inquired about the expected number of units proposed for this development. Ms. Stalder replied that approximately 149 units are proposed and would consist of 23+/- single family dwellings and the rest would be townhomes.

Mayor Wagner asked if there were any additional questions. Hearing none, he asked the Clerk if any comments were received regarding this public hearing matter. The City Clerk advised there were no comments received.

The Mayor reiterated that the public hearing for this matter would stay open for additional public comment for 24 hours and final action is anticipated to be taken on Zoning Map Amendment 20-08 on Wednesday, May 22, 2020 at 5:30 p.m.

**acknowledge public hearing held**

### [2020-268](#)

#### **Premier Stores, Inc. - Zoning Map Amendment 20-10**

A request by Premier Stores, Inc. to rezone approximately 4 acres from the Conditional Zoning General Business (CZ-GB) District to an amended Conditional Zoning General Business (CZ-GB) District. The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.

**Attachments:** [Final P&Z Staff Report ZA-20-10](#)  
[Signed ORD ZMA 20-10](#)

The public hearing for this matter was held on Monday, July 20, 2020 at 5:30 p.m. as duly advertised.

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

The applicant, Premier Stores, Inc. is requesting that Council rezone approximately 4 acres bounded by W. Wendover Avenue, Piedmont Parkway, and Hickory Grove Road from the Conditional Zoning General Business (CZ-GB) District to an amended Conditional Zoning General Business (CZ-GB) District.

Mr. Shannon advised that in 2019, Premier Stores submitted a request to rezone this site from an Office Zoning designation to a Conditional Zoning Limited Business District and then submitted another application to rezone it from Conditional Zoning Limited Business to Conditional Zoning General Business to allow a drive-thru restaurant type use. The site is currently under construction and under the latest proposal, the applicant is proposing to amend the Conditional Zoning Ordinance for this site regarding the signage standards. The site is within the W. W. Wendover Avenue/Guilford College Road corridor which includes conditions that the development meet the standards of the Eastchester Gateway Overlay District.

As part of the development of the site, there will be a convenience store with fuel pumps and the applicant desires to install an electronic changeable copy sign to display the fuel prices for the convenience store; however, this type of signage is not permitted under the Eastchester Gateway Corridor standards.

Mr. Shannon pointed out the proximity of this site to an adjacent BP gas station/convenience store that does have a digital sign that was installed prior to the adoption of the Wendover Avenue/Guilford College Road Corridor Plan, so it was not subject to the same standards.

The applicant is pulling over all previously adopted conditions and the only change is to allow a changeable copy sign. Staff recommends approval as this request only pertains to one aspect of the sign standards. The Planning & Zoning Commission is also recommending approval of this request. Staff finds that the request is consistent with adopted policy guidance because the amended Conditional Zoning GB District adheres to the recommendations of the W. Wendover Avenue/Guilford College Road Plan with the exception for one aspect of signage. The request is reasonable in the public interest because a similar sign is used to display fuel prices in an adjacent commercial development located at this same intersection.

Following the conclusion of staff's presentation of the staff report, Mr. Shannon entertained any questions.

Council Member Moore inquired about the maximum height for the sign. Mr.

Shannon advised that the applicant can provide specifics and noted it would be a monument type sign, so he is guessing it would be around 10-12 feet in height.

Mayor Wagner then asked if there was anyone present to speak on behalf of the applicant for this matter.

Judy Stalder, 3735 Admiral Drive, representing the applicant, spoke in favor of the request. She recognized Phil Kleinman with Premier Stores who had also joined the meeting remotely. Mr. Kleinman offered to answer any questions. Ms. Stalder advised that Mr. Kleinman is the owner and developer of the property and is asking for this minor amendment to allow an electronic changeable copy sign for display of gas prices. She noted that changeable copy signs are allowed in the Eastchester Overlay, just not the electronic changeable copy signs. She pointed out the sign is not out of character with the area and reiterated that staff supports the amendment.

Regarding the required neighborhood meeting, they did contact nearby property owners (one church, one apartment complex, and other commercial properties), but they received no opposition from those neighbors. She asked for Council's support for approval of Zoning Map Amendment 20-10 at the meeting on Wednesday, July 22nd.

Following Ms. Stalder's presentation, Mayor Wagner asked if there were any additional questions. Hearing none, he asked the Clerk if any public comments were received for Zoning Map Amendment 20-10. The City Clerk replied that none were received.

The Mayor reminded everyone that the public hearing would remain open for receipt of any additional comments for 24 hours and the Council would be taking final action on this matter on Wednesday, July 22nd at 5:30 p.m.

**acknowledge public hearing held**

[2020-269](#)

**High Point Investment Holdings, LLC - Zoning Map Amendment 20-11**

A request by High Point Investment Holdings, LLC and Dennis Bunker et al to rezone approximately 65.1 acres from the Conditional Zoning Residential Multifamily-16 (CZ RM-16) District to an amended Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site is located northeast of the intersection of N. Main Street and Delray Avenue, and east of Monteray Circle.

**Attachments:** [Final P&Z Staff Report ZA-20-11](#)

[Signed ORD ZMA 20-11 and ZMA 20-12](#)

The joint public hearing for this matter and related matter, 2020-270 Zoning Map Amendment 20-12, was held on Monday, July 20, 2020 at 5:30 p.m. as duly

advertised.

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the combined staff report for both matters, which will be attached in Legistar and incorporated as a permanent part of these proceedings. He noted that although they are two separate applications, there is a combined Conditional Zoning Ordinance for the two cases, so Council can vote on them together applying the same determination and consistency statement.

Mr. Shannon advised the total area of both sites is approximately 73 acres and explained they had to be submitted as separate applications because of the 20-foot strip of land that is owned by another property owner and separates the two properties. He spoke to how these two land areas were presented to Council for approval of the Conditional Zoning RM-16 District in 2018 to develop a 600-unit mixed residential development. The application was approved at that time and the layout of the tracts was proposed by the applicant. Since that time, a development firm has purchased the southern 42 acres of this site and is in the process of submitting plans for a single-family subdivision; however, they desire to phase the development in a manner different than what was previously proposed. So, they have submitted this application to revise the tract boundaries and to amend some of the transportation conditions as far as timing of road improvements.

He provided a map identifying the initial layout of Tracts A, B, C, and D and noted no change is proposed for Tract D. The applicant is proposing changes to the configuration of Tracts A, B, and C. He made reference to the Table included in the packets that helps explain and identify the proposed changes.

Tract A: No change in acreage--will remain at 8.03 acres. Only the configuration will change. No change in the use.

Tract B: Will increase by 12.7 acres.

Tract C: Will decrease by 12.7 acres.

Tract D: No changes

Some key items in the Staff Analysis:

There is no change in the type of uses permitted, no change in density, no change in the density restrictions that were previously part of the zoning approval.

All of these conditions will be carried forward.

It is just a change in those tract boundaries and clarification of transportation

improvements, to specifically clarify as each tract develops, what road improvements are to be conducted.

Staff recommends approval of the proposed amendment for Zoning Map Amendment 20-11 and Zoning Map Amendment 20-12 and staff finds the request is consistent with adopted policy guidance because the Land Use Plan designates this area as Medium Density Residential which supports a variety of residential uses at a density of up to 16 units per acre. Staff also finds that the request is reasonable in the public interest because the requested amendment only adjusts the timing of the transportation improvements in conjunction with modification of the tract boundaries and does not change any previously required improvements. The Planning & Zoning Commission reviewed these two zoning map amendments at their June public hearing and recommended approval.

Following the staff presentation on both zoning map amendments, Mr. Shannon asked if there were any questions.

Hearing none, the Mayor asked if there was anyone who had joined the meeting remotely to speak on behalf of the applicant.

Judy Stalder, 3735 Admiral Drive in High Point, representing the applicant, spoke in favor of both zoning map amendment requests. She advised the original property owner had this site rezoned for various types and density of housing to market the property and now that they have a developer/builder for the southern tracts, and a better idea of how the property is going to develop, they are asking for these two amendments to the zoning. One, to adjust the tract boundary lines and another to clarify the road improvements. She stressed that they would not be changing any of the requirements of the road improvements, but changing the wording to be clear on the expectations and the timing of the road improvements.

Regarding the required neighborhood meeting, Ms. Stalder reported that she knows the neighbors personally and had met with them many times over the last several years and despite the COVID restrictions in place, she did meet with a couple of these neighbors personally at their homes on their property. She relayed that the neighbors did express concerns on how this property will be developed, but stressed that they have been working closely with them to ensure they understand how the development will proceed, but noted they did not oppose the development.

She asked for Council's approval of Zoning Map Amendment 20-11 and Zoning Map Amendment 20-12 on July 22nd.

Mayor Wagner asked if there were any questions for the applicant. Hearing none, he asked the Clerk if any public comments were received for Zoning Map Amendment 20-11 or Zoning Map Amendment 20-12. The City Clerk reported

there were not comments received for either of these zoning map amendments.

The Mayor reminded everyone that the public hearing on these two zoning map amendments would remain open for another 24 hours to accept any additional comments and the City Council would take final action on these two zoning map amendments on Wednesday, July 22nd at 5:30 p.m.

**acknowledge public hearing held**

## [2020-270](#)

### **High Point Investment Holdings, LLC - Zoning Map Amendment 20-12**

A request by High Point Investment Holdings, LLC and Dennis Bunker et al to rezone approximately 7.9 acres from the Conditional Zoning Residential Multifamily-16 (CZ RM-16) District to an amended Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site is located east of NC 66 and north of Thomas Street.

**Attachments:** [Final P&Z Staff Report ZA-20-12](#)  
[Signed ORD ZMA 20-11 and ZMA 20-12](#)

The joint public hearing for this matter and related matter, 2020-269 Zoning Map Amendment 20-11, was held on Monday, July 20, 2020 at 5:30 p.m. as duly advertised.

*Note: Please refer to 2020-260 Zoning Map Amendment 20-11 for specific comments made at the joint public hearing regarding this matter.*

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the combined staff report for both matters, which will be attached in Legistar and incorporated as a permanent part of these proceedings. He noted that although they are two separate applications, there is a combined Conditional Zoning Ordinance for the two cases, so Council can vote on them together applying the same determination and consistency statement.

The Mayor reminded everyone that the public hearing on these two zoning map amendments would remain open for another 24 hours to accept any additional comments and the City Council would take final action on these two zoning map amendments on Wednesday, July 22nd at 5:30 p.m.

**acknowledge public hearing held**

## **REGULAR AGENDA ITEMS**

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## **COMMUNITY DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams, Chair**

[2020-256](#)

### **2020 Urgent Repair Policies - URP20 Procurement and Disbursement Policies - URP20 Assistance Policy**

City Council is requested to approve the URP20 Procurement and Disbursement Policies and the URP20 Assistance Policy and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [2020-21 Urgent Repair Program Policies\(final\)](#)  
[URP Program \(signed docs\).pdf](#)

Michael McNair, Director of Community Development & Housing, advised that the City of High Point has been involved in the Urgent Repair Program (URP) since 2013-2014 and explained the North Carolina Housing Finance Agency requires URP grant recipients to adopt policies and procedures defining the procurement and assistance protocols. The City of High Point's allocation this year increased to \$100,000; in the past, it has been \$50,000.

Community Development Committee Chairman Chris Williams asked if there were any questions for staff. There were none.

Approved the URP20 Procurement and Disbursement Policies and the URP20 Assistance Policy and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Peters, that this matter be approved. The motion carried by the following vote:**

**Aye:** 9 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

## **PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair**

[2020-264](#)

### **City of High Point Special Events Policy- Revisions to Special Events List**

City Council is requested to approve revisions to the Special Events List portion of the Special Events Policy to transfer sponsorship of the Go Far 5K Spring event to the Go Far 5K Fall event. The Prosperity & Livability Committee met on Wednesday, July 15, 2020 at 11:00 a.m. and voted unanimously to forward this matter to the City Council with a favorable recommendation for approval.

**Attachments:** [Revisions to the Special Events List.pdf](#)

Prosperity & Livability Chairman Councilman Hudson, explained this has to do with the co-sponsored events that the city holds each year. He explained that GO

Far, because of the COVID pandemic, had to cancel the Spring Go Far race and they are requesting the city to transfer sponsorship of the Go Far 5K Spring event to the Go Far 5K Fall event. Chairman Hudson advised this was discussed in the Prosperity & Livability Committee Meeting held on Wednesday, July 15th and the Committee unanimously recommended this matter be forwarded to the City Council with a favorable recommendation for approval.

Approved revisions to the Special Events List portion of the Special Events Policy to transfer sponsorship of the Go Far 5K Spring event to the Go Far 5K Fall event.

**A motion was made by Council Member Hudson, seconded by Mayor Pro Tem Williams, that this matter be approved. The motion carried by the following vote:**

**Aye:** 9 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

## [2020-266](#)

### **Targeted Downtown Office Incentive Policy- Downtown Municipal Service District**

City Council is requested to adopt the revised Targeted Downtown Office Incentive Policy. The new policy would encourage office projects to locate and grow in the City's "Downtown Municipal Service District". This Targeted Downtown Office Incentives Policy would go into effect on the date of its adoption by the High Point City Council and would expire on July 31, 2021.

**Attachments:** [Final Targeted Downtown Office Incentives Provision finalagendaitem Targeted Downtown Office Incentives Policy \(Adopted\).pdf](#)

Prosperity & Livability Chairman Wesley Hudson, advised that the Prosperity & Livability Committee also discussed the Targeted Downtown Office Incentive Policy for the Downtown Municipal Service District in the meeting held on July 15th and voted unanimously to forward this to the City Council with a favorable recommendation for approval as well.

Chairman Hudson explained this is a policy that he city has created to help increase the employment opportunities and continue the redevelopment of our downtown area to include rent assistance incentives, job creation incentives, etc... The policy will be effective upon approval through July 31, 2021. He reported the funds for this policy are to be used for new construction or a major renovation/major upfit, which was determined to be greater than 49% of the Guilford County tax value on the property. He shared there will be two exemptions to the policy as follows:

1. It cannot be used by non-profit businesses, and
2. It cannot be used if the owner of the property is a controlling partner in any of the controlled interest to become a tenant in his/her own building.

He explained the process for applying for these incentives would be very similar to the process currently being used for economic development incentives.



Mayor Wagner added that this is a very targeted proposal and is limited in time and in space. The purpose of offering the incentives is to incentivize office development in the downtown municipal service district, which is basically the area directly around the stadium. He explained that the incentives, if awarded, would be done through an incentive agreement similar to the process used for economic development incentives and there would be identified benchmarks that would have to be met to get the incentive. He spoke to how this would further assist with the downtown revitalization and stressed the need to get people working downtown and get office jobs back downtown. He emphasized this would be a significant part in bringing the much needed revitalization downtown, along with having people live downtown, having people come downtown for events, and people coming downtown for restaurants and coming downtown to leisure and entertainment. He also spoke to how vital it is to get High Point back on the map as a place to work in the downtown.

He stressed the hope in creating and implementing this incentives policy and putting an end date on it, would be to create some urgency among people who may be looking for some office space here in High Point and may want to be downtown where all the action is going to be.

Adopted the revised Targeted Downtown Office Incentive Policy to be effective upon adoption and will expire on July 31, 2021.

**A motion was made by Council Member Hudson, seconded by Council Member Peters, that this matter be approved. The motion carried by the following vote:**

**Aye:** 9 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

## **PLANNING & DEVELOPMENT - Mayor Jay Wagner**

### **[2020-260](#)**

#### **Resolution of Intent - Annexation 20-01**

Approval of a Resolution of Intent to establish a public hearing date of August 3, 2020, to consider a voluntary continuous annexation of an approximately 4.9-acre parcel located along the south side of Boulder Road, approximately 430 feet east of Tarrant Road. The site is addressed as 1091 Boulder Road and is also known as Guilford County Tax Parcel 154708.

**Attachments:** [Resolution of Intent AN-20-01](#)

Adopted a Resolution of Intent establishing a public hearing date of August 3, 2020 at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 4.9-acre parcel located along the south side of Boulder Road, approximately 430 feet east of Tarrant Road, more specifically addressed at 1091 Boulder and known as Guilford County Tax Parcel 154708.

**Resolution No. 1925/20-14**  
**Resolution Book, Volume XX, Page 154**

**A motion was made by Mayor Wagner, seconded by Council Member Moore, that this matter be adopted. The motion carried by the following vote:**

**Aye:** 9 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

[2020-261](#)

**Resolution of Intent - Annexation 20-02**

Approval of a Resolution of Intent to establish a public hearing date of August 3, 2020, to consider a voluntary continuous annexation of approximately 2.5 acres located along the east side of Hickwood Road, approximately 210 feet north of Willard Road. The site is addressed as 2302 and 2304 Hickwood Road and known as Guilford County Tax Parcels 187191 and 187192.

**Attachments:** [Resolution of Intent AN-20-02](#)

Adopted a Resolution of Intent establishing a public hearing date of August 3, 2020 at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 2.5 acres located along the east side of Hickwood Road, approximately 210 feet north of Willard Road; addressed as 2302 and 2304 Hickwood Road and known as Guilford County Tax Parcels 187191 and 187192.

**Resolution No. 1926/20-15**  
**Resolution Book, Volume XX, Page 155**

**A motion was made by Mayor Wagner, seconded by Council Member Moore, that this matter be adopted. The motion carried by the following vote:**

**Aye:** 9 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

[2020-262](#)

**Resolution of Intent - Annexation 20-04**

Approval of a Resolution of Intent to establish a public hearing date of August 3, 2020, to consider a voluntary continuous annexation of an approximate 0.31-acre parcel located along the east side of Giles Street, approximately 270 feet south of E. Fairfield Road. The site is addressed as 105 Giles Street and known as Guilford County Tax Parcel 158355.

**Attachments:** [Resolution of Intent AN-20-04](#)

Adopted a Resolution of Intent establishing a public hearing date of August 3, 2020 at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 0.31-acre parcel located along the east side of Giles Street, approximately 270 feet south of E. Fairfield Road; specifically addressed as 105 Giles Street and known as Guilford County Tax Parcel 158355.

**Resolution No. 1927/20-16**  
**Resolution Book, Volume XX, Page 156**

**A motion was made by Mayor Wagner, seconded by Council Member Jefferson, that this matter be adopted. The motion carried by the following vote:**

**Aye:** 9 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

## **GENERAL BUSINESS AGENDA**

### **[2020-271](#)**

#### **Minutes To Be Approved**

Community Development Committee Meeting; June 9th @ 4:00 p.m.  
Finance Committee Meeting; June 11th @ 4:00 p.m.  
Special Meeting of the City Council; June 11th @ 4:30 p.m.  
Special Meeting of the City Council (Closed Session); June 15th @ 3:00 p.m.  
Regular Meeting of the City Council; June 15th @ 5:30 p.m.  
Special Meeting of the City Council; June 22nd @ 5:30 p.m.  
Public Safety Committee Meeting; June 24th @ 4:00 p.m.

**Attachments:** [1. June 9 2020 Community Development Committee Meeting Minutes](#)  
[2. June 11 2020 Finance Committee Meeting Minutes](#)  
[3. June 11 2020 Special Meeting Minutes](#)  
[4. June 15 2020 Special Meeting Minutes](#)  
[5. June 15 2020 High Point City Council Regular Meeting Minutes](#)  
[6. June 22 Special Meeting Minutes](#)  
[7. June 24 2020 Public Safety Committee Minutes](#)

The minutes of the preceding minutes were unanimously approved as submitted.

**A motion was made by Council Member Moore, seconded by Council Member Johnson, that this matter be approved. The motion carried by the following vote:**

**Aye:** 9 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

## **FINANCE COMMITTEE - Council Member Moore, Chair**

### **[2020-293](#)**

#### **Closed Session- Economic Development**

Council is requested to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(4) for an economic development matter.

**7:37 p.m., a motion was made by Mayor Pro Tem Williams, seconded by Council Member Holmes, to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(4) for economic development purposes. Following a roll call vote by the Mayor, the**

motion carried by the following unanimous 9-0 vote.

**Mayor Wagner announced that it is anticipated that action will be taken as a result of the Closed Session once Council reconvenes into Open Session.**

**Aye:** 9 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

## [2020-238](#)

### Contract - Elliott Sidewalk Communities

City Council is requested to Extend Land Development Agreement with Elliott Sidewalk Communities to reflect economic realities due to Covid-19 and interest in office space at the current time.

1. Would slide the CO for 275 North Elm until July 2022 (Building C)
2. Would push back CO date for condo site until March 2023 (Building G)
3. Would push back CO date for hotel site until September 2023 (Building A)
4. Would push back CO dates for apartments/parking deck until March 2026 (Building H)

**Attachments:** [1. Elliott Sidewalk Extension](#)  
[Elliott Sidewalk Communities Revised Dev Schedule \(July 20 2020\).pdf](#)

This matter was originally on the Finance Committee Consent Agenda, but was pulled and placed on the Regular Agenda due to some questions that came up and the need for further discussion.

The matter was further discussed during a Closed Session that was called at the request of Council Member Cyril Jefferson. Upon reconvening into Open Session, the following action was taken on the matter.

Approved an extension to the Land Development Agreement with Elliott Sidewalk Communities to reflect economic realities due to COVID-19 and interest in office space at the current time.

**A motion was made by Council Member Peters seconded by Mayor Pro Tem Williams, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote.**

**Aye:** 9 - Council Member Moore, Mayor Pro Tem Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

**ADJOURNMENT (A motion will need to be made to RECESS this meeting to Wednesday, July 22, 2020 @ 5:30 pm. for the voting session on the public hearing matters)**

At 8:20 p.m., the meeting was recessed until Wednesday, July 22, 2020 at 5:30 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk