

City of High Point

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



Minutes

Monday, April 5, 2021

3:30 PM

Council Chambers

Manager's Briefing

Jay W. Wagner, Mayor

Britt W. Moore (At Large), Mayor Pro Tem

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),
Monica L. Peters (Ward 3), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

As part of the City of High Point's on-going COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed and the public was provided a link to listen to the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting.

CALL TO ORDER and ROLL CALL

Mayor Wagner called the meeting to order at 3:32 p.m.; followed by Roll Call as followed:

Present:

Mayor Jay W. Wagner; Mayor Pro Tem Britt W. Moore, At Large; Council Member Tyrone Johnson, At Large (participated remotely) ; Council Member Cyril Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member Monica Peters, Ward 3 (participated remotely); Council Member Wesley Hudson, Ward 4; Council Member Victor Jones, Ward 5; and Council Member Michael Holmes, Ward 6 (participated remotely),

Staff Present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Jeron Hollis, Managing Director; Michael McNair, Community Development Director; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Staff Present Remotely:

Nena Wilson, Community Development Assistant Director; and Ray Davis,

Others Present:

Matt Thiel with the High Point Schools Partnership; James Adams, Member of High Point Schools Partnership, and President of the High Point's NAACP; Chris Rivera, Executive Director for GuilfordWorks; Daniel Harris, Assistant Director for GuilfordWorks; and Syretha Brown, Executive Assistant for GuilfordWorks

Others Present Remotely:

Kristen Kirby, Attorney with McGuireWoods LLC; Ray Davis, and Craig Stone with Wynnefield Forward

PRESENTATION OF ITEMS

Randy McCaslin, Interim City Manager said there would be three items presented during the briefing; and introduced Matt Thiel, High Point Schools Partnership to speak on the first item.

2021-130**High Point Schools Partnership**

Matt Thiel with the High Point Schools Partnership will provide a presentation to City Council regarding an initiative focused on expanding access to broadband internet for families with school children.

Attachments: [HPSP 2021 Meeting City Council.pdf](#)

Matt Thiel, High Point Schools Partnership (HPSP) extended greetings; said that HPSP was an initiative affiliated with the Guilford Education Alliance (GEA); it started in 2019 when community leaders led by Business High Point and the High Point Community Foundation began to explore ways to promote, strengthen, and advocate for great schools in High Point; spoke to how communities were marketing and developing during the pandemic; provided HPSP's mission statement; provided a list of HPSP's leadership team, and community partners; discussed the impact desegregation made in schools; and introduced James Adams, Member of High Point Schools Partnership, and President of the High Point's NAACP to speak.

Mr. Adams extended greetings; said that education was the key to success for economic development; spoke to the collaboration efforts with the community; discussed focus areas, and strategic initiatives that included: partnerships, advocacy, marketing, recruitment and rewards, support, and racial equity; voiced support for the 2021 School Bond Referendum; mentioned recent accomplishments with the HPSP; and spoke to building greater High Point Schools.

Mr. Thiel discussed the roles and goals to be considered from council as followed:

Roles:

1. Communicate, publicly the criticality of great high point schools.
2. Engage with regional and state leadership in advocating for our schools.
3. Collaborate with us in lifting up our schools.

Goals:

1. Collaborate with us as we expand Wi-Fi access to more school families.
2. Support the 2022 Guilford county school bond.
3. Enact a teacher supplement to attract and retain quality educators.

Council Member Williams spoke to restarting the Mentorship Program; to being

able to connect with different agencies at one location; and to having support from different agencies for the program.

Mr. Thiel mentioned creating remote learning sites for students; hiring part time staff for those sites; and spoke to focusing on the City of High Point's schools.

2021-131

Workforce Development

Chris Rivera, Executive Director for GuilfordWorks, will provide a presentation to City Council regarding the Workforce Development contract and official name change for the agency.

Attachments: [High Point City Council Workforce Presentation 4.21.pdf](#)

Randy McCaslin, Interim City Manager introduced Chris Rivera, Executive Director for Guilford Works to give a presentation regarding the Workforce Development contract, and official name change for the agency; and noted that there would be a resolution authorizing and endorsing the name change of the Guildford County Workforce Development Board to GuilfordWorks for City Council to adopt at tonight's regular meeting of Council.

Mr. Rivera extended greetings; outlined the Workforce Development system; said that GuilfordWorks was one of the 23 Workforce Boards in North Carolina that was part of National Workforce Development System with 538 regional entities; spoke to the programs that were provided such as Career Counseling, and Occupational Skills Training offered both virtual and in person; gave an overview of High Point's employment conditions that included high impact areas/general locations; said the southside was significantly impacted by the pandemic; gave an overview of GuilforWorks's number of customers served, education levels, and demographics (race and age); spoke to doing a targeted outreach in the community; to how Workforce Development responded to the pandemic/COVID-19; explained the six month unemployment trends report; said that unemployment claims continued to decline, however, the number of residents that continue to collect benefits was still nearly 2(x) higher than there were at the start of the pandemic. Mr. Rivera introduced his staff in attendance as followed: Daniel Harris, Assistant Director, and Syretha Brown, Executive Assistant; concluded discussing GuilfordWorks future offerings with community conversations, high point career center renovations, and having a mobile career center (will have Americans with Disabilities Act (ADA) accommodations); and spoke to the resolution that would go before council to approve the center's name change.

Council Member Holmes inquired on the impact made for those without internet services; and asked if a study had been conducted on transportation provided for individuals. Mr. Rivera replied that a study had not been conducted at this time;

said the data presented today was from a 2018 community survey; spoke to hiring a consultant to perform a formal transportation study; and that they would be able to determine how communities fared over the course of 12 months at a future date.

Council Member Holmes voiced the need on maximizing transportation routes to get individuals to and from their employers; and voiced appreciation for the mobile career center.

Council Member Williams inquired on the virtual reality and coding services provided. Mr. Rivera replied that a initiative called Code Guilford was launched providing summer camps that taught introduction to coding; explained the virtual reality software and equipment that had a virtual environment which trained on trades such as welding, heavy equipment operator, etc...; and extended an invitation to council to attend one of the virtual training modules.

Mayor Pro Tem Moore inquired if federal funding was used for the mobile career center. Mr. Rivera replied yes; and that the mobile unit was purchased through a grant received through the General Assembly.

Eric Olmedo, Assistant City Manager said that the city was working through the center's lease with the legal department; and that a budget amendment would be presented to council in May to recognize the payment GuilfordWorks made for their upgrades to their center along with a five-year lease.

Mr. McCaslin spoke to the lease history with GuilfordWorks; said the first agreement was for ten years; the city purchased the building with a ten-year lease with the City of Greensboro since they were the recipient of the federal funds; and that the city's investment over the ten years paid for the building and renovations plus utilizes; noted this would be the first lease renewal.

[2021-132](#)

Tax-Exempt Multifamily Housing Revenue Bonds

Kristen Kirby with McGuireWoods will provide a presentation to the City Council regarding Tax-Exempt Multifamily Housing Bonds.

Attachments: [Multifamily Housing Bonds 101 - City of High Point.pdf](#)

Michael McNair, Community Development Director introduced Kristen Kirby, Attorney with McGuireWoods, LLP to give a presentation on Tax-Exempt Multifamily Housing Revenue Bonds; and recognized Craig Stone, Developer who would be available for questions.

Ms. Kirby stated she would be serving as the bond counsel for the city in connection with the Wendover Height Apartments project; explained the housing revenue bonds process; said the bonds would be used to finance acquisition for the project located at W. Wendover Ave.; the city would act as the conduit issuer

which would allow a reduced interest rate to borrow money since the bonds would be tax-exempt; and quality to receive a 4% tax credit. Ms. Kirby continued discussion regarding what multifamily housing revenue bonds were; gave an overview of the tax rules for a for-profit developer; the criteria the project must meet; income restrictions; spoke to the criteria needed for project; to income restrictions to using tax exempt bonds; the volume cap allocation process; said each state was permitted to issue a limited amount of private activity bonds in each calendar year ("volume cap"); the NCHFA reviewed volume cap applications at the same time it reviewed 9% applications, and again midyear beginning in May; outlined the required steps for the application process with the NCHFA for approval of volume cap for bonds; discussed tax credits under Section 42 of the Code, if at least 50% of the basis of the project was financed with Section 142 tax-exempt bonds, 4% tax credits automatically was applied; explained the roles of the key players in a bond deal; the structure of Tax-Exempt Multifamily Housing Bonds; and outlined the responsibilities of the issuer that involved: adopting an inducement or reimbursement resolution, holding a public hearing, adopt findings resolution making findings required by LGC application, if LGC approval required, adopt final resolution approving documents and financing, sign documents at closing, and post issuance. Ms. Kirby recognized Craig Stone, Representor for the Developer to answer any questions.

Mayor Pro Tem Moore asked if this type of bond issuance on housing had been done in the past. Mr. McNair replied that this was the first time a bond was issued for multifamily housing (housing).

Mayor Pro Tem Moore asked was the city a conduit on prior projects; inquired on the repayment process; and timeframe for the issuance of the bonds. Mr. Stone replied that the city had been a conduit in prior projects; said that Ms. Kirby would be working with the city's legal department on the repayment process; and that they were in the final stages for the bond's issuance.

Council Member Williams inquired on the competition for tax credits in small cities; and if the city could apply for both tax credits. Ms. Kirby replied that the 4% tax exempt was not competitive because of the larger amount of volume cap received by the state; and that you could not apply for both tax credits for the same project.

Mr. McNair reminded council that an inducement resolution would be on the May 3rd agenda for approval.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 4:52 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Mary S. Brooks,
Deputy City Clerk