

City of High Point

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



Minutes

Wednesday, April 7, 2021

9:00 AM

Council Chambers

Prosperity and Livability Committee

Wesley Hudson - Chair

Michael Holmes

Cyril Jefferson

Monica Peters

Jay Wagner, Mayor (Alternate)

Britt Moore, Mayor Pro Tem (Alternate)

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link www.HighPointNC.gov/VirtualPublicMeeting.

Prosperity and Livability Committee - Council Member Wesley Hudson, Chair

CALL TO ORDER

Chairman Wesley Hudson called the meeting to order at 9:00 a.m. Following a virtual roll call, the following attendance by Committee Members was duly noted.

Physically

Present (1): Chairman Wesley Hudson

Remotely

Present (3): Committee Member Michael Holmes, Committee Member Cyril Jefferson, and Committee Member Monica Peters

Staff Present:

Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; Jeron Hollis Managing Director; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Staff Remotely Present:

JoAnne Carlyle, City Attorney

Also Present:

Phyllis Bridges, Yalik's African American Art & Cultural Movement, President CEO; and Angela Roberson, Yalik's African American Art & Cultural Movement Board Member

PRESENTATION OF ITEMS

[2021-133](#)

Washington Street Cultural Center

Phyllis Bridges will provide a presentation on the Washington Street Cultural Center.

Attachments: [Yalik's African American Art Cultural Center Powerpoint - City of High Point.p](#)
[Executive Summary Yalik's African American Art & Cultural Movement](#)

Phyllis Bridges, Yalik's African American Art & Cultural Movement (YAAACM), President CEO extended greetings; provided a background and history of the YAAACM (Center); said she started the project ten years ago; described what the Center would entail;

spoke to the Center's mission, vision, and goal; explained how the name of the Center came about; said the name 'Yalik' was her grandson's name; and that the center would be a legacy to her grandchildren; said that Washing Street was the heart of the African American (AA) community; spoke to her art gallery, Yalik's Modern Art, that was published in the Artsy Magazine as the best small gallery in the state; described the impact that the design of the Center would have on the community; said it would offer visual and performing arts; said that AA History at the Center timeframe would begin around the year 1850 to present; spoke to the types of exhibits that would be displayed; said there would space available for donors; spoke to expanding on her current partnerships with other museums; voiced excitement for the different spaces that would offer education, meeting rooms, children's space, multipurpose rooms, etc...; discussed the current and nearest African American cultural centers; and said that the Center would be considered a tourist attraction.

Ms. Bridges continued discussion regarding the potential site for the project located on Washing Street; said the YAAACM was working with Samet Corporation on the Center's design with the Design firm CJMW Architecture, Winston Salem, NC); provided photos of the floor plan, and exterior façade; a copy of the executive summary (Summary) to the committee for the Center; the Summary included the current board members of the YAAACM; spoke to Center as being the catalyst for the revitalization; on page 10 showed a map of the property with a list of opportunities for the area; spoke to having an AA heritage trail alongside the property that would include murals; said the site was located in an opportunity zone; on page 13 showed the benefits and impact that the Center would make; on page 14 showed potential partners; on page 16 showed an operational table for expenses, profits, etc...; on page 24 showed what the economic impact the center would have; spoke to the employment, internships, and volunteer opportunities; discussed ways the center would generate revenue; spoke to the letters of support received for the project; and on behalf of the YAAACM, asked that the city donate the land to the YAACM located on Washington Street.

Chairman Hudson open the floor for questions.

Committee Member Holmes voiced appreciation for the visionary presented by Ms. Bridges for the project; and inquired on a timeline for the project if approved by the city. Ms. Bridges replied that there were two organizations ready to commit once the donation of land was approved; said Samet Corporation provided numbers for the building stages; and that that timeline would depend on when or if the donation was approved.

Committee Member Jefferson thanked Ms. Bridges for sharing her presentation on YAAACM; inquired on the funding for the project; the feasibility of the project; voiced the importance of assuring due diligence was done; and asked staff to speak on the land conveyance process. Ms. Bridges replied that the capital campaign fund was on hold; spoke to the reasonings for a feasibility study; and spoke to moving forward with the project once the donation of land was approved.

Committee Member Peters inquired on other options the city could offer.

JoAnne Carlyle, City Attorney advised that this request was not an economic development matter; and said that the consideration of donation of the property would be for public purposes.

Randy McCaslin, Interim City Manager mentioned criteria's that would need to be met; said that one of the criteria would be that the Center would be used for a public purpose; said council could establish benchmarks; spoke to having a reversionary clause attached to the property; advised council on the steps that would need to be taken that would involve the legal department and staff.

Ms. Carlyle advised that there could be benchmarks established; that it would not be incentives with benchmarks like economic development; said it would have to fit the definition 'public purpose'; and would have a reversionary clause in the deed, or an MOU agreement that would incorporate what council wanted to include such as deadlines.

Committee Member Jefferson moved to authorize staff to research options to support the YAAACM project; and report back at a later date, at a Manager's Briefing, to present the findings. Committee Member Peters made a second to the motion. Following a roll call vote by Committee Member Jefferson, the motion carried by the following 4-0 unanimous vote.

Aye (4):Chairman Hudson, Committee Member Holmes, Committee Member Peters; Committee Member Jefferson

ADJOURNMENT

There being no further business to come before the Prosperity & Livability Committee, the meeting was adjourned at 9:54 a.m.

Respectfully Submitted:

Wesley Hudson, Chairman

Attest:

Mary S. Brooks, Deputy City Clerk