

City of High Point

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



Minutes

Wednesday, July 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)

Prosperity and Livability Committee - Council Member Wesley Hudson, Chair

CALL TO ORDER

Chairman Wesley Hudson called the meeting to order at 9:09 a.m. Following a virtual roll call, the following attendance by Committee Members was duly noted.

Present (3): Chairman Wesley Hudson, Committee Member Cyril Jefferson, and Committee Member Monica Peters

Absent (1): Committee Member Michael Holmes

Staff Present:

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

Also Present:

Phyllis Bridges, YAAACM, President CEO; Melody Burnett, Visit High Point; John Sigers, Samet Corporation-Director of Diversity and Inclusion; and Joe Crim, Extern Law Student at Wake Forest University

PRESENTATION OF ITEMS

[2021-275](#)

Discussion-Donation of City-Owned Property for the Washington Street Cultural Arts Museum

Staff will be discussing the donation of City-Owned Property for the Washington Street Cultural Arts Museum.

Attachments: [Handout \(maps, prior conveyance information, considerations for conditions ;](#)

Randy McCaslin, Interim City Manager provided information on the said property in question to include a preliminary map; said the property was owned by the City of High Point and the High Point Housing Authority (HPHA); and that the legal department was in the process of reviewing the property's tax records to confirm ownership.

JoAnne Carlyle, City Attorney advised that during the legal department's research, the HPHA did own a portion of the property at this point; and that research was still being conducted.

Mr. McCaslin continued discussion explaining what the said property was used for from

the years 1970 and 2020; spoke to past property donations that the city made; said that both donations included a reversion clauses per state law; one donation included a Memorandum of Understanding (MOU), and the other the other property included a Quitclaim Deed; said that any changes made beyond the clause was council's decision; and recommended council to consider conditions with the donation such as having a professional study completed to determine the annual operating cost, maintenance requirements, specific construction schedule, etc.

Council Member Hudson inquired on the advantages, and on the difference between an MOU, and a Quitclaim Deed. Ms. Carlyle replied that the Quitclaim Deed would give the grantee possession of the property, and the MOU would not; the MOU's advantage was that it would legally protect the city, and would be treated with requirements that council would determine; and that the Quitclaim Deed would require legal action if any issues were to occur.

Ms. Carlyle spoke to having the title work to the said property completed by an outside real-estate law firm due to the number of parcels on the deed that exceeded 50.

Committee Member Jefferson asked were the documents provided by Mr. McCaslin given to council provided to Ms. Bridges so that she could share the information with her team. Mr. McCaslin replied yes.

Mr. McCaslin advised council that the committee could give a recommendation to council to give staff the directive to move forward with Ms. Bridges request.

Committee Member Jefferson inquired on the cost for an outside real-estate legal firm. Ms. Carlyle replied that she would have to confirm the cost for outside legal; and advised that the research on the said property would be in the best interest of the city to confirm ownership.

Ms. Bridges extended greetings; and recognized in attendance to speak on the project's behalf Melody Burnett, Visit High Point; and John Sigers, Samet Corporation. Ms. Burnett spoke to the history between Visit High Point and Ms. Bridges in regards to the Yalik's African American Art & Cultural Center; voiced support for her project; to investments that Visit High Point had made in Ms. Bridges' previous projects; the need for cultural and heritage attractions for visitors; said that it would be beneficial to the community; thanked everyone for exploring the opportunity with Ms. Bridges; and said that the plan for Washington Street would tie in with the urban core of the city.

Mr. Siger gave a brief history of working with Ms. Bridges dated two years ago on the design of the Cultural Art Center; spoke to the efforts that the design team at Samet Corporation made that helped create Ms. Bridges vision; and voiced support, and excitement to begin the project.

Committee Member Jefferson inquired on the cost for the project; and Chairman Hudson inquired on the timeframe to complete the project. Mr. Siger replied that the cost for the project would be \$32 million; and that the time frame would be 18 months.

Committee Member Peters made a motion; seconded by Committee Member Jefferson to move this matter to the full Council with a favorable recommendation and continue working with Ms. Bridges to determine the best way to do the Memorandum of Understanding and assess the land on said property. Following a roll call vote by Chairman Hudson, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Hudson, Committee Member Peters, and Committee Member Jefferson

Absent (1): Committee Member Holmes

Ms. Bridges provided staff and committee members a copy of letters for financial support for her project.

[2021-277](#)

Discussion-Adding Forward High Point's "Rock the Point" Block Parties to the City's Sponsored Events List

Staff will be discussing adding Forward High Point's "Rock the Point" Block Parties to the City's Sponsored Events List.

Attachments: [Downtown Special Events.pdf](#)

Eric Olmedo, Assistant City Manager spoke to Forward High Point's request for their Block Parties to be added to the city's sponsored events list; said that there were eight concerts planned located outside of the baseball stadium; and that they were asking for donations to assist with the events being produced.

Committee Member Peters inquired on the specifics and cost of the events; and said that another sponsor should pay for the expense of police officers due to the police department being short staffed. Mr. Olmedo replied that at stage, police security, and barricades would be used, no details yet; and that he did not have a dollar amount at this time.

Committee Member Jefferson asked if a representative from Forward High Point was present to speak on behalf of the request. Mr. Olmedo replied no.

Committee Member Jefferson continued discussion regarding the planning process for the events; said that the request should have been made in advance; said that for the record "regardless of recommendation or motion there was nothing this body could have done before the first event on July 17th; and recommended bringing this request

before council to allow Forward High Point to address any questions.

Committee Member Jefferson made a motion; seconded by Committee Member Peters to place this matter on the Manager's Briefing agenda on July 19, 2021 for further discussion. Following a roll call vote by Chairman Hudson, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Hudson, Committee Member Peters, and Committee Member Jefferson

Absent (1): Committee Member Holmes

ADJOURNMENT

There being no further business to come before the Prosperity & Livability Committee, the meeting was adjourned at 9:52 a.m.

Respectfully Submitted:

Wesley Hudson, Chairman

Attest:

Mary S. Brooks, CMC
Deputy City Clerk