



# City of Salisbury

North Carolina

## COUNCIL MEETING AGENDA

May 2, 2023  
6:00 p.m.

*The meeting will be held in a hybrid format and will be streamed live at [salisburync.gov/webcast](http://salisburync.gov/webcast) and on the City's Facebook account.*

*Anyone who wishes to speak via Zoom during public comment must sign-up by 5:00 p.m. on May 2, 2023 by contacting Connie Snyder at [csnyd@salisburync.gov](mailto:csnyd@salisburync.gov). Citizens who wish to speak in person can sign up in Council Chambers.*

1. Call to order.
2. Moment of Silence.
3. Pledge of Allegiance.
4. Adoption of Agenda.
  
5. Council to recognize Information Technology Administrative Specialist Claire Karriker for being named Communities in Schools Volunteer of the Year for Hanford Dole Elementary School. *(Presenter – Information Technology Manager Dale Waters)*

6. Mayor to proclaim the following observances:

NATIONAL DAY OF PRAYER	May 4, 2023
DRINKING WATER WEEK	May 7-13, 2023
NATIONAL PREVENTION WEEK	May 7-13, 2023
NATIONAL SKILLED NURSING CARE WEEK	May 14-20, 2023
ASIAN PACIFIC AMERICAN HERITAGE MONTH	May 2023
BETTER HEARING AND SPEECH MONTH	May 2023
EXERCISE IS MEDICINE MONTH	May 2023
JEWISH HERITAGE MONTH	May 2023
MENTAL HEALTH AWARENESS MONTH	May 2023

7. Council to consider the CONSENT AGENDA:

- (a) Approve Minutes of the special meetings of April 17, 2023 and April 18, 2023 and the regular meeting of April 18, 2023.
  
- (b) Approve Purchase Order 230939 in the amount of \$196,000 for the purchase of battery replacements for the DC power plant located at the Salisbury Customer Service Center. This DC power plant supplies backup power for Hotwire Communications, City of Salisbury Information Technology, Telecommunication Radio System, and Traffic Signal Operations. The battery replacements are included in the FY2022-2023 budget. As part of the agreement Hotwire Communications will pay 77.62% and the City will pay 22.38%.

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- (c) Approve the City Manager to sign an agreement with Rowan County to host a temporary sculpture, “Ojai” for the 2023 Salisbury Sculpture Show.
  - (d) Approve a right-of-way encroachment for approximately 40 linear feet of underground fiber optic cable by Hotwire Communications on Wellington Drive per Section 11-24(27) of the City Code.
  - (e) Adopt a Resolution of Support endorsing the widening of Old Mocksville Road, between Hawkinstown Road and East Ridge Road, as a new project for the Cabarrus-Rowan Metropolitan Planning Organization Priority List.
  - (f) Adopt a Resolution of Support endorsing the extension of Bendix Drive as a new project for the Cabarrus-Rowan Metropolitan Planning Organization Priority List.
8. Council to receive public comment. ***Speakers who wish to speak via Zoom must sign-up before 5:00 p.m. by contacting Connie Snyder at csnyd@salisburync.gov.*** Citizens who wish to speak in person can sign-up in Council Chambers. Citizens who are unable to speak during the meeting may submit written comments to the email above and they will be shared with Council.
9. Council to hold a public hearing regarding an installment financing agreement in an amount not to exceed \$10,500,000, with other available funds, for the purpose of financing all or a portion of the cost of construction of the new Fire Station 3 located at 150 Mahaley Avenue, and consider adopting a Resolution of Intent requesting approval of the Local Government Commission. *(Presenters – Finance Director Wade Furches, Fire Chief Bob Parnell)*
- (a) Receive a report
  - (b) Hold a public hearing
  - (c) Adopt a Resolution making certain findings and appointments and requesting approval of the Local Government Commission.
10. Council to receive an update regarding the Bell Tower Green Park from Bell Tower Green, Inc. as part of the annual report. *(Presenters — Parks and Recreation Director Nick Aceves and Bell Tower Green, Inc. President Bill Wagoner)*
11. Council to consider a Downtown Revitalization Incentive Grant request for up to \$155,000 to assist with a building rehabilitation, residential production, and a fire suppression project located at 126-130 North Main Street: *(Presenter – Urban Design Planner Alyssa Nelson)*
- (a) Receive a report
  - (b) Hold a public hearing
  - (c) Consider Downtown Revitalization Incentive Grant request.
12. Council to consider a Downtown Revitalization Incentive Grant request for up to \$75,000 to assist with a building rehabilitation project located at 110 South Main Street: *(Presenter – Urban Design Planner Alyssa Nelson)*
- (a) Receive a report
  - (b) Hold a public hearing
  - (c) Consider Downtown Revitalization Incentive Grant request.

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13. Council to consider a Downtown Revitalization Incentive Grant request for up to \$105,000 to assist with a building rehabilitation, residential creation and fire suppression project located at 125 South Main Street: *(Presenter – Urban Design Planner Alyssa Nelson)*
  - (a) Receive a report
  - (b) Hold a public hearing
  - (c) Consider Downtown Revitalization Incentive Grant request.
  
14. Council to consider a Downtown Revitalization Incentive Grant request for up to \$140,000 to assist with a building rehabilitation and residential production project located at 211 East Innes Street: *(Presenter – Urban Design Planner Alyssa Nelson)*
  - (a) Receive a report
  - (b) Hold a public hearing
  - (c) Consider Downtown Revitalization Incentive Grant request.
  
15. Council to consider a Downtown Revitalization Incentive Grant request for up to \$30,000 to assist with a building rehabilitation and residential creation project located at 322 East Council Street: *(Presenter – Urban Design Planner Alyssa Nelson)*
  - (a) Receive a report
  - (b) Hold a public hearing
  - (c) Consider Downtown Revitalization Incentive Grant request.
  
16. Council to receive a FY2023-2024 budget update for Salisbury-Rowan Utilities. *(Presenters — Salisbury-Rowan Utilities Director Jim Behmer, Assistant Director Jason Wilson, and Finance Director Wade Furches)*
  
17. Council to consider appointments to various Boards and Commissions.
  
18. City Attorney's Report
  
19. City Manager's Report.
  
20. Council's Comments.
  
21. Mayor Pro Tem's Comments.
  
22. Mayor's Announcements and Comments.
  
23. Adjourn.

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Kelly Baker

Name of Presenter(s): Information Technology Manager Dale Waters

**Requested Agenda Item:** Council to recognize Information Technology Administrative Specialist Claire Karriker for being named Communities in Schools Volunteer of the Year for Hanford Dole Elementary School.

**Description of Requested Agenda Item:** Claire Karriker was recently named Volunteer of the Year for Hanford Dole Elementary School by Communities in Schools. She has volunteered with Communities in Schools since 2018 and currently mentors and tutors fifth grade students. Claire is a remarkable employee whose commitment, excitement and willingness to serve represents the City well throughout the community.

**Attachments:**  Yes  No

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

**Action Requested of Council for Agenda Item:** Council to recognize IT Administrative Specialist Claire Karriker for being named Communities in Schools Volunteer of the Year for Hanford Dole Elementary School.  
*(Please note if item includes an ordinance, resolution or petition)*

**Contact Information for Group or Individual:** Kelly Baker or Dale Waters

**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

## FINANCE DEPARTMENT INFORMATION:

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

**\*\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\*\***



# *City of Salisbury*

*North Carolina*

## **PROCLAMATION**

**WHEREAS**, the history of our Nation is indelibly marked with the role that prayer has played in the lives of individual Americans and indeed the United States as a whole; and

**WHEREAS**, our greatest leaders have always turned to prayer in times of crisis; and

**WHEREAS**, we acknowledge that prayer is a deeply personal experience and the way on which it finds expression depends on our individual dispositions as well as on our religious convictions; and

**WHEREAS**, the virtues of prayer have a common bond with our hope and aspirations; our sorrows and fears; and deepest remorse and renewed resolve; our thanks and joyful praise; and most importantly our love all turned toward God; and

**WHEREAS**, we join with our President, the Governors and the Mayors of our United States and invite all Salisburians to join us in earnest prayer for our Nation, our State, and our City.

**NOW, THEREFORE**, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, on behalf of Salisbury City Council, DO HEREBY PROCLAIM Thursday, May 4, 2023 as

## **NATIONAL DAY OF PRAYER**

in Salisbury, and encourage our fellow citizens of Salisbury to join in prayer, asking that God's light may illuminate the minds and hearts of our people and our leaders, so that we may meet the challenges that lie before us with courage, wisdom and justice.

This the 2nd day May 2023.

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Karen K. Alexander, Mayor



# *City of Salisbury*

*North Carolina*

## **PROCLAMATION**

**WHEREAS**, water is our most valuable natural resource; and

**WHEREAS**, drinking water serves as a vital role in daily life serving an essential purpose to the health, hydration and hygiene needs for the quality of life our citizens enjoy; and

**WHEREAS**, tap water delivers public health protection, fire protection, support for our economy and the quality of life; and

**WHEREAS**, the coronavirus pandemic has shone a light on the importance of drinking water for health, hydration and hygiene needs; and

**WHEREAS**, the hard work performed by the entire water sector, designing capital projects, operators ensuring the safety and quality of drinking water or a member of a pipe crew maintaining the infrastructure communities rely on to transport high quality drinking water from its source to consumers' taps; and

**WHEREAS**, we are all stewards of the water infrastructure upon which future generations depend; and

**WHEREAS**, each citizen of our City is called upon to help protect our source waters from pollution, get involved in learning about the local water issues and becoming familiar and practicing water conservation.

**NOW, THEREFORE**, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, on behalf of the Salisbury City Council, DO HEREBY PROCLAIM the week of May 7-13, 2023, as

## **DRINKING WATER WEEK**

in Salisbury, and encourage all citizens to celebrate water professionals and the communities in which they serve.

This the 2nd day of May 2023.

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Karen K. Alexander, Mayor



# *City of Salisbury*

*North Carolina*

## **PROCLAMATION**

**WHEREAS**, National Prevention Week is an annual health observance that takes place each May dedicated to increasing public awareness and action around mental health and substance use disorders; and

**WHEREAS**, the purpose of National Prevention Week includes community involvement, partner engagement, and resource sharing; and

**WHEREAS**, National Prevention Week is a way for communities to raise awareness and implement prevention strategies and programs; and

**WHEREAS**, partnerships and collaborations with federal agencies and national organizations are dedicated to improving public health; and

**WHEREAS**, National Prevention Week is observed each May as a timely opportunity for schools and organizations to host prevention-themed activities before the school year ends and to create an opportunity to develop and strengthen the community, schools, and family bonds.

**NOW, THEREFORE**, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, on behalf of Salisbury City Council, DO HEREBY PROCLAIM May 7-13, 2023 as

## **NATIONAL PREVENTION WEEK**

in Salisbury, and encourage citizens to seek and support prevention, education, and advocacy efforts to improve public health.

This the 2nd day of May 2023.

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Karen K. Alexander, Mayor



# *City of Salisbury*

*North Carolina*

## **PROCLAMATION**

**WHEREAS**, we honor and respect our elders and citizens of any age with physical or intellectual disabilities who reside in skilled nursing care centers nationwide; and

**WHEREAS**, skilled nursing care centers throughout our area will celebrate National Skilled Nursing Care Week May 14<sup>th</sup> through 20<sup>th</sup> with this year's theme of "Cultivating Kindness" inspired by the many acts of kindness that happen in skilled nursing care centers every day; and

**WHEREAS**, I encourage all citizens to visit a loved one, family member, or a friend residing in a skilled nursing care center and spend time participating in various activities to celebrate this week; and

**WHEREAS**, the City of Salisbury is committed to the quality of health, and take this moment to also honor and recognize the role of skilled nursing care centers in caring for seniors and those with disabilities.

**NOW, THEREFORE**, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM the week of May 14-20, 2023, as

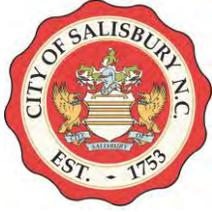
### **NATIONAL SKILLED NURSING CARE WEEK**

in Salisbury, and urge all citizens to help celebrate residents, patients, caregivers, nurses, and health care staff during this very special week.

This the 2<sup>nd</sup> day of May 2023.

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Karen K. Alexander, Mayor



# *City of Salisbury*

*North Carolina*

## **PROCLAMATION**

**WHEREAS**, Asian Americans and Pacific Islanders have a rich heritage that dates back thousands of years and is celebrated during a month-long observance each May; and

**WHEREAS**, the month of May was chosen to commemorate the immigration of the first Japanese to the United States in May 1843, and to mark the anniversary of the completion of the transcontinental railroad on May 10, 1869, by a majority of Chinese immigrant workers who laid the tracks; and

**WHEREAS**, Asian Americans and Pacific Islanders are an increasingly vital part of our history, culture, and economy; and

**WHEREAS**, Asian Americans and Pacific Islanders bring diversity that represents one of our greatest strengths, and by recognizing their contributions and accomplishments, we celebrate the importance of inclusion to building a brighter future for all of our citizens; and

**WHEREAS**, Asian Americans and Pacific Islanders have enriched our social, intellectual, and artistic life in the United States of America and have made valuable contributions to all areas of life.

**NOW, THEREFORE**, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, on behalf of Salisbury City Council, DO HEREBY PROCLAIM the month of May 2023 as

### **ASIAN PACIFIC AMERICAN HERITAGE MONTH**

in Salisbury, and call upon citizens to learn more about those of Asian American and Pacific Islander heritage and to celebrate this month with them.

This the 2<sup>nd</sup> day of May 2023.

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Karen K. Alexander, Mayor



*City of Salisbury*  
North Carolina

**PROCLAMATION**

**WHEREAS**, hearing loss is one of the nation's leading handicapping disabilities, affecting an estimated 48.9 million Americans; and

**WHEREAS**, hearing impairments can adversely affect an individual's ability to function effectively on the job, in school, and in social situations; and

**WHEREAS**, hearing impairments strike persons of all ages and all economic situations; and

**WHEREAS**, many hearing impairments could be avoided by following simple hearing conservation measures; and

**WHEREAS**, following such hearing conservation measures is in the best interest of the health, safety, and welfare of the general public; and

**WHEREAS**, speech impairments affect more than four million Americans.

**NOW, THEREFORE**, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, on behalf of the Salisbury City Council, DO HEREBY PROCLAIM the month of May 2023 as

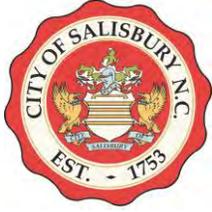
**BETTER HEARING AND SPEECH MONTH**

in Salisbury, and commend its observance to all of our citizens.

This the 2nd day of May 2023.

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Karen K. Alexander, Mayor



# *City of Salisbury*

*North Carolina*

## **PROCLAMATION**

**WHEREAS**, May 2023 is Exercise is Medicine Month; and

**WHEREAS**, all citizens are encouraged to speak with their physicians about how physical activity and exercise may help treat or prevent numerous chronic conditions, such as hypertension, cardiac disease and diabetes; and

**WHEREAS**, all health care providers are encouraged to talk to their patients about the health benefits of exercise and to strongly recommend that their patients engage in appropriate exercise; and

**WHEREAS**, regular, moderate-intensity exercise has curative and protective health benefits; and

**WHEREAS**, the health benefits of physical activity and exercise can do so much to improve the quality of life for everyone; and

**WHEREAS**, a healthier populace means cost savings, greater participation in the workforce and other benefits to society at large; and

**WHEREAS**, regular physical activity and exercise is indeed a powerful prescription, with great potential to improve the health of all Americans; and

**WHEREAS**, the American College of Sports Medicine calls on health care organizations, physicians and other professionals, regardless of specialty, to assess, to advocate for and to review every patient's physical activity program during every comprehensive visit.

**NOW, THEREFORE**, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM the month of May 2023 as

## **EXERCISE IS MEDICINE MONTH**

in Salisbury, and encourages all citizens to participate in activities and observances relating to Exercise is Medicine Month in the interests of better health and quality of life for all.

This the 2<sup>nd</sup> day of May 2023.

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Karen K. Alexander, Mayor



*City of Salisbury*  
*North Carolina*

**PROCLAMATION**

**WHEREAS**, Jewish Heritage Month is a time to acknowledge and celebrate the valued social, economic, political and cultural contributions of our Jewish community; and

**WHEREAS**, it is an opportunity to acknowledge and reflect on the rich history, culture and heritage of the Jewish community; and

**WHEREAS**, it is also an opportunity for everyone to learn more about our Jewish community while helping to preserve it for future generations; and

**WHEREAS**, the City of Salisbury acknowledges the valued contributions that the diverse Jewish communities have made to strengthen our society and contribute to our City.

**NOW THEREFORE**, I, Karen K. Alexander, Mayor of the City of Salisbury, on behalf of the Salisbury City Council, DO HEREBY PROCLAIM May 2023 as

**JEWISH HERITAGE MONTH**

in Salisbury, and encourage all citizens to learn more about the heritage and contributions of Jewish Americans.

This the 2nd day of May 2023.

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Karen K. Alexander, Mayor



Office of the  
Mayor

# *City of Salisbury*

*North Carolina*

## **PROCLAMATION**

**WHEREAS**, mental health is an essential factor to the overall health and well-being of our bodies; and

**WHEREAS**, a majority of Americans have been touched by a mental health illness at some point in their lives, and approximately one in five Americans will experience mental illness either directly or through someone they care about; and

**WHEREAS**, 1 in 20 adults live with a mental illness, and it is estimated that one-half of chronic mental illness transpires by the age of 14 and three-quarters by age 24 regardless of geography, politics, or economics; and

**WHEREAS**, it is important to maintain our mental wellness and identify key symptoms in order to successfully manage and treat mental illness; and

**WHEREAS**, investments made in the prevention, early identification, and recovery can provide substantial positive social outcomes that affect every aspect of our communities; and

**WHEREAS**, public education and civic activities can encourage mental well-being and help improve the lives of individuals and families affected by mental illness.

**NOW, THEREFORE**, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, on behalf of Salisbury City Council, DO HEREBY PROCLAIM May 2023 as

### **MENTAL HEALTH AWARENESS MONTH**

in Salisbury, and to increase public understanding of the importance of mental health and fight stigma, provide support and be advocates for equal care and opportunities.

This the 2nd day of May 2023.

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Karen K. Alexander, Mayor

Salisbury, North Carolina  
April 17, 2023

## **SPECIAL MEETING**

**PRESENT:** Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Tamara Sheffield, Council Members Harry McLaughlin, and David Post; City Manager Jim Greene, Jr., and City Attorney J. Graham Corriher.

**ABSENT:** Council Member Anthony Smith and City Clerk Connie Snyder

Salisbury City Council held a Town Hall regarding the City Council Election Process. The Town Hall took place at Miller Recreation Center located at 1402 West Bank Street. Mayor Alexander opened the meeting and welcomed everyone in attendance.

City Attorney Graham Corriher and Administrative Services Director Kelly Baker served as moderators. Mr. Corriher explained the process for changing the City Charter to affect the municipal election process. He noted the General Assembly has given Council the authority to:

- Make stylistic changes to the name of Salisbury and its governing board
- Change the terms to either two or four years
- Change the size of Council from three members to no larger than 12 members
- Change the mode of election to include districts, wards and at-large members
- Change from nonpartisan to partisan elections
- Change the method of selecting its Mayor
- Form of government
  - Mayor – Council
  - Council – Manager

Mr. Corriher reviewed the timeline and explained the process for Council initiated municipal Charter changes and changes subject to a referendum. He then reviewed the terms used by Rowan County municipalities and municipalities across the state of similar size.

Mr. Corriher noted the questions for consideration:

- Should Council have two or four year terms?
- Should Council terms be staggered?
- Should the size of Council be expanded?

Mr. Corriher explained the process for implementing staggered terms, and he noted the top two vote getters would receive four-year terms and the other remaining councilmembers would receive two-year terms.

There was discussion among attendees regarding the length of terms with a few favoring four year terms and a few favoring two year terms. One attendee expressed her opinion that Council should not be expanded, while another attendee indicated it might provide additional diversity.

Those in attendance asked about next steps. Ms. Baker noted staff is in the process of gathering feedback from the community and will report back to Council in May.

## **ADJOURNMENT**

Motion to adjourn the meeting was made by Mayor Pro Tem Sheffield. Mayor Alexander, Mayor Pro Tem Sheffield and Councilmembers McLaughlin and Post voted AYE. (4-0)

The meeting was adjourned at 6:56 p.m.

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Karen Alexander, Mayor

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Connie B. Snyder, City Clerk

Salisbury, North Carolina  
April 18, 2023

## **SPECIAL MEETING**

**PRESENT:** Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Tamara Sheffield, Council Members Harry McLaughlin, David Post, and Anthony Smith; City Manager Jim Greene, Jr., City Clerk Connie B. Snyder; and City Attorney J. Graham Corriher.

**ABSENT:** None.

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor Alexander at 5:03 p.m. A moment of silence was taken.

## **ADOPTION OF THE AGENDA**

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt the Agenda as presented. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

## **CLOSED SESSION**

Thereupon, Mayor Pro Tem Sheffield made a **motion** to go into Closed Session concerning an economic development matter as allowed by NCGS 143-318.11(a)(4). Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

## **RETURN TO OPEN SESSION**

Council returned to open session.

Mayor Alexander noted no action was taken in closed session.

**ADJOURNMENT**

Motion to adjourn the meeting was made by Mayor Pro Tem Sheffield. Mayor Alexander, Mayor Pro Tem Sheffield and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

The meeting was adjourned at 6:08 p.m.

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Karen Alexander, Mayor

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Connie B. Snyder, City Clerk

DRAFT

Salisbury, North Carolina  
April 18, 2023

## **REGULAR MEETING**

**PRESENT:** Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Tamara Sheffield, Council Members Harry McLaughlin, David Post, and Anthony Smith; City Manager Jim Greene, Jr., City Clerk Connie B. Snyder; and City Attorney J. Graham Corriher.

**ABSENT:** None.

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor Alexander at 6:08 p.m. A moment of silence was taken.

## **PLEDGE OF ALLEGIANCE**

Mayor Alexander led participants in the Pledge of Allegiance to the United States flag.

## **ADOPTION OF THE AGENDA**

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt the Agenda as presented. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

## **PROCLAMATIONS**

Mayor to proclaim the following observances:

EARTH DAY

NATIONAL CRIME VICTIMS' RIGHTS WEEK

CIVITAN AWARENESS MONTH

BIKE MONTH

April 22, 2023

April 23-29, 2023

April 2023

May 2023

## **CONSENT AGENDA**

(a) **Minutes**

Approve Minutes of the special meetings of March 20, 2023 and March 30, 2023 and the regular meeting of April 4, 2023.

(b) **Budget Ordinance Amendment – Parks and Recreation**

Adopt a budget Ordinance amendment to the FY2022-2023 budget in the amount of \$9,000 to appropriate a donation for expenses related to recreation programs and the Bell Tower Green Summer Concert Series.

ORDINANCE AMENDING THE 2022-2023 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE PARKS AND RECREATION DONATIONS.

(The above Ordinance is recorded in full in Ordinance Book No. 31 at Page No. 112, and is known as Ordinance 2023-28.)

(c) **Voluntary Annexation – 807 Julian Road**

Receive the Certificate of Sufficiency for the voluntary annexation of 807 Julian Road, Tax Map 400 Parcel 045 and adopt a Resolution setting the date of the public hearing for May 16, 2023.

RESOLUTION SETTING DATE OF PUBLIC HEARING ON QUESTION OF THE ANNEXATION OF 807 JULIAN ROAD, PARCEL 400 045 PURSUANT TO G.S. 160A-31.

(The above Resolution is recorded in full in Resolution Book No. 17 at Page No. 11, and is known as Resolution 2023-08)

(d) **Change Order – Mainlining America, LLC**

Approve Change Order #2 in the amount of \$400,000 to the contract with Mainlining America, LLC for water and sewer maintenance services for Salisbury-Rowan Utilities (SRU). Sufficient funds are available in the FY2022-2023 SRU budget to cover the cost of Change Order #2.

(e) **Right-of-Way Encroachment**

Approve a right-of-way encroachment of approximately 2,885 linear feet of underground fiber optic cable by Spectrum on Cedar Springs Road and Circle M Drive per Section 11-24(27) of the City Code, subject to North Carolina Department of Transportation approval.

(f) Resolution in Support – Firefighter Participation in Social Security

Adopt a Resolution reaffirming Council’s support of conducting a referendum vote for Firefighter participation in Social Security.

RESOLUTION IN SUPPORT OF REFERENDUM FOR FIREFIGHTER PARTICIPATION IN SOCIAL SECURITY.

(The above Resolution is recorded in full in Resolution Book No. 17 at Page No. 12-13, and is known as Resolution 2023-09)

(g) Resolution of Support – Stormwater Grant Application

Adopt a Resolution of Support for an application to the North Carolina Department of Environmental Quality Local Assistance for Stormwater Infrastructure Investments Fund grant program. If awarded, this non-matching grant will make a significant impact on future Stormwater CIP projects and water quality initiatives.

RESOLUTION OF SUPPORT FOR AN APPLICATION TO THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY LOCAL ASSISTANCE FOR STORMWATER INFRASTRUCTURE INVESTMENTS FUND GRANT PROGRAM.

(The above Resolution is recorded in full in Resolution Book No. 17 at Page No. 14-15, and is known as Resolution 2023-10)

Thereupon, Councilmember Post made a **motion** to adopt the Consent Agenda as presented. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

**PUBLIC COMMENT**

Mayor Alexander opened the floor to receive public comments.

Ms. Dee Dee Wright and Ms. Joyce Smyre addressed Council regarding the Backyard Pick Up Program for trash and recycling. Ms. Wright noted residents who take advantage of the service received an application to verify their need for assistance. She requested clarification regarding changes to the program, and she asked if there is an alternative to having a physician sign the application.

There being no one else to address Council, Mayor Alexander closed the public comment session.

## **REVISED ECONOMIC DEVELOPMENT INCENTIVE GRANT REQUEST – CROW HOLDINGS**

Rowan Economic Development Commission (EDC) Vice President Scott Shelton requested Council consider approving a revised economic incentive grant for Crow Holdings consisting of a local Level 2 Incentive grant totaling approximately \$1.4 million over a three year period for construction of a 700,000 square foot building with a \$73 million capital investment by the company.

Mr. Shelton stated at its February 7, 2023 meeting Council approved an incentive request from Crow Holdings for a speculative building project on a site located between Peeler and Pietry Roads consisting of two buildings. He explained the first building would be 700,000 square feet and the second building would be 500,000 square feet, and the total capital investment for both buildings was estimated at \$73 million.

Mr. Shelton displayed images of the site and stated Council previously approved a three-year incentive grant for Crow Holdings equal to 90% of new taxes on real property. He explained that the company's \$73 million capital investment is only for the 700,000-square-foot building and the second building will require additional investment by Crow Holdings.

Mr. Shelton stated the EDC requests Council consider approving a revision to the incentive grant request to clarify that the three-year incentive grant is for the first building and its \$73 million investment. He added that Crow Holdings will return to Council at a later date to request a separate incentive for the second building.

Mayor Alexander convened a public hearing after due notice regarding the revised economic development incentive grant request for Crow Holdings.

Mr. Chris Corey with Crow Holdings expressed his appreciation for Mr. Shelton's clarification on the grant revision and thanked Council for its partnership with Crow Holdings.

There being no one else to address Council, Mayor Alexander closed the public hearing.

Thereupon, Councilmember Smith made a **motion** to approve a revised economic incentive grant for Crow Holdings consisting of a local Level 2 Incentive grant totaling approximately \$1.4 million over a three year period for construction of a 700,000 square foot building with a \$73 million capital investment by the company. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

## **ALLEY CLOSING – 400 BLOCK OF EAST COUNCIL STREET**

City Engineer Wendy Brindle asked Council to consider adopting a Resolution and Order to close an unimproved alley in the 400 block of East Council Street. She displayed a map of the area, and she explained the entire block is owned by Rowan Helping Ministries who petitioned the City to close the alley. She indicated previously existing right-of-ways or alleys in the block were

eliminated so the parcels could be combined and at that time the alley before Council was overlooked.

Ms. Brindle noted the requirements for the alley closing have been met and Council must find that the proposed alley closing is not contrary to the public interest and no one will be deprived of reasonable means of ingress and egress to their property. She stated Shelter Ministries Chair Craig Powers provided an email in support of the proposed alley closing.

Mayor Alexander convened a public hearing after due notice regarding the proposed alley closing.

There being no one to address Council, Mayor Alexander closed the public hearing.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt a Resolution pertaining to the proposed closing of an alley in the 400 block of East Council Street. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

#### RESOLUTION PERTAINING TO THE PROPOSED CLOSING OF AN ALLEY IN THE 400 BLOCK OF EAST COUNCIL STREET.

(The above Resolution is recorded in full in Resolution Book No. 17 at Page No. 16, and is known as Resolution 2023-11)

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt an Order closing an unimproved alley in the 400 block of East Council Street. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

(The above Order is recorded in full at the Register of Deeds and maintained in the City Clerk's Alley Closing file dated April 18, 2023)

#### **UPDATE – DOWNTOWN STREET LIGHTS AND MAST ARM**

City Engineer Wendy Brindle addressed Council regarding maintenance of downtown streetlights and the mast arm located at the intersection of Innes and Church Streets that was damaged February 2022.

Ms. Brindle explained the City leases the mast arm from Duke Energy and the intersection is maintained by the North Carolina Department of Transportation (NCDOT) so the City, Duke Energy, and NCDOT met on site to assess the damage and determine a course of action. She stated temporary support was constructed while materials were designed and ordered. She noted Duke Energy is preparing for the installation of a new base for the mast arm and staff is working with them on an installation date. She added downtown stakeholders will be notified of lane closures that will take place during the installation process. She indicated once the base is poured it will take about four weeks to cure and then the new mast arm will be installed.

Ms. Brindle reviewed a map of downtown street lights in need of maintenance that was provided to Duke Energy. She pointed out downtown lights poles are dark green and have faded over time. She explained Duke Energy will not be able to paint all the poles in one season and it will take approximately three years to complete the project. She noted staff will keep Council informed of additional information it receives.

### **SITE HOST AGREEMENT WITH DUKE ENERGY**

Public Works Director Chris Tester and Duke Energy Project Manager Donald Hamilton asked Council to consider authorizing the City Manager to execute a Site Host Agreement with Duke Energy to install an electric vehicle charging station at the municipal parking lot located at 301 South Main Street at no cost to the City.

City Manager Jim Greene explained staff has worked closely with Mr. Hamilton regarding an electric vehicle charging station in the downtown area which could increase foot traffic to downtown businesses.

Mr. Hamilton stated the North Carolina Park and Plug Program focuses on expanding clean energy and the future of electric vehicles in North Carolina. He added Duke Energy will install, own, and operate 40 fast chargers at 20 locations across North Carolina to provide a fundamental level of electric vehicle infrastructure and to facilitate market growth for electric cars. He noted planned sites will be located at large national retailers, small businesses, and municipal locations across the state.

Mr. Hamilton explained site host requirements include: public access 24 hours seven days a week, sites must be near major corridors, sites must be safe, well-lit, and close to retail, restaurants or other helpful amenities. He stated the site host must also be located in the Duke Energy service area.

Mayor Alexander asked if those with disabilities will be able to access the charging station. Mr. Hamilton stated the charging station must meet ADA requirements.

Mr. Hamilton displayed an aerial view of the site location, and he pointed out the proposed charger will require a lot of power. He then displayed photographs of what the charging stations would look like and the ADA accessibility. Mayor Alexander asked if there will be one or two chargers. Mr. Hamilton confirmed the charging station will contain two ports.

Mr. Hamilton noted the benefits of participating in the program include filling a community need as the demand for electric vehicle charging continues to grow, promoting sustainability measures, and providing 150 miles of range in a 30-minute charging session. He commented while their electric vehicle is charging drivers will look for nearby retail, restaurant, and other amenities. He added users can pay through an app on their phone. He stated there is no cost to the City. He added the site will include two BCT electric vehicle charging stations that can charge two electric vehicles at one time.

Mr. Hamilton explained Duke Energy is required to have all 20 sites operational by October 2023. He noted at the end of the program the City has the option to purchase the charging station at depreciated market value or request Duke Energy remove it. Mayor Alexander asked how long Duke Energy will manage the program. Mr. Hamilton stated Duke Energy will manage the program for five years. He explained the plug share app will help electric vehicle drivers locate the chargers. He stated all charging stations include extended care, maintenance and labor warranties to ensure station uptime. He added if drivers need support they can contact the remote driver support which will be provided at the charging station and on electric vehicle apps.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to authorize the City Manager to execute a Site Host Agreement with Duke Energy to install an electric vehicle charging station at the municipal parking lot located at 301 South Main Street at no cost to the City. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

### **EASEMENTS – SIDEWALK ON BRENNER AVENUE**

City Engineer Wendy Brindle presented information regarding Brenner Avenue sidewalk and intersection improvements. She noted in 2017 the City applied for federal funds through the Metropolitan Planning Organization (MPO) to address gaps in the sidewalk along Brenner Avenue between Statesville and Horah Streets. She indicated the funds were awarded and Council executed a municipal agreement in May 2018 with the North Carolina Department of Transportation (NCDOT) to receive \$608,000 in federal funds along with the City's 20% match of \$152,000. She indicated \$780,000 is designated for the project.

Ms. Brindle explained after the municipal agreement was signed Withers Ravenel was awarded a design contract. She noted a community meeting was held on March 9, 2020 to receive feedback. She presented maps of the proposed improvements that were provided at the meeting, and she noted information was mailed to those affected by the project.

Ms. Brindle pointed out easement acquisition was placed on hold due to the pandemic, however the design phase continued. She explained 16 properties were impacted including 15 property owners. She noted 724 square feet of right-of-way along Brenner Avenue and Link Road was obtained, 6,643 square foot of permanent sidewalk and drainage easement was obtained, and 20,710 square foot of temporary construction easement was obtained. She commented the project included a total compensation of \$32,338.88. She noted once the easements are recorded, the City has to certify with NCDOT and then advertisements can take place for construction bids.

Thereupon, Councilmember McLaughlin made a **motion** to approve the easements for Project C-5603H, sidewalk on Brenner Avenue from Statesville Boulevard to Horah Street, and intersection improvements at Brenner and Link Avenues. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

## **UPDATE – SPECIAL EVENTS PROCESS**

City Manager Jim Greene explained the Special Events permitting process was moved to the Fire Department to focus on public safety at events. He noted staff worked with stakeholders to evaluate the process to increase efficiency, to make the process more user-friendly, and to address Council's concerns.

Deputy Fire Chief David Morris stated with additional events taking place in the City it is important to focus on public safety. He reviewed the development process, and he pointed out previously staff learned of special events when the Police Department received a request for a privilege license for alcohol. He indicated in 2016 a committee comprised of councilmembers, internal and external stakeholders, and event organizers was formed and it implemented the Special Events Guidebook and Application process. He noted the guidebook and application were included in a combined document that was sent to event organizers and returned to the One Stop Shop.

Deputy Chief Morris noted special events transitioned to the Fire Department earlier this year and the Jotform was created to allow online requests. He indicated a review of City resources was conducted to determine staffing and equipment needs for special events in the City. He commented a shared events calendar was created so staff in various departments could see special events that will take place in the City. He noted an events calendar is listed on the City website for the public to review. He pointed out pre-event meetings and post-event follow up are conducted with event organizers and a cashiering station was set up at Fire Station 1 to provide additional payment options.

Deputy Chief Morris noted staff met with external stakeholders and event planners who requested a shortened application process and a separate application and guidebook. He added staff recommends including information from the Fire Marshall and State Statutes in the guidebook to improve clarity and providing options for outside vendors and resources that could be used for special events.

Captain Adrian Gantt reviewed process and best practices from other cities, and she noted the cities had fees for fire and police services that ranged from \$30 to \$100 and included various tiers based on the size and location of the events. She indicated the City does not currently charge for events based on tiers. She noted some of the cities required event organizers to pay for the use of traffic control equipment for public safety. She indicated predicting the size of an event can be challenging.

Captain Gantt pointed out the current application fee is \$50 to be paid prior to receiving the special event permit. She reviewed suggested changes and fee recommendations for special events that take place in the City:

- Making the \$50 application fee non-refundable
- Application received 120 days prior to event - \$50 permit fee
- Application received 90 days prior to event - \$75 permit fee
- Application received 60 days prior to event - \$100 permit fee

- Application received 30 days prior to event - \$150 permit fee

Captain Gantt explained if the event application is received 120 days prior to the event the fee for the application and permit would be \$100. She noted currently applications are due 60 days prior to the event, and she pointed out the North Carolina Department of Transportation (NCDOT) requires a 60-day notification for state roads which could impact event approval. She stated both internal and external stakeholders suggested the tiered application process which encourages applicants to turn in their applications early. She added staff recommends a fee and timeline exception for state or national athletic championships.

Deputy Chief Morris suggested the fees for off duty fire fighters, police officers, and Public Works staff be changed to \$45 per hour per officer/firefighter/Public Works staff to be paid by the event organizer or sponsor. He added the Special Event Committee would evaluate the event regarding security and public safety needs. Captain Gantt suggested changes to the guidebook:

- Separate the guidebook and application
- Provide a list of outside vendors to event organizers
- Consider impact on current Ordinances
- Consider projected race routes
- Update the guidebook to be brought back to Council for its review

Captain Gantt displayed a map of current race routes, and she noted some of the routes are challenging for staff and resources needed to conduct the race. She then displayed a map of proposed race routes, and she explained event organizers can pick a route that is safer and reduces impact on City resources.

Deputy Chief Morris noted future considerations:

- Adjustments to application and guidebook
- Grandfather current applications
- Review suggestions from Council in May
- Provide feedback to external stakeholders
- Implement changes in October 2023 upon Council approval
- Council to review Special Event permits on the Consent Agenda

By consensus, Council agreed it did not want to review Special Event permits on the Consent Agenda. Councilmember Post asked if applications received by October would be under the old rules. Deputy Chief Morris agreed.

Mr. Greene recommended Council approve the proposed fee and timeline exception for state or national athletic championships. Mayor Pro Tem Sheffield suggested removing athletic which could limit the types of championships celebrated.

Thereupon, Councilmember Post made a **motion** to amend the Special permit Ordinance to include a fee and timeline exception for a state or national championship. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

ORDINANCE AMENDING CHAPTER 22, ARTICLE VI, OF THE CODE OF THE CITY OF SALISBURY, RELATING TO PUBLIC STREET FESTIVALS AND SPECIAL EVENTS.

(The above Ordinance is recorded in full in Ordinance Book No. 31 at Page No. 113, and is known as Ordinance 2023-29.)

Mayor Alexander thanked Deputy Chief Morris and Captain Gantt for their presentation.

**LEASE AGREEMENT – NEW SARUM BREWING COMPANY**

Downtown Development Director Sada Troutman presented a parking lease between New Sarum Brewing Company and the City to Council for its consideration. She noted the company opened with distribution as its original business model and the tap room as a supplemental piece of the brewery. She indicated the focus has shifted and the tap room and the outdoor area are the primary function of the brewery. She stated New Sarum currently requests Special Use Permits from the City to use the parking lot for events.

Ms. Troutman stated New Sarum inquired about leasing the space so it could have consistent use and clear guidelines and be good neighbors to others in the area. She reviewed a map of the proposed lease area and the terms of the proposed lease:

- New Sarum would lease the parking spaces from Friday at 5:00 p.m. until Sunday at 11:59 p.m.
- 12-month lease
- Two parking spaces would be used for storage
- New Sarum’s responsibilities
  - Clean space
  - Fence/barricade space
  - Provide adequate security and restrooms for crowd
  - Tow and/or remove personal property if needed
  - Acquire insurance
  - Live music to end by 10:00 p.m.
- Public Sidewalk to remain open at all times

Ms. Troutman reviewed the City’s responsibilities:

- Provide the space
- Provide and install signage
- Maintain space as currently operated Monday at 12:00a.m. until Friday at 4:59 p.m.

Thereupon, Councilmember Post made a **motion** to authorize the City Manager to execute a 12-month lease agreement with New Sarum Brewing Company regarding the use of a portion of the City parking lot adjacent to their property from Friday evening through Sunday for events related to the brewery. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

## **BOARDS AND COMMISSIONS**

### **Alternate Methods of Design Commission**

Upon a motion by Mayor Alexander. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following reappointment was made to the Alternate Methods of Design Commission:

Mr. Rodney Queen

Term Expires 3/31/2026

### **Human Relations Council**

Upon a motion by Councilmember Smith. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following appointment was made to the Human Relations Council:

Ms. Ampara Ramos

Term Expires 3/31/2026

## **CITY MANAGER'S REPORT**

### **(a) Back Yard Pick Up Program**

City Manager Jim Greene asked Public Works Director Chris Tester to clarify the changes to the Back Yard Pick Up Program. Mr. Greene stated the service is provided to customers who are unable to bring their recycling and garbage carts to the street at no extra cost to the customer. He noted this is a common practice among cities, but there is cost associated with the service. He explained the back yard service is not associated with the proposed fee increase for recycling service.

Mr. Tester stated there is no documentation regarding how customers are placed on the back yard pick up list. He expressed concern about staff going into a backyard without permission which could create liabilities, and he questioned if the workers compensation insurance would cover potential injuries. He explained the City has no records that allow staff access to customer's back yards to collect the trash and recycling.

Mr. Tester explained a rear-loader garbage truck is required for the back yard pickup service, which is labor intensive. He noted staff followed the backyard collection truck to initiate contact with the customers and if staff was unable to make contact the application was left in the best location. He stated staff has received few questions regarding the application and approximately 25% of the applications have been returned and verified. He noted June 30, 2023 is the application deadline, but staff will reach out to customers who do not submit an applications to determine if they need the service. He pointed out there is an appeal process and Public Works staff is working with the Communications Department to educate customers and promote the back yard service.

Councilmember Smith thanked Mr. Tester for clarifying the intention, and he pointed out it is important to listen to citizens to assist them and meet their needs. He asked if there are other means to verify the need for the service rather than seeking medical permission. Mr. Tester noted there is an appeals process where staff can consider other options such as if the customer has a handicapped placard or something that could verify a disability. He added staff will work with customers who have a regularly scheduled doctor's visit so they do not have to schedule an additional appointment.

Mayor Alexander noted it is important to communicate with customers. Mr. Tester stated staff learned from the process. Mayor Pro Tem Sheffield commented she appreciates staff working to develop a procedure, and she requested future communications include a cover letter.

(b) Fire Station 3 Financing

City Manager Jim Greene indicated a Request for Proposal (RFP) has been sent out regarding construction and financing of Fire Station 3. He noted at its May 2, 2023 meeting Council will receive an update on the construction bids and financing proposals and be presented with a Resolution of Intent not to exceed the \$7 million financing amount for its consideration.

**COUNCIL COMMENTS**

Councilmember Post congratulated Public Works Director Chris Tester for the City being chosen as one of 18 North Carolina cities selected to receive a Duke Energy electric vehicle charging station.

Councilmember Post thanked Ms. Dee Dee Wright for all she does for the community.

Councilmember Post noted the Minority Business Council will host a Trade Show on Thursday, April 27, 2023 from 4:00 p.m. until 7:00 p.m. at Livingstone College Hospitality Center. He added he will have a table at the event promoting KIVA.

**MAYOR PRO TEM'S COMMENTS**

Mayor Pro Tem Sheffield announced Earth Day Jam will take place Saturday, April 22, 2023 at the Bell Tower Green Park beginning at 11:00 a.m.

## **MAYOR'S ANNOUNCEMENTS AND COMMENTS**

### (a) BlockWork Applications

Mayor Alexander announced applications are being accepted for neighborhood participation in the 2023 BlockWork event scheduled for Saturday, October 28, 2023. Applications and guidelines are available online at [www.salisburync.gov/BlockWork](http://www.salisburync.gov/BlockWork). The deadline to submit an application is May 1, 2023. For more information contact Alyssa Nelson at 704-638-5235 or email [blockwork@salisburync.gov](mailto:blockwork@salisburync.gov).

### (b) Town Hall Forums

Mayor Alexander announced the final Town Hall forum to receive input on the Council Election Process will be held Thursday, April 20, 2023 at Park Avenue Community Center, 632 Park Avenue at 6:00 p.m. The public is encouraged to attend and provide input on the election process for City Council.

## **ADJOURNMENT**

Motion to adjourn the meeting was made by Councilmember Smith. Mayor Alexander, Mayor Pro Tem Sheffield and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

The meeting was adjourned at 8:30 p.m.

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Karen Alexander, Mayor

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Connie B. Snyder, City Clerk

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Finance Department

Name of Presenter(s):

Requested Agenda Item: Council to consider approving PO # 230939

**Description of Requested Agenda Item:** Authorize the City Manager to approve Purchase Order 230939 in the amount of \$196,000 for the purchase of battery replacements for the DC power plant located at the Salisbury Customer Service center. This DC power plant supplies backup power for Hotwire Communications, as well as City of Salisbury Informational Technology, telecommunication radio system, and traffic signal operations. The battery replacements are included in the FY2022-2023 budget. As part of the agreement Hotwire Communications will pay 77.62% and the City will pay 22.38%.

Attachments:  Yes  No

Fiscal Note: This replacement is included in the Fiscal Year 2022-2023 Budget.

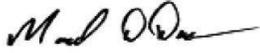
**Action Requested of Council for Agenda Item:** Approve Purchase Order: #230939 for Tim Schenk Electric, Inc. in the amount of \$196,000 for Battery Replacement at Salisbury Customer Service Center.

Contact Information for Group or Individual:

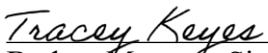
**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

**FINANCE DEPARTMENT INFORMATION:**

  
Finance Manager Signature

  
Department Head Signature

  
Budget Manager Signature

**\*\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\*\***

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Community Planning Services

Name of Presenter(s): Alyssa Nelson, Urban Design Planner, Public Arts Commission Staff Liaison

**Requested Agenda Item:** Request to enter into an agreement with Rowan County to place a temporary sculpture, "Ojai" on County property located at the corner of West Kerr and North Main Street in downtown Salisbury.

**Description of Requested Agenda Item:** Each year the Salisbury Sculpture Show hosts 18-25 sculptures within Salisbury's city limits. Ten sculptures are placed within the Municipal Service District. This year the selection committee voted for many large sculptures which sparked a need to scope out new host locations in the downtown. The corner of West Kerr and North Main was identified as an active and visible location.

**Attachments:**  Yes  No

Attachment A: County Public Art Easement Agreement

Exhibit A: Aerial location

Exhibit B: "Ojai" sculpture

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

**Action Requested of Council for Agenda Item:** Council to approve the City Manager to sign an agreement with Rowan County to host a temporary sculpture, "Ojai" for the 2023 Salisbury Sculpture Show.

**Contact Information for Group or Individual:** Alyssa Nelson, Community Planning Services, (704) 638-5235, anels@salisburync.gov.

**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

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## FINANCE DEPARTMENT INFORMATION:

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

## PUBLIC ART EASEMENT

THIS AGREEMENT, effective this the \_\_\_ day of May, 2023, is between Rowan County, a political subdivision of the State of North Carolina (“Grantor”), and the City of Salisbury, a North Carolina municipal corporation, (“City”).

### RECITALS

WHEREAS, the City has adopted a program for the placement of art in and on public and private locations throughout the City of Salisbury. The Salisbury Public Arts Commission administers the City’s public art program; and

WHEREAS, Grantor owns the property legally described in Exhibit A (attached hereto and incorporated herein) and is willing to make said property available to the City for the placement of public art (hereinafter, “Artwork”). Said Artwork is described in Exhibit B, attached hereto and incorporated herein.

NOW, THEREFORE, IN CONSIDERATION of the mutual promises and performances set forth below, the parties agree as follows:

1. Grant of Easement. Grantor conveys, grants and warrants to the City, its successors and assigns, an easement for the purpose of installing, maintaining, operating and exhibiting the Artwork described in Exhibit B on and in the real property described in Exhibit A, including any building and structure thereon (“property”). The location of the Artwork shall be as approved by the Salisbury Art Commission.

2. Term of Easement. This easement shall be for a period of ONE (1) YEAR from the date of execution. Unless terminated as provided in section 3, below, the easement shall automatically renew thereafter, and shall remain in full force and effect unless and until terminated.

3. Termination. a) At or after the expiration of the easement period, the easement may be terminated by either party upon 30 days written notice to the other party. Grantor expressly agrees and warrants that upon expiration, the Artwork shall be removed and the Property restored to its prior condition. Such removal shall occur within 30 days of the termination of the easement unless this period is extended in writing by the parties.

b) Within the initial easement term (or at any time thereafter), the easement may be terminated by Grantor with the City’s consent in writing upon Grantor’s showing of any of the following:

i) that the property is to be sold and the buyer requires removal of the easement as a condition of the purchase and sale; or

ii) that the property is to be substantially remodeled or altered in a way that precludes continued maintenance of the Artwork; or

iii) that circumstances have materially changed and the continued existence of the easement or maintenance of the Artwork substantially impedes Grantor's reasonable use and enjoyment of the Property.

The City shall not unreasonably withhold consent to termination upon Grantor's satisfactory demonstration of any of the foregoing conditions of termination.

c) The City may terminate the easement at any time at its sole discretion upon 30 days written notice to Grantor, should Grantor fail to substantially perform Grantor's obligations under Section 4, below. Should the City elect to exercise this right of termination, Grantor expressly agrees and warrants that the Artwork shall be removed and the Property restored to its prior condition. Such removal shall occur within 30 days of the termination of the easement unless this period is extended in writing by the parties.

4. Maintenance, Hold Harmless, and Removal of Artwork. The City shall be responsible for maintaining and if necessary, repairing the Artwork described in Exhibit B during the existence of the easement. Furthermore, the City shall hold the Grantor harmless for any damage occurring to the Artwork during the Term hereof. If the City removes the Artwork from the property, the City will restore the property to its original condition. Alternatively, at the City's sole discretion, the City may access the Artwork to maintain or repair the Artwork.

5. Right of Entry. The City shall have the right to access the area on the property described in Exhibit A on which the Artwork is located during normal business hours, and at all other times with advance approval of the Grantor for any and all of the purposes described in this agreement.

6. Binding Effect. The easement granted in this agreement shall run with the land and be binding upon and inure to the benefit of the Grantor and the City, and their respective successors or assigns, and any person or entity acquiring any right, title, or interest in the property.

7. Contractual Relationships and Assignment. This agreement does not constitute either party as the agent or legal representative of the other for any purpose whatsoever. The parties are not granted any express or implied right or authority to assume or create any obligation or responsibility on behalf of the other or to bind the other in any manner whatsoever. The parties shall not assign this agreement without the prior written consent of the other.

8. Notice. Notice shall be made to the following addresses, unless otherwise provided for in writing:

City of Salisbury

Rowan County

Attn: City Manager

ATTN: County Manager

132 N. Main Street

130 West Innes Street

Salisbury, NC 28144

Salisbury, NC 28144

9. Amendments. The parties expressly reserve the right to modify this agreement, from time to time, by mutual agreement. No modification or amendment of the provisions of this agreement shall be effective unless in writing and signed by authorized representatives of the parties.

10. Invalidity of Particular Provisions. Should any term, provision, condition or other portion of this agreement or the application thereof be held to be inoperative, invalid or unenforceable, the remainder of this agreement or the application of the term or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and shall continue in full force and effect.

11. No Waiver. No waiver of full performance by any party shall be construed, or operate, as a waiver of any subsequent default or breach of any of the terms, covenants or conditions of this agreement.

{Signature Page Follows}

IN WITNESS WHEREOF, the parties/persons have caused this instrument to be executed by its duly authorized representative(s).

Rowan County, a political subdivision of the  
State of North Carolina

BY:

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Its: Chairman/Manager

City of Salisbury, a municipal corporation of the  
State of North Carolina

BY:

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Its: Mayor/Manager

EXHIBIT A  
LEGAL DESCRIPTION  
AERIAL LOCATION OF EASEMENT AREA

EXHIBIT B  
DESCRIPTION OF ARTWORK



**Proposed sculpture location to be set outside of the sight triangle at the intersection of Kerr & North Main Street.**



**19. *Ojai***

    painted steel  
Sculptor: Wayne Vaughn

71" x 138" x 30"

1100 lbs

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: City Engineering

Name of Presenter(s): Wendy Brindle, City Engineer

Requested Agenda Item: Request from Hotwire for encroachment on Wellington Drive

**Description of Requested Agenda Item:** Hotwire requests approval of installation of approximately 40 linear feet of directional bored duct within the right-of-way of Wellington Drive to serve 144 Wellington Drive. The remainder of the project consists of pulling fiber through existing duct and direct bury to the premises. City Council approval of encroachments is required by Section 11-24 (27) of the City Code.

Staff review included input from Engineering, Public Works and Salisbury-Rowan Utilities. Staff recommends approval subject to the following conditions:

- All improvements and restoration shall be made at no expense to the City.
- A \$5,000 bond will be required prior to construction within the City Limits.
- A pre-construction meeting will be required prior to construction.
- On-site inspection will be required during all critical street crossings, and advanced notification shall be made to SRU prior to any excavation.
- Any markers for underground facilities shall be flush with the ground.
- Lane closures shall be coordinated through Engineering.
- Hotwire shall participate with the State's one-call locating program, and appropriate locator tape shall be installed to facilitate future field location. SRU requires that all new facilities maintain a clear horizontal separation of at least 48" (measured edge to edge) from existing utilities, and a clear vertical separation of at least 24" from existing utilities. All crossings must be identified/potholed prior to excavation.
- Engineering "as-built" plans shall be maintained by Hotwire and made available to the City upon request.
- If the City (or State) makes an improvement to the public Right-of-Way, Hotwire facilities shall be adjusted or relocated at no expense to the City (or State).

Attachments:  Yes  No

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

There is no budgetary impact on this item.

# Salisbury City Council Agenda Item Request Form



**Action Requested of Council for Agenda Item:** *(Please note if item includes an ordinance, resolution or petition)*  
City Council to consider approval of a right-of-way encroachment for approximately 40 linear feet of underground fiber optic cable by Hotwire on Wellington Drive per Section 11-24 (27) of the City Code

**Contact Information for Group or Individual:** Wendy Brindle 704-638-5201, Barry King 704-216-2712

**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

## FINANCE DEPARTMENT INFORMATION:

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

***\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\****

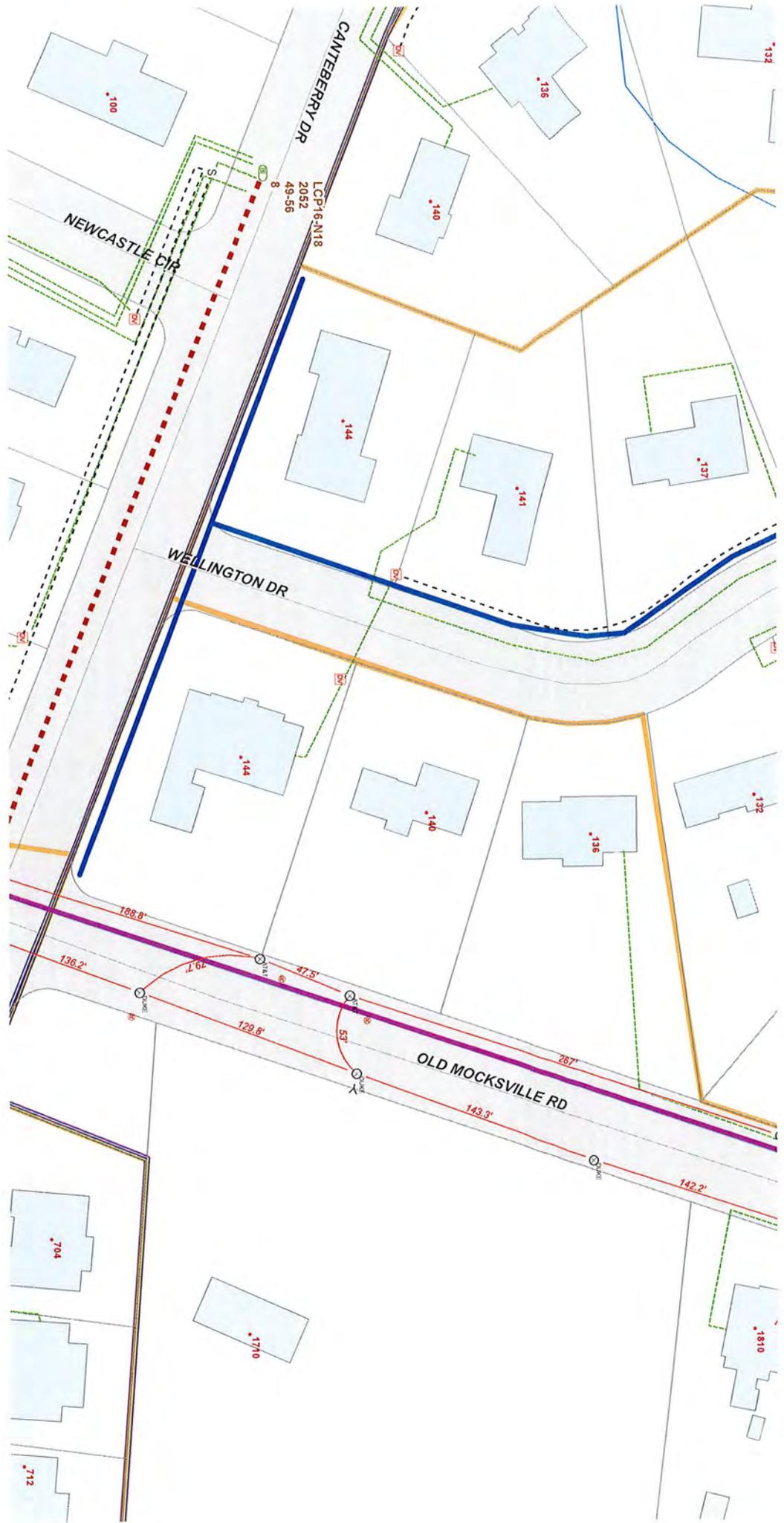
## For Use in Clerk's Office Only

**Approved**

**Delayed**

**Declined**

**Reason:**



# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Engineering Department

Name of Presenter(s): Wendy Brindle, City Engineer

Requested Agenda Item: Resolution endorsing a new project for the Cabarrus-Rowan Metropolitan Planning Organization Local Priority List

## Description of Requested Agenda Item:

Every two years, the North Carolina Board of Transportation (BOT) prepares a Statewide Transportation Improvement Program (STIP) that identifies transportation projects to be implemented over the next seven years with State and Federal funding. During this process, the North Carolina BOT solicits input for identifying transportation projects of local and regional importance to be included.

Old Mocksville Road (SR1910) is currently 18 feet wide between Hawkinstown Road and East Ridge Road, and is recognized in the Comprehensive Transportation Plan (CTP) for upgrade to NCDOT Cross-Section 2B, a two-lane undivided roadway with 11-foot travel lanes, 4-foot paved shoulders and 8-foot total shoulders. The existing road is rural in nature and the proposed cross-section does not include curb and gutter. Traffic volumes indicate the widening of Old Mocksville Road between Hawkinstown Road and East Ridge Road is desirable, and would require right-of-way/easement acquisition, shoulder widening and ditch construction, utility relocations and drainage improvements for approximately 1.9 miles of roadway.

Estimates for the project, as well as an accident summary, are being prepared for submission with the Project Request Form to the MPO on May 5, 2023. The project will be reviewed and considered for the update of the CRMPO MTIP as well as the 2026 – 2035 STIP. To be a valid submittal, the attached Resolution of Support from City Council is needed. Since the project limits is split between the City of Salisbury and Rowan County jurisdictions, a Resolution of Support will also be considered by the Rowan County Board of Commissioners.

Attachments:  Yes  No

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

**Action Requested of Council for Agenda Item:** *(Please note if item includes an ordinance, resolution or petition)*

City Council to adopt a Resolution of Support, endorsing the widening of Old Mocksville Road, between Hawkinstown Road and East Ridge Road, as a new project for the Cabarrus-Rowan Metropolitan Planning Organization Priority List

Contact Information for Group or Individual: Wendy Brindle, City Engineer  
[wbrin@salisburync.gov](mailto:wbrin@salisburync.gov)  
704-638-5201

**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

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**FINANCE DEPARTMENT INFORMATION:**

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

***\*\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\*\****

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**For Use in Clerk's Office Only**

**Approved**

**Declined**

**Reason:**

East Ridge Rd

Old Mocksville Rd widening

TREXLER LOOP

BIRKDALE DR

SEVENTH ST

OLD MOCKSVILLE RD

LANCASTER CT  
 CHURCHILL DR  
 KINGSBRIDGE RD  
 STERLING CT  
 POLO DR  
 RUGBY RD  
 WAVERLY CIR  
 GLENDOWER DR  
 CAMELOT DR  
 HALIFAX CIR  
 BUCKINGHAM F  
 WELINGTON DR  
 DANRIDGE PL  
 STRATFORD PL  
 STRATFORD LOOP  
 WINDSOR DR  
 SHERIDAN DR  
 LINN CIR  
 PRINCETON DR  
 WAKE DR  
 KIMWOOD AVE  
 NEWCASTLE CIR  
 CANTEBERRY DR  
 YORKSHIRE DR  
 OVERHILL DR  
 HAMPSHIRE CT  
 OVERHILL RD  
 HEATHERWOOD PL  
 METE PL  
 STON LILLOW DR  
 AN SCR  
 RED RIVER DR

N

1 inch = 1,000 feet

**A RESOLUTION ENDORSING THE EXTENSION OF BENDIX DRIVE FOR THE  
CABARRUS-ROWAN METROPOLITAN PLANNING ORGANIZATION  
REGIONAL PRIORITY LIST**

**WHEREAS**, the North Carolina Board of Transportation (BOT), every two years, prepares a Statewide Transportation Improvement Program (STIP) that identifies transportation projects to be implemented over the next seven years with State and Federal funding; and

**WHEREAS**, the North Carolina BOT solicits input for identifying transportation projects of local and regional importance to be included in the next STIP; and

**WHEREAS**, the Cabarrus-Rowan Transportation Advisory Committee is charged with the development of a Metropolitan Transportation Improvement Program (MTIP); and

**WHEREAS**, the City of Salisbury is a member jurisdiction of the CRMPO; and

**WHEREAS**, the Cabarrus-Rowan MPO encourages the North Carolina Department of Transportation (NCDOT) to design all highway projects, where appropriate, to accommodate bicycle and pedestrian traffic that support alternative means of transportation; and

**WHEREAS**, the City of Salisbury has outlined its transportation and highway project priorities within the CRMPO planning area in the attached application to the MPO;

**NOW, THEREFORE, BE IT RESOLVED** by the City of Salisbury that the Board endorses the following new highway project to be evaluated on the list of projects that will ultimately be considered for the FY 2026-2035 CRMPO MTIP.

- 1 *Widening of Old Mocksville Road (SR 1910) to NCDOT Cross-Section 2B, a two-lane undivided roadway with 11-foot travel lanes, 4-foot paved shoulders and 8-foot total shoulders. Project limits are from Hawkinstown Road to East Ridge Road, for a total of 1.9 miles.*

*This project will be submitted as a new highway project to be considered for inclusion in the next update of the CRMPO Metropolitan Transportation Plan (MTP) and MTIP as well as the 2026-2035 STIP.*

Upon motion of Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the foregoing resolution was adopted this the 2<sup>nd</sup> day of May, 2023.

I, \_\_\_\_\_, Clerk to the City Council, **DO HEREBY CERTIFY** that the foregoing is a true copy of so much of the proceedings of said Council at a meeting held on May 2, 2023, as relates in any way to the adoption of the foregoing and that said proceedings are recorded in the minutes of said Council.

WITNESS my hand and the seal of said City, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
City Clerk

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Engineering Department

Name of Presenter(s): Wendy Brindle, City Engineer

Requested Agenda Item: Resolution endorsing a new project for the Cabarrus-Rowan Metropolitan Planning Organization Local Priority List

## Description of Requested Agenda Item:

Every two years, the North Carolina Board of Transportation (BOT) prepares a Statewide Transportation Improvement Program (STIP) that identifies transportation projects to be implemented over the next seven years with State and Federal funding. During this process, the North Carolina BOT solicits input for identifying transportation projects of local and regional importance to be included.

The extension of Bendix Drive is recognized on the adopted Comprehensive Transportation Plan (CTP), and would enhance accessibility in the area by providing a connection from Old Concord Road into the commercial area located adjacent to I-85 and Innes Street, as well as a through connection to Bringle Ferry Road. This alternate route would help relieve congestion on cut-through neighborhood streets between Old Concord Road and Faith Road, as well as mitigate congested interstecions at the commerical node on Faith Road. In addition, the extension of Bendix Drive serves as the next logical phase of the Market Station Drive (previously Newsome Rd) extension completed in 2020.

Engineering estimates for the project are currently being prepared for submission with the Project Request Form to the MPO on May 5, 2023. The project will be reviewed and considered for the update of the CRMPO MTIP as well as the 2026 – 2035 STIP. To be a valid submittal, the attached Resolution of Support from City Council is needed.

Attachments:  Yes  No

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

## Action Requested of Council for Agenda Item: *(Please note if item includes an ordinance, resolution or petition)*

City Council to adopt a Resolution of Support, endorsing the extension of Bendix Drive as a new project for the Cabarrus-Rowan Metropolitan Planning Organization Priority List

Contact Information for Group or Individual: Wendy Brindle, City Engineer  
[wbrin@salisburync.gov](mailto:wbrin@salisburync.gov)  
704-638-5201

**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

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**FINANCE DEPARTMENT INFORMATION:**

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

***\*\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\*\****

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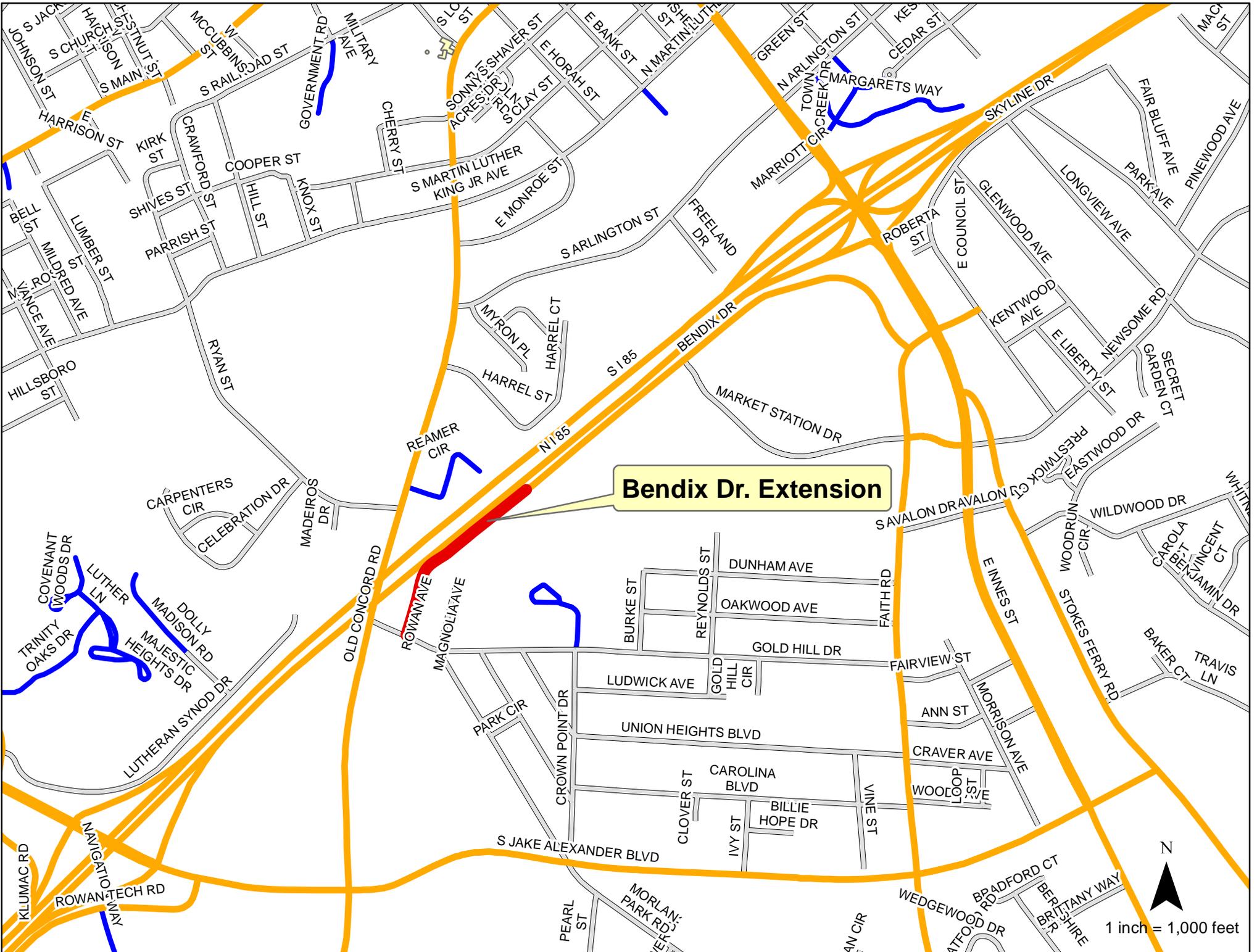
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**For Use in Clerk's Office Only**

**Approved**

**Declined**

**Reason:**



**Bendix Dr. Extension**

N  
1 inch = 1,000 feet

**A RESOLUTION ENDORSING THE EXTENSION OF BENDIX DRIVE FOR THE  
CABARRUS-ROWAN METROPOLITAN PLANNING ORGANIZATION  
REGIONAL PRIORITY LIST**

**WHEREAS**, the North Carolina Board of Transportation (BOT), every two years, prepares a Statewide Transportation Improvement Program (STIP) that identifies transportation projects to be implemented over the next seven years with State and Federal funding; and

**WHEREAS**, the North Carolina BOT solicits input for identifying transportation projects of local and regional importance to be included in the next STIP; and

**WHEREAS**, the Cabarrus-Rowan Transportation Advisory Committee is charged with the development of a Metropolitan Transportation Improvement Program (MTIP); and

**WHEREAS**, the City of Salisbury is a member jurisdiction of the CRMPO; and

**WHEREAS**, the Cabarrus-Rowan MPO encourages the North Carolina Department of Transportation (NCDOT) to design all highway projects, where appropriate, to accommodate bicycle and pedestrian traffic that support alternative means of transportation; and

**WHEREAS**, the City of Salisbury has outlined its transportation and highway project priorities within the CRMPO planning area in the attached application to the MPO;

**NOW, THEREFORE, BE IT RESOLVED** by the City of Salisbury that the Board endorses the following new highway project to be evaluated on the list of projects that will ultimately be considered for the FY 2026-2035 CRMPO MTIP.

- 1 *Bendix Drive Extension: Extend Bendix Drive, located east of and adjacent to I-85, from it's end to the intersection of Gold Hill Drive near Old Concord Road. The extension is approximately 0.3 miles in length, and will consist of a 2-lane cross-section with curb & gutter, and sidewalk along the east side.*

*This project will be submitted as a new highway project to be considered for inclusion in the next update of the CRMPO Metropolitan Transportation Plan (MTP) and MTIP as well as the 2026-2035 STIP.*

Upon motion of Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the foregoing resolution was adopted this the 2<sup>nd</sup> day of May, 2023.

I, \_\_\_\_\_, Clerk to the City Council, **DO HEREBY CERTIFY** that the foregoing is a true copy of so much of the proceedings of said Council at a meeting held on May 2, 2023, as relates in any way to the adoption of the foregoing and that said proceedings are recorded in the minutes of said Council.

WITNESS my hand and the seal of said City, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
City Clerk

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Wade Furches

Name of Presenter(s): Financial Advisory David Cheatwood and Finance Director Wade Furches

**Requested Agenda Item:** Council to hold a public hearing to consider a proposed installment financing agreement to finance a portion of the cost of construction for new Fire Station 3 to be located at 150 Mahaley Avenue.

**Description of Requested Agenda Item:** A public hearing has been advertised to receive comments on a proposed installment financing agreement and related documents for the purpose of providing funds in an amount not to exceed \$10,500,000, with other available funds, to finance the construction of new Fire Station 3 located at 150 Mahaley Avenue.

Following the public hearing, Council is requested to consider adopting a Resolution of Intent to proceed with the installment financing agreement.

**Attachments:**  Yes  No

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

**Action Requested of Council for Agenda Item:** Council to hold a public hearing regarding an installment financing agreement in an amount not to exceed \$10,500,000, with other available funds, for the purpose of financing all or a portion of the cost of construction of new Fire Station 3 located at 150 Mahaley Avenue, and consider adopting a Resolution of Intent requesting approval of the Local Government Commission.

*.(Please note if item includes an ordinance, resolution or petition)*

**Contact Information for Group or Individual:** Finance Director Wade Furches, 704-638-5302

**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

## FINANCE DEPARTMENT INFORMATION:

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

# Salisbury City Council Agenda Item Request Form

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\_\_\_\_\_  
Budget Manager Signature

***\*\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\*\****

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**For Use in Clerk's Office Only**

Approved

Delayed

Declined

**Reason:**



# *City of Salisbury*

*North Carolina*

## **RESOLUTION MAKING CERTAIN FINDINGS AND APPOINTMENTS AND REQUESTING APPROVAL OF THE LOCAL GOVERNMENT COMMISSION**

**WHEREAS**, the City of Salisbury (the “City”) has determined to finance a portion of the cost of acquiring, constructing, equipping, and improving a new fire station to be located at 150 Mahaley Avenue, Salisbury, North Carolina 28144 (the “Project”); and

**WHEREAS**, the City is considering undertaking an installment financing pursuant to G.S. §160A-20, as amended, for the purpose of providing funds in an amount not to exceed \$10,500,000, with other available funds, for the purpose of financing all or a portion of the costs of the Project;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council as follows:

1. The City Council hereby finds and determines in connection with the proposed installment financing contract that (a) such proposed installment financing is necessary or expedient to the City, (b) such proposed installment financing, under current circumstances, is preferable to a general obligation bond issue of the City for the same purpose, (c) the sums estimated to fall due under such proposed installment financing are adequate and not excessive for their proposed purpose, (d) the City’s debt management procedures and policies are good and its debt will continue to be managed in strict compliance with the law, (e) any increase in taxes necessary to meet the sums to fall due under the proposed installment financing will be reasonable and not excessive and (f) the City is not in default regarding any of its debt service obligations.

2. The City Manager, the Finance Director and the City Attorney of the City are each hereby designated as a representative of the City to file an application for approval of such installment financing with the Local Government Commission of North Carolina and are authorized to take such other actions as may be advisable in connection with such proposed acquisition and the development of such installment financing; and all actions heretofore taken by any of such officers or any other officer of the City relating to such matters on behalf of the City are hereby approved, ratified and confirmed.

3. The Council hereby requests the Local Government Commission of North Carolina to approve such proposed installment financing under Article 8 of Chapter 159 of the General Statutes of North Carolina. The Council appoints Robinson Bradshaw & Hinson P.A. as special counsel for the transaction and First Tryon Advisors as financial advisor for the transaction.

4. This Resolution shall become effective immediately upon its adoption.

Adopted this the 2<sup>nd</sup> day of May 2023.

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Karen K. Alexander, Mayor

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Parks and Recreation

Name of Presenter(s): Bill Wagoner, President, Bell Tower Green, Inc. and Nick Aceves, Parks and Recreation

Requested Agenda Item: Update council on various aspects of Bell Tower Green.

Description of Requested Agenda Item: Bell Tower Green, Inc. Board Member Bill Wagoner will give a quick update to council on various aspects of Bell Tower Green Park. This is part of an annual report to council on the project and partnership the city has with Bell Tower Green, Inc.

Attachments:  Yes  No

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

Action Requested of Council for Agenda Item: *(Please note if item includes an ordinance, resolution or petition)* No action required.

Contact Information for Group or Individual: Nick Aceves 704-638-5299

**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

## FINANCE DEPARTMENT INFORMATION:

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

**\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\***

## For Use in Mayor's Office Only

Approved

Declined

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Community Planning Services

Name of Presenter(s): Alyssa Nelson, Urban Design Planner

**Requested Agenda Item:** Council to consider a request from Todd Werner with KTW Holdings LLC for a Downtown Revitalization Incentive Grant of up to \$155,000.00 to assist with a building rehabilitation, residential production, and a fire suppression project located at 126-130 North Main Street.

## Description of Requested Agenda Item:

The Downtown Salisbury Revitalization Incentives Program (“Downtown Incentives Program”) was established by City Council in 2014 and revised in 2021 to promote economic growth within the Downtown Municipal District. It offers prospective developers a maximum grant package of \$175,000.00 in support of new construction and historic rehabilitation projects, with an emphasis on those that create new residential opportunities.

The Downtown Incentives Program is a package of four (3) grants, any or all of which may be utilized by a developer depending on the nature and scope of the project for which assistance is being requested:

- I. The **Building Renovation Incentive Grant** applies to projects that make permanent improvements to - older, primarily historic properties and which promote their stabilization, preservation, and reuse. It covers 25% of eligible costs (up to \$50,000) to renovations and improvements, including improvements to the building shell, façade, and systems.
- II. The **Residential Creation Incentive Grant** applies to projects that make permanent improvements which promote the stabilization, preservation, and/or development of new residences, or renovations to existing, abandoned units that have been unoccupied for more than five (10) years. It offers \$10,000 per residential unit created or upgraded for projects that spend \$75 per gross sq. ft. to upfit residential space.
- III. The **Fire Suppression Incentive Grant** assists with the installation or expansion of back-alley fire lines capable of serving multiple buildings or, in the case of existing access to fire line, installation of a building sprinkler system. It covers 50% of fire line cost or \$2 per sq. ft. of sprinkler system installation (up to \$25,000).

Todd Werner with KTW Holdings LLC is requesting up to \$155,000 to assist with the building rehabilitation, residential production and fire suppression improvements to **126-130 North Main Street**.

The incentive grant is requested to assist with elevator installation, new HVAC units x10, roof repairs including hazardous materials, reopening bricked in windows, revitalize entrances and staircase, creation of rear balconies and patios, and general remediation in addition to the creation of eight residential units and possibly fire suppression connections.

The project would increase city tax revenue by a projected \$147,518 and MSD tax revenue by a projected \$36,080 over 10 years.

The Review Committee assessed the application against the adopted scoring rubrics and in relationship to a projected overall incentive budget. The Review Committee felt the project met the objectives of the grant program, and recommends an award of **\$127,697.76**.

**Note:** Funding for the Fire Suppression Incentive Grant will go before Council when the applicant has submitted plans that show the extension that will also benefit other nearby properties.

**Attachments:**     Yes         No

Attachment A: Review Committee Scoring Matrix

Attachment B: Review Committee Incentive Points Recommendation

Attachment B: Draft Staff Presentation

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

**Action Requested of Council for Agenda Item:**

Approve a Downtown Revitalization Incentive Grant of up to \$127,697.76 as recommended by the Grant Review Committee to assist with a building rehabilitation and residential production project located at 126 – 130 North Main Street.

**Contact Information for Group or Individual:** Alyssa Nelson, Community Planning Services, (704) 638-5235, anels@salisburync.gov.

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**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

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**FINANCE DEPARTMENT INFORMATION:**

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature



Directions: Fill one score per incentive category for each DRI application:  
ie: Historic Status 10 points, 5 points, OR 3 points (not all three).

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
		Names: Application #	126 N Main 1	South Main Book Co. 2	Beaux-Arts Building 3	211 Apartments 4
<b>BUILDING REHABILITATION</b>						
Impact and Visibility						
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	5	5	0	0
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3	0	0	0	3	0
Historic Status						
Designated Local Historic Landmark	10					
Individually listed on the National Register of Historic Places	5					
Identified as Contributing to a National Register Historic District	3	3	3	3	3	3
Fire Protection						
Projects that commit to expanding the back-alley fire loop system (public extension)	5 x the # of buildings that could be served by the extension	15	0	0	0	0
Buildings that commit to installing new sprinkler system	5	5	0	5	0	0
Street Level Activation						
Restaurant spaces created/substantially rehabilitated	5 per	0	0	0	0	0
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	1	0	0	0
Publicly Visible Art						
Sculptures, murals or other permanent and visible art installations	3 per installation	0	3	0	0	0
Green Building						
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	0	3	3	0
Grant to Investment Ratio (maximum eligible grant/total investment)						
Between .20 to .24	1		1	1		1
Between .15 to .19	2					
Between .10 to .14	3				3	
Between .05 to .09	4	4				
Between .01 to .04	5					
Less than .01	6					
<b>BUILDING REHABILITATION TOTAL</b>	<b>Total Points</b>	<b>37</b>	<b>13</b>	<b>17</b>	<b>12</b>	<b>4</b>
<b>RESIDENTIAL PRODUCTION</b>						
# of Units						
Upper story units	2 per	12		4		0
Ground floor units	1 per	2		1	9	3
Affordability						
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 per	0		0	0	0
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15		0	0	0
Buildings that commit to installing new sprinkler system	5	5		5	0	0
<b>RESIDENTIAL PRODUCTION TOTAL</b>	<b>Total Points</b>	<b>34</b>		<b>10</b>	<b>9</b>	<b>3</b>
<b>FIRE SUPPRESSION</b>						
Public Purpose						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15		0		
Buildings that commit to installing new sprinkler system	5	5		5		
Historic Preservation						
Designated Local Historic Landmark	10	0		0		
Individually listed on the National Register of Historic Places	5	0		0		
Identified as Contributing to a National Register Historic District	3	3		3		
<b>FIRE SUPPRESSION TOTAL</b>	<b>Total Points</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>** Note:</b> The DRI Grants Committee voted to have the total points for the Fire Suppression grant be separate from the building rehab and residential production grants since funding comes from SRU and not the \$250,000.	<b>Total of Building Rehab + Residential Production Points</b>	<b>71</b>	<b>13</b>	<b>27</b>	<b>21</b>	<b>7</b>

## 2023 Downtown Revitalization Incentive Point Recommendations

Address	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
Parcel ID	102463	102552	105511	010 302	010 B002, B003, B004
Name	126 N Main	South Main Bookstore	Beaux-Arts Building	Bankett Station - 211 Apartments	Historic Cheerwine Building
Applicant	Todd Werner	Alissa Redmond	Robert Pandis	Pete Bogle, Bogle Firm	Patrick O'Briant
Owner	KTW Holdings LLC	Alissa Redmond	R&H Vintage Restorations LLC	Stan Jordan - Downtown Properties, LLC	Patrick O'Briant
Architect	Bogle Firm	Designer: Jessica Klaus Interiors	Bogle Firm	Bogle Firm	
Contractor	Estimates from Bogle Firm	Multiple	Multiple	Estimates from Bogle Firm	Tyler Company LLC
Estimated Investment	\$2,050,000	\$303,087	\$454,200.00	\$1,400,000	\$124,775
Request	\$155,000	\$75,000	\$105,000	\$140,000	\$30,000
Building Rehab	37	13	17	12	4
Residential Production	34	0	10	9	3
Fire Suppression (separate grant pot)	23	0	8	0	0
Total Project Scores	71	13	27	21	7
Project Score * Incentive per Point	\$127,697.76	\$23,381.28	\$48,561.12	\$37,769.76	\$12,589.92

<b>Total Requested</b>	(total available)
\$505,000	\$250,000
<b>Cumulative Project Score</b>	<b>Incentive per Point Awarded</b>
139	\$1,798.56

# Application for assistance through the **Downtown Revitalization Incentive Grant Program**

**Application 1:** 126 – 130 North Main Street

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City of Salisbury  
Community Planning Services

## Application 1: 126 – 130 North Main Street Project Summary

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- ❑ **Todd Werner with KTW Holdings LLC** is requesting up to **\$155,000** to assist with the building rehabilitation, residential production and fire suppression improvements to 126-130 North Main Street.
- ❑ The incentive grant is requested to assist with elevator installation, new HVAC units x10, roof repairs including hazardous materials, reopening bricked in windows, revitalize entrances and staircase, creation of rear balconies and patios, and general remediation in addition to the creation of eight residential units and possibly fire suppression connections.
- ❑ The project would increase city tax revenue by a projected **\$147,518** and MSD tax revenue by a projected **\$36,080** over 10 years.



# Application 1: 126 – 130 North Main Street Project Description

## Description (Authored by The Bogle Firm)

Adaptive reuse of a two-story brick building in downtown historic Salisbury. Exterior work includes façade repair, the reopening of windows along the south façade, and the construction of patios on the North end of the building with balconies above. On the first floor, two retail spaces will be constructed in the historic commercial half of the building opening onto N. Main St. The rear of the building will have two, two-bedroom apartments and an area for storage lockers. The second floor will have six, one and two-bedroom apartments. The existing stair at the rear of the building will be demolished and a new one built located in the center of the building. A new elevator will be installed to serve the apartments. Work will be completed per SHPO guidelines and approvals. Work will include:

- Reopening of original bricked-in windows.
- New exterior carpentry where applicable.
- Construction of interior walls.
- New interior carpentry.
- Installation of high efficiency HVAC systems.
- New electrical with energy efficient lighting.
- New plumbing.
- New kitchens and bathrooms.
- New stair.
- New elevator.
- New roof membrane.
- New sprinkler system.
- Construction of patios on the ground floor and balconies on the second floor.
- Restoration of the original interior stair that provides access from N. Main St.

## Additional Details

- Main Level
  - 2 Commercial Retail Units
  - 2 Residential Apartments – Both 2 Bedrooms w/ 2 Bathrooms and private patios
  - Climate Controlled Storage area for all 8 residential units
  - 5 existing parking spots
- Upper Level
  - 6 Residential Apartments
  - 3 x 2 Bedroom w/ 2 Bathroom | 1 x 2 Bedroom 1 Bathroom | 2 x 1 Bedroom 1 Bath
  - 2 units with private balcony



## Application 1: 126-130 North Main Street Incentive Request

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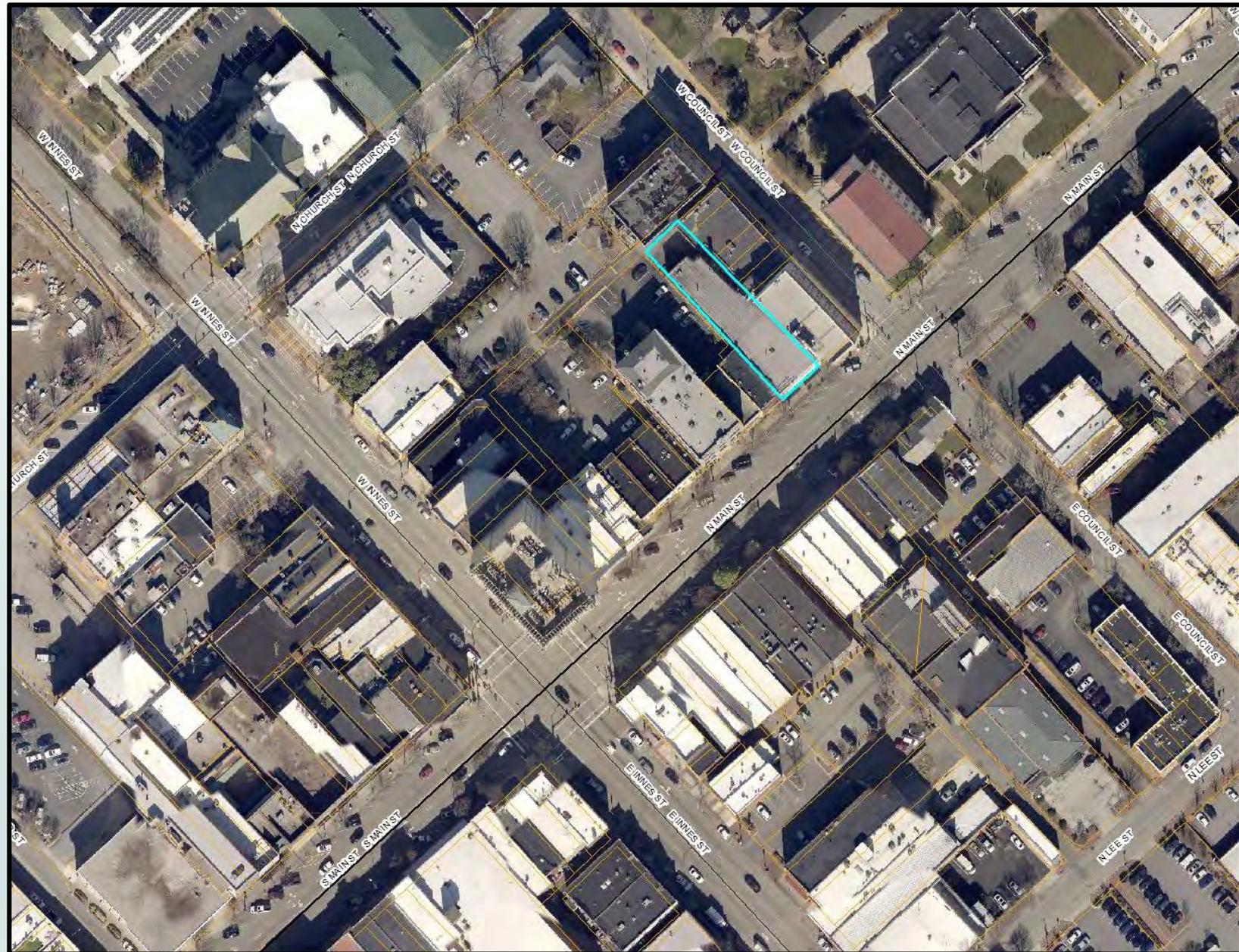
- Total Capital Investment: \$2,050,000
- Requesting assistance up to \$155,000

<b>Total Incentive Request</b>	<b>155,000 (max: 165,000.00)</b>
Building Rehabilitation Incentive Grant	50,000
Residential Creation Incentive Grant	80,000 – 90,000
Fire Suppression Incentive Grant	25,000

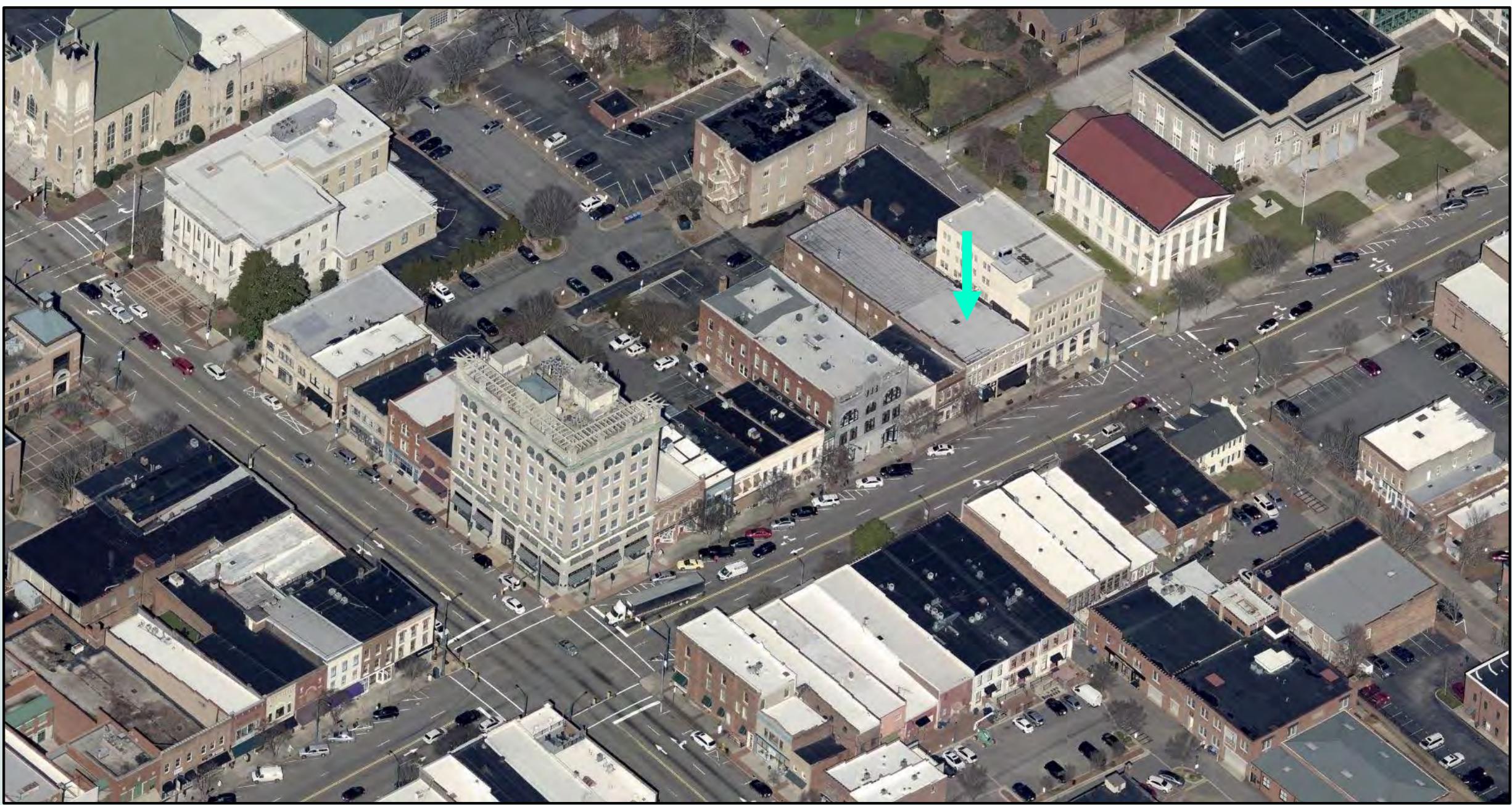


# Subject Property Map: 126-130 N Main St

Address	126 – 130 N Main St
Historic Classification	Downtown Local Historic District - Contributing
Year Built	1890
Tax Parcel ID	0102463
Assessed Value	\$470,226



126 – 130 NORTH MAIN STREET



126 – 130 N Main St

Photographs Depicting the Current Condition of the Building or Site

- Lower level front half (Main st) - 2 Commercial Spaces
  - o 1 recently occupied and in reasonable condition | currently vacant
  - o 1 vacant for unknown number of years and needs significant restoration / renovation
- Lower level back half - Unfinished | Will undergo complete reconstruction
- Upstairs front half – Office space which has been vacant for decades | containing asbestos. Remediation and complete reconstruction will be done.
- Upstairs back – Unfinished and in disrepair | Complete reconstruction

Front – N Main St



Front Close up – N Main St



Rear of Building / Parking Lot



Rear of Building Close Up # 1



Rear of Building Close Up # 2



Commercial – Recently Occupied



Commercial Unit 2 – Long Vacant



Upper Level – Top of Stairs leading to N Main St



Upper Level – Long Vacant Office Space w/ Asbestos



Main Level Rear - Unfinished Space



Upper Level Unfinished Space



Upper Level Unfinished Space Attic



Floorplan by: The Bogle Firm Architecture

Upper Level (2<sup>nd</sup> Floor) – 6,886 Sq Ft Residential (Not including rear balconies)

3 x 2 Bedroom w/ 2 Bathroom | 1 x 2 Bedroom 1 Bathroom | 2 x 1 Bedroom 1 Bath  
Full Sprinkler Coverage



Main Level – 3,205 Sq Ft Residential | 3,448 Sq Ft Retail

2 x 2 Bedroom w/ 2 Bathroom Residential | 2 x Retail Units  
Full Sprinkler Coverage



## 126 – 130 North Main Street: Incentive Request

<b>Total Incentive Request</b>	<b>155,000 (max: 155,000.00)</b>
Building Rehabilitation Incentive Grant	<i>50,000</i>
Residential Creation Incentive Grant	<i>80,000 – 90,000</i>
Fire Suppression Incentive Grant	<i>25,000</i>

<b>City Revenue: 10-Year Horizon</b>		
	Tax Rate	10-Year Sum (est.)
City Tax Revenue	0.7127%	\$147,518.00
MSD Tax Revenue	0.176%	\$36,080.00

<b>Total Capital Investment</b>	<b>\$2,050,000</b>
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# 126 – 130 North Main Street: Incentive Request

## 126 – 130 N Main St

Narrative Addressing Each of the Criteria in the Scoring Rubrics

### Building Rehabilitation Grant

- Impact and Visibility: Primary entrances are all in the block of 100 N Main
- Historic Status: Location within the historic district – building constructed ~1890s and operated as a pharmacy
- Fire Protection: Project will include a sprinkler system and connect to available systems
- Street Level Activation: Retail space rehabilitated on street level – Two Units
- Publicly Visible Art: TBD
- Green Building: White Roof; High Efficiency HVAC and Lighting
- Grant to Investment Ratio: Total Investment in this category ~350k

### Residential Production Grant

- # of Units: 8 total - 6 Upper Story & 2 Ground Floor
- Affordability: TBD
- Fire Protection: Project will include a sprinkler system and connect to available loop system

### Fire Suppression Grant

- Public Purpose: Project will include a sprinkler system and connect to available loop system
- Historic Status: Location within the historic district – building constructed ~1890s
- Total Investment in this category expected ~50-100k



SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
<b>BUILDING REHABILITATION</b>	Application #	1	2	3	4	5
Impact and Visibility						
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	5	5	0	0
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3	0	0	0	3	0
Historic Status						
Designated Local Historic Landmark	10					
Individually listed on the National Register of Historic Places	5					
Identified as Contributing to a National Register Historic District	3	3	3	3	3	3
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15	0	0	0	0
Buildings that commit to installing new sprinkler system	5	5	0	5	0	0
Street Level Activation						
Restaurant spaces created/substantially rehabilitated	5 per	0	0		0	0
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	1	0	0	0
Publicly Visible Art						
Sculptures, murals or other permanent and visible art installations	3 per installation	0	3	0	0	0
Green Building						
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	0	3	3	0
Grant to Investment Ratio (maximum eligible grant/total investment)						
Between .20 to .24	1		1	1		1
Between .15 to .19	2					
Between .10 to .14	3				3	
Between .05 to .09	4	4				
Between .01 to .04	5					
Less than .01	6					
	<b>Total Points</b>	<b>37</b>	<b>13</b>	<b>17</b>	<b>12</b>	<b>4</b>



# Review Committee Scoring Matrix – Residential Production

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
RESIDENTIAL PRODUCTION	Application #	1	2	3	4	5
# of Units						
Upper story units	2 per	12		4		0
Ground floor units	1 per	2		1	9	3
Affordability						
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 per	0		0	0	0
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15			0	0
Buildings that commit to installing new sprinkler system	5	5		5	0	0
<b>RESIDENTIAL PRODUCTION TOTAL</b>	<b>Total Points</b>	<b>34</b>	<b>0</b>	<b>10</b>	<b>9</b>	<b>3</b>



# Review Committee Scoring Matrix – Fire Suppression Grant

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
<b>FIRE SUPPRESSION</b>	Application #	1	2	3	4	5
Public Purpose						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15				
Buildings that commit to installing new sprinkler system	5	5		5		
Historic Preservation						
Designated Local Historic Landmark	10	0				
Individually listed on the National Register of Historic Places	5	0				
Identified as Contributing to a National Register Historic District	3	3		3		
<b>FIRE SUPPRESSION TOTAL</b>	<b>Total Points</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>TOTAL FROM BUILDING REHAB + RESIDENTIAL PRODUCTION (fire suppression total for separate grant)</b>	<b>Total of Points</b>	<b>71</b>	<b>13</b>	<b>27</b>	<b>21</b>	<b>7</b>



# Review Committee Incentive Points Recommendation

Address	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C		
Parcel ID	102463	102552	105511	010 302	010 B002, B003, B004		
Name	126 N Main	South Main Bookstore	Beaux-Arts Building	Bankett Station - 211 Apartments	Historic Cheerwine Building		
Applicant	Todd Werner	Alissa Redmond	Robert Pandis	Pete Bogle, Bogle Firm	Patrick O'Briant		
Owner	KTW Holdings LLC	Alissa Redmond	R&H Vintage Restoration LLC	Stan Jordan - Downtown Properties, LLC	Patrick O'Briant		
Architect	Bogle Firm	Designer: Jessica Klaus Interiors	Bogle Firm	Bogle Firm			
Contractor	Estimates from Bogle Firm	Multiple	Multiple	Estimates from Bogle Firm	Tyler Company LLC		
Estimated Investment	\$2,050,000	\$303,087	\$454,200.00	\$1,400,000	\$124,775	Total Requested	(total available)
Request	\$155,000	\$75,000	\$105,000	\$140,000	\$30,000	\$505,000	\$250,000
Building Rehab	37	13	12	12	4		
Residential Production	34	0	5	9	3		
Fire Suppression	23	0	8	0	0	Cumulative Project Score	Incentive per Point Awarded
Total Project Scores	71	13	27	21	7	139	\$1798.56
Incentive Recommendation per Point	\$127,697.76	\$23,381.28	\$48,561.12	\$37,769.76	\$12,589.92		



## **Application 1: 126-130 North Main Street**

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### **Action Requested of Council for Agenda Item:**

#### **Applicant's Request:**

Approve a Downtown Revitalization Incentive Grant of up to \$155,000.00 to assist with a building rehabilitation and residential production project located at 126 – 130 North Main Street.

-OR-

#### **Review Committee's Recommendation:**

Approve a Downtown Revitalization Incentive Grant of up to \$127,697.76 to assist with a building rehabilitation and residential production project located at 126 – 130 North Main Street.



# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Community Planning Services

Name of Presenter(s): Alyssa Nelson, Urban Design Planner

**Requested Agenda Item:** Council to consider a request from Alissa Redmond owner of The South Main Book Store for a Downtown Revitalization Incentive Grant of up to \$75,000.00 to assist with a building rehabilitation project located at 110 South Main Street.

## Description of Requested Agenda Item:

The Downtown Salisbury Revitalization Incentives Program (“Downtown Incentives Program”) was established by City Council in 2014 and revised in 2021 to promote economic growth within the Downtown Municipal District. It offers prospective developers a maximum grant package of \$175,000.00 in support of new construction and historic rehabilitation projects, with an emphasis on those that create new residential opportunities.

The Downtown Incentives Program is a package of four (3) grants, any or all of which may be utilized by a developer depending on the nature and scope of the project for which assistance is being requested:

- I. The **Building Renovation Incentive Grant** applies to projects that make permanent improvements to - older, primarily historic properties and which promote their stabilization, preservation, and reuse. It covers 25% of eligible costs (up to \$50,000) to renovations and improvements, including improvements to the building shell, façade, and systems.
- II. The **Residential Creation Incentive Grant** applies to projects that make permanent improvements which promote the stabilization, preservation, and/or development of new residences, or renovations to existing, abandoned units that have been unoccupied for more than five (10) years. It offers \$10,000 per residential unit created or upgraded for projects that spend \$75 per gross sq. ft. to upfit residential space.
- III. The **Fire Suppression Incentive Grant** assists with the installation or expansion of back-alley fire lines capable of serving multiple buildings or, in the case of existing access to fire line, installation of a building sprinkler system. It covers 50% of fire line cost or \$2 per sq. ft. of sprinkler system installation (up to \$25,000).

**Alissa Redmond** is requesting up to **\$75,000** through the Downtown Incentives Program to assist with the installation of an elevator, renovation of the basement, and upgrades to bookstore entrance. (**The South Main Book Store**).

The project would increase city tax revenue by a projected **\$21,810.14** and MSD tax revenue by a projected **\$5,334.33** over 10 years.

The Review Committee assessed the application against the adopted scoring rubrics and in relationship to a projected overall incentive budget. The Review Committee felt the project met the objectives of the grant program, and recommends an award of **\$22,568**.

**Attachments:**     Yes         No

Attachment A: Review Committee Scoring Matrix

Attachment B: Review Committee Incentive Points Recommendation

Attachment B: Draft Staff Presentation

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

**Action Requested of Council for Agenda Item:**

Approve a Downtown Revitalization Incentive Grant of up to \$22,568.00 as recommended by the Grant Review Committee to assist with a building rehabilitation project located at 110 South Main Street.

**Contact Information for Group or Individual:** Alyssa Nelson, Community Planning Services, (704) 638-5235, anels@salisburync.gov.

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**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

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**FINANCE DEPARTMENT INFORMATION:**

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

**\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\***

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**For Use in Clerk's Office Only**

**Approved**

**Declined**



Directions: Fill one score per incentive category for each DRI application:  
ie: Historic Status 10 points, 5 points, OR 3 points (not all three).

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
	Application #	1	2	3	4	5
<b>BUILDING REHABILITATION</b>						
Impact and Visibility						
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	5	5	0	0
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3	0	0	0	3	0
Historic Status						
Designated Local Historic Landmark	10					
Individually listed on the National Register of Historic Places	5					
Identified as Contributing to a National Register Historic District	3	3	3	3	3	3
Fire Protection						
Projects that commit to expanding the back-alley fire loop system (public extension)	5 x the # of buildings that could be served by the extension	15	0	0	0	0
Buildings that commit to installing new sprinkler system	5	5	0	5	0	0
Street Level Activation						
Restaurant spaces created/substantially rehabilitated	5 per	0	0	0	0	0
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	1	0	0	0
Publicly Visible Art						
Sculptures, murals or other permanent and visible art installations	3 per installation	0	3	0	0	0
Green Building						
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	0	3	3	0
Grant to Investment Ratio (maximum eligible grant/total investment)						
Between .20 to .24	1		1	1		1
Between .15 to .19	2					
Between .10 to .14	3				3	
Between .05 to .09	4	4				
Between .01 to .04	5					
Less than .01	6					
<b>BUILDING REHABILITATION TOTAL</b>	<b>Total Points</b>	<b>37</b>	<b>13</b>	<b>17</b>	<b>12</b>	<b>4</b>
<b>RESIDENTIAL PRODUCTION</b>						
# of Units						
Upper story units	2 per	12		4		0
Ground floor units	1 per	2		1	9	3
Affordability						
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 per	0		0	0	0
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15		0	0	0
Buildings that commit to installing new sprinkler system	5	5		5	0	0
<b>RESIDENTIAL PRODUCTION TOTAL</b>	<b>Total Points</b>	<b>34</b>		<b>10</b>	<b>9</b>	<b>3</b>
<b>FIRE SUPPRESSION</b>						
Public Purpose						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15		0		
Buildings that commit to installing new sprinkler system	5	5		5		
Historic Preservation						
Designated Local Historic Landmark	10	0		0		
Individually listed on the National Register of Historic Places	5	0		0		
Identified as Contributing to a National Register Historic District	3	3		3		
<b>FIRE SUPPRESSION TOTAL</b>	<b>Total Points</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>** Note:</b> The DRI Grants Committee voted to have the total points for the Fire Suppression grant be separate from the building rehab and residential production grants since funding comes from SRU and not the \$250,000.	<b>Total of Building Rehab + Residential Production Points</b>	<b>71</b>	<b>13</b>	<b>27</b>	<b>21</b>	<b>7</b>

## 2023 Downtown Revitalization Incentive Point Recommendations

Address	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
Parcel ID	102463	102552	105511	010 302	010 B002, B003, B004
Name	126 N Main	South Main Bookstore	Beaux-Arts Building	Bankett Station - 211 Apartments	Historic Cheerwine Building
Applicant	Todd Werner	Alissa Redmond	Robert Pandis	Pete Bogle, Bogle Firm	Patrick O'Briant
Owner	KTW Holdings LLC	Alissa Redmond	R&H Vintage Restorations LLC	Stan Jordan - Downtown Properties, LLC	Patrick O'Briant
Architect	Bogle Firm	Designer: Jessica Klaus Interiors	Bogle Firm	Bogle Firm	
Contractor	Estimates from Bogle Firm	Multiple	Multiple	Estimates from Bogle Firm	Tyler Company LLC
Estimated Investment	\$2,050,000	\$303,087	\$454,200.00	\$1,400,000	\$124,775
Request	\$155,000	\$75,000	\$105,000	\$140,000	\$30,000
Building Rehab	37	13	17	12	4
Residential Production	34	0	10	9	3
Fire Suppression (separate grant pot)	23	0	8	0	0
Total Project Scores	71	13	27	21	7
Project Score * Incentive per Point	\$127,697.76	\$23,381.28	\$48,561.12	\$37,769.76	\$12,589.92

<b>Total Requested</b>	(total available)
\$505,000	\$250,000
<b>Cumulative Project Score</b>	<b>Incentive per Point Awarded</b>
139	\$1,798.56

# Application for assistance through the **Downtown Revitalization Incentive Grant Program:**

**Application 2:** South Main Book Company – 110 South Main Street

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City of Salisbury  
Community Planning Services

## Application 2: South Main Book Company, 110 South Main Street Project Summary

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- ❑ **Alissa Redmond** is requesting up to **\$75,000** through the Downtown Incentives Program to assist with the installation of an elevator, renovation of the basement, and upgrades to bookstore entrance. **(The South Main Book Store)**.
- ❑ The project would increase city tax revenue by a projected **\$21,810.14** and MSD tax revenue by a projected **\$5,334.33** over 10 years.



## Application 2: South Main Book Company, 110 South Main Street

# Project Summary

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### Written Description of Work (including proposed uses)

The bookstore has existed on Main Street for over 20 years. We currently use about half of the space established for retail use, given ADA constraints and the recent removal of asbestos within the **basement** floor (a condition of the March 2022 sale of the building to current owner, Alissa Redmond). With this **renovation**, we will utilize all available space we have for community gatherings and literary events.

First, we seek to **remove walls** on the ground floor of the building, which block a clear street view inside the storefront. We will add storage space under one **display window** for seasonal decorations, have sheetrock patched, and ensure uniform painting matches the store's existing interior. A final touch could include additional murals by Charlotte-based artist, Irisol Gonzales, who painted several murals on our walls last year.

We will then **install an elevator** to the building to dramatically improve accessibility for our customers. The elevator will reach the upstairs (currently leased as office space, with plans for a residential conversion of this space in another decade or so), the mezzanine (where art and poetry books are on display), the ground floor, and the basement, which will then be completely remodeled.

In the **basement**, we require further **demolition** before renovations can begin. The current ceiling (with broken **light fixtures and tiles**) will be removed, including the metal grid and some ductwork, so the original wooden beams can be preserved and restored. Walls will be framed for two additional restrooms downstairs, and all walls will be cleaned before painting (to include exposed brick, which will be uniformly scrubbed and painted). We may convert the current storage closet downstairs into a small kitchen to be used during events (NOTE: kitchen equipment estimates not included in budget for this grant). The new kitchen and bathrooms will necessitate many electrical, plumbing, and mechanical enhancements to the building. Finally, we will have the basement's floors recovered with laminate tiles to mimic hardwood.

Once renovations are complete, we estimate the increased retail and entertainment spaces created will necessitate hiring at least one additional staff member to serve as a full-time manager of the store, plus additional part-time staff will need to staff evening events. As the only independent bookstore within a 25-mile radius, this renovation will enhance the character and authenticity of Downtown Salisbury as a growing tourist attraction for the literary and performing arts.



## The Salisbury – Historic Rehabilitation and Residential Creation : **Incentive Request**

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- Total Capital Investment: \$303,087
- Requesting assistance up to \$75,000

<b>Total Incentive Request</b>	<b>75,000 (max: 75,000.00)</b>
Building Rehabilitation Incentive Grant	50,000
Residential Production Incentive Grant	n/a
Fire Suppression Incentive Grant	25,000

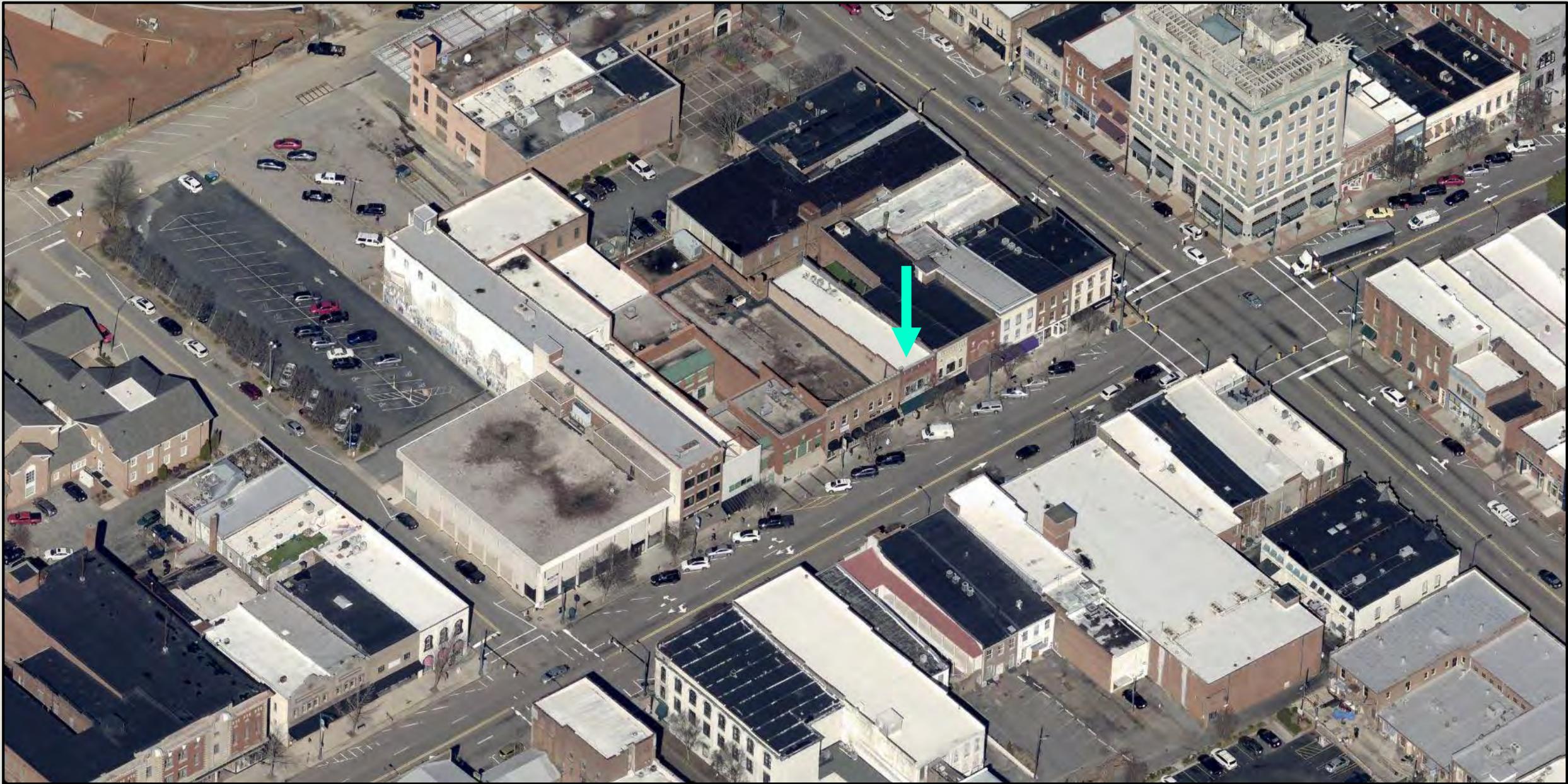


# Subject Property Map: 110 S Main St

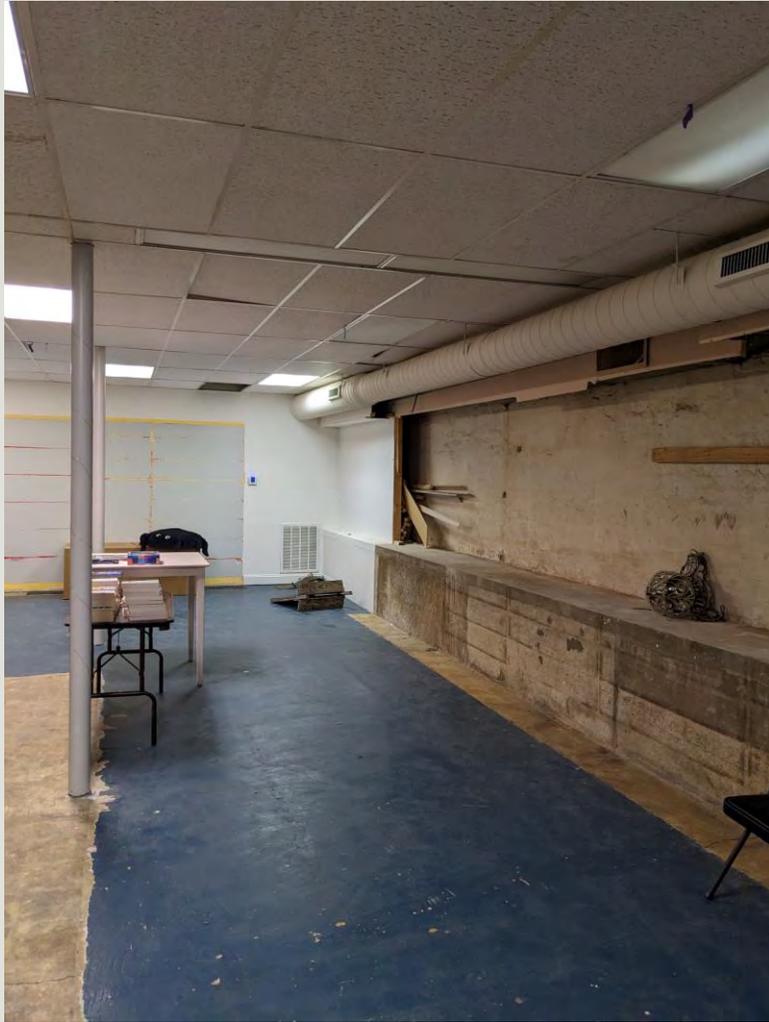
Address	110 S Main St
Historic Classification	Downtown Local Historic District - Contributing
Year Built	1900
Tax Parcel ID	0102552
Assessed Value	\$552,028

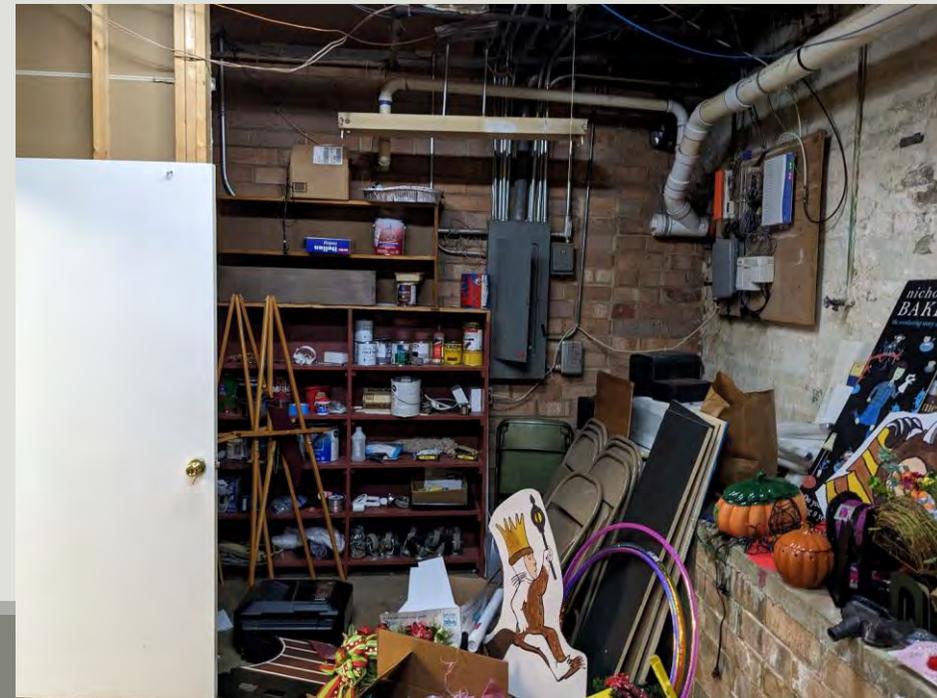
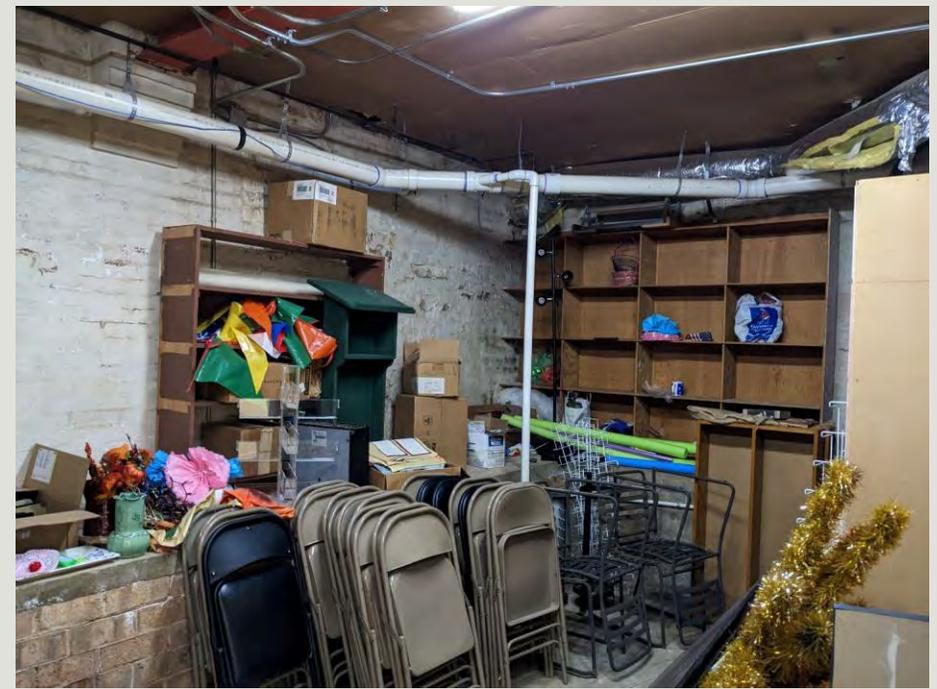
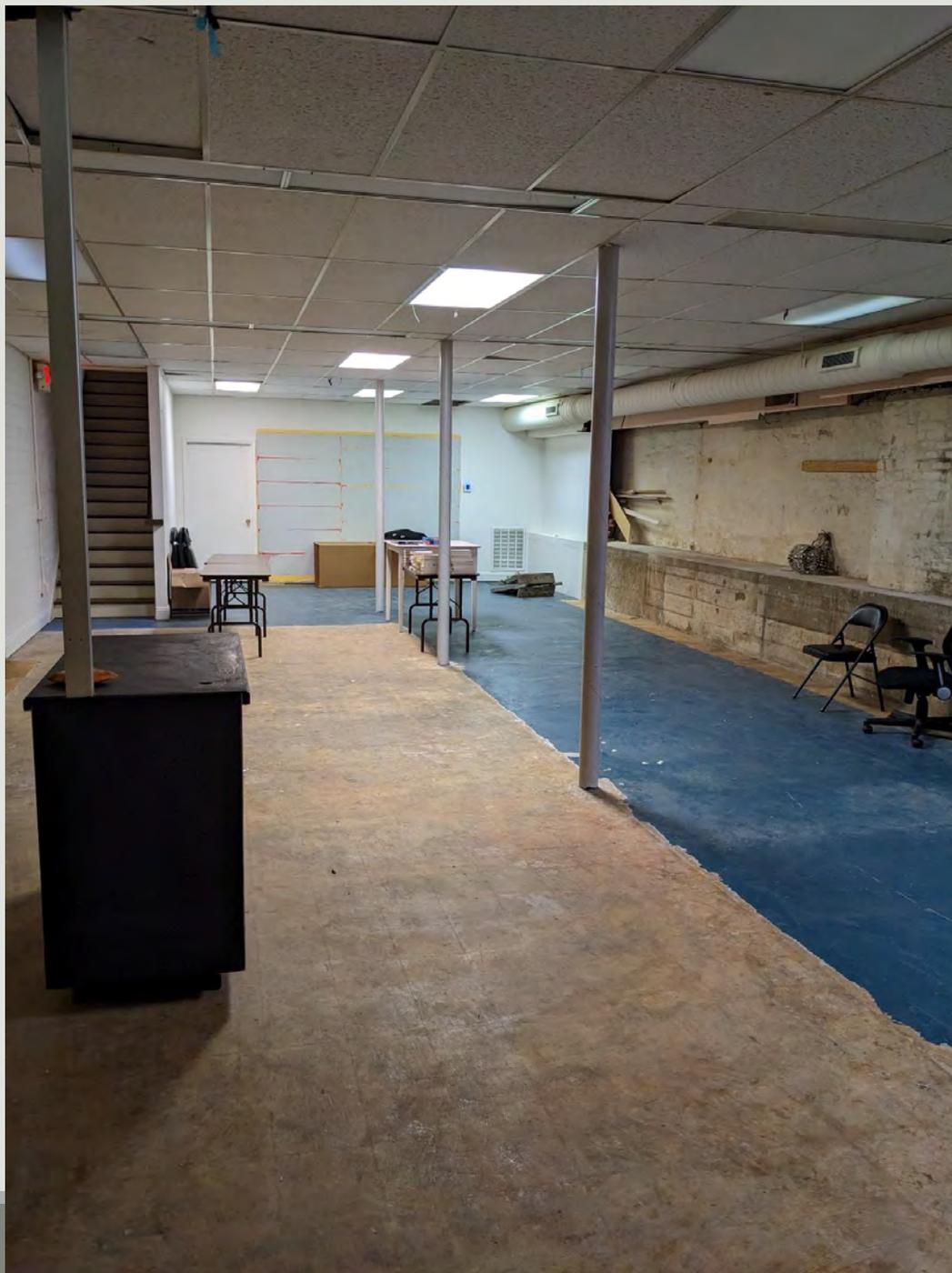


110 SOUTH MAIN STREET (SOUTH MAIN BOOK COMPANY)



110 SOUTH MAIN STREET (SOUTH MAIN BOOK COMPANY)





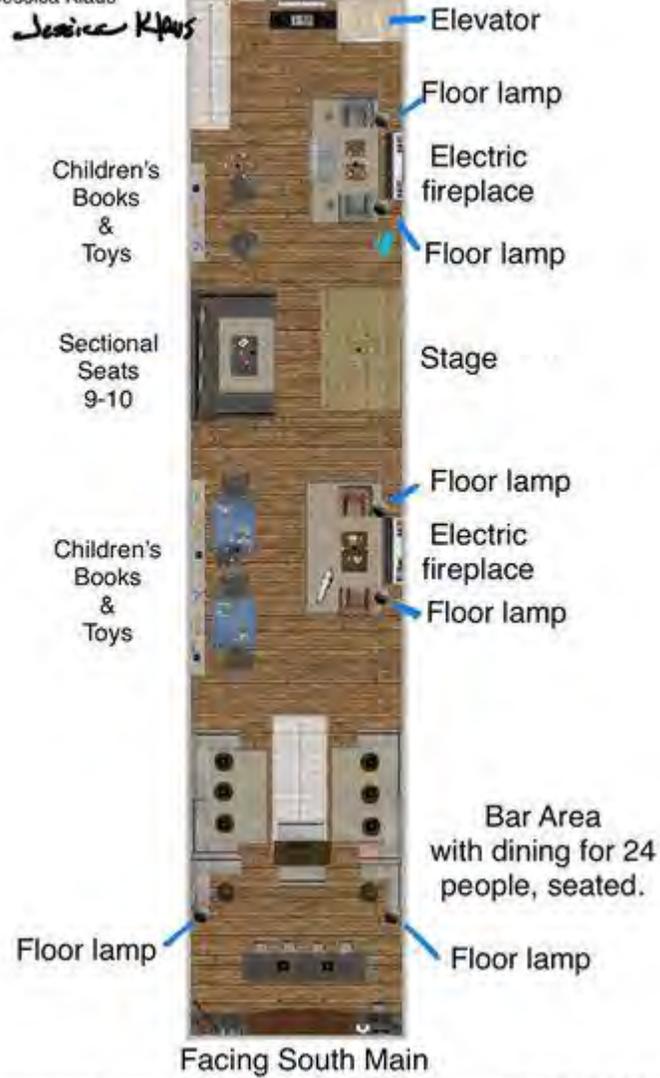


Remove wall with storage and open walls that are currently blocking Main Street view

Facing Back Entrance

Client: Alissa Redmond  
Designer: Jessica Klaus

*Jessica Klaus*



# South Main Book Company, 110 South Main Street Incentive Request

<b>Total Incentive Request</b>	<b>75,000 (max: 75,000.00)</b>
Building Rehabilitation Incentive Grant	50,000
Residential Creation Incentive Grant	n/a
Fire Suppression Incentive Grant	25,000

<b>City Revenue: 10-Year Horizon</b>		
	Tax Rate	10-Year Sum (est.)
City Tax Revenue	0.7127%	\$21,810.14
MSD Tax Revenue	0.176%	\$5,334.33

<b>Total Capital Investment</b>	<b>\$303,087</b>
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SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
<b>BUILDING REHABILITATION</b>	Application #	1	2	3	4	5
Impact and Visibility						
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	5	5	0	0
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3	0	0	0	3	0
Historic Status						
Designated Local Historic Landmark	10					
Individually listed on the National Register of Historic Places	5					
Identified as Contributing to a National Register Historic District	3	3	3	3	3	3
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15	0	0	0	0
Buildings that commit to installing new sprinkler system	5	5	0	5	0	0
Street Level Activation						
Restaurant spaces created/substantially rehabilitated	5 per	0	0		0	0
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	1	0	0	0
Publicly Visible Art						
Sculptures, murals or other permanent and visible art installations	3 per installation	0	3	0	0	0
Green Building						
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	0	3	3	0
Grant to Investment Ratio (maximum eligible grant/total investment)						
Between .20 to .24	1		1	1		1
Between .15 to .19	2					
Between .10 to .14	3				3	
Between .05 to .09	4	4				
Between .01 to .04	5					
Less than .01	6					
	<b>Total Points</b>	<b>37</b>	<b>13</b>	<b>17</b>	<b>12</b>	<b>4</b>



# Review Committee Scoring Matrix – Residential Production

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
RESIDENTIAL PRODUCTION	Application #	1	2	3	4	5
# of Units						
Upper story units	2 per	12		4		0
Ground floor units	1 per	2		1	9	3
Affordability						
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 per	0		0	0	0
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15			0	0
Buildings that commit to installing new sprinkler system	5	5		5	0	0
<b>RESIDENTIAL PRODUCTION TOTAL</b>	<b>Total Points</b>	<b>34</b>	<b>0</b>	<b>10</b>	<b>9</b>	<b>3</b>



# Review Committee Scoring Matrix – Fire Suppression Grant

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
<b>FIRE SUPPRESSION</b>	Application #	1	2	3	4	5
Public Purpose						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15				
Buildings that commit to installing new sprinkler system	5	5		5		
Historic Preservation						
Designated Local Historic Landmark	10	0				
Individually listed on the National Register of Historic Places	5	0				
Identified as Contributing to a National Register Historic District	3	3		3		
<b>FIRE SUPPRESSION TOTAL</b>	<b>Total Points</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>TOTAL FROM BUILDING REHAB + RESIDENTIAL PRODUCTION (fire suppression total for separate grant)</b>	<b>Total of Points</b>	<b>71</b>	<b>13</b>	<b>27</b>	<b>21</b>	<b>7</b>



# Review Committee Incentive Points Recommendation

Address	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C		
Parcel ID	102463	102552	105511	010 302	010 B002, B003, B004		
Name	126 N Main	South Main Bookstore	Beaux-Arts Building	Bankett Station - 211 Apartments	Historic Cheerwine Building		
Applicant	Todd Werner	Alissa Redmond	Robert Pandis	Pete Bogle, Bogle Firm	Patrick O'Briant		
Owner	KTW Holdings LLC	Alissa Redmond	R&H Vintage Restoration LLC	Stan Jordan - Downtown Properties, LLC	Patrick O'Briant		
Architect	Bogle Firm	Designer: Jessica Klaus Interiors	Bogle Firm	Bogle Firm			
Contractor	Estimates from Bogle Firm	Multiple	Multiple	Estimates from Bogle Firm	Tyler Company LLC		
Estimated Investment	\$2,050,000	\$303,087	\$454,200.00	\$1,400,000	\$124,775	Total Requested	(total available)
Request	\$155,000	\$75,000	\$105,000	\$140,000	\$30,000	\$505,000	\$250,000
Building Rehab	37	13	12	12	4		
Residential Production	34	0	5	9	3		
Fire Suppression	23	0	8	0	0	Cumulative Project Score	Incentive per Point Awarded
Total Project Scores	71	13	27	21	7	139	\$1798.56
Incentive Recommendation per Point	\$127,697.76	\$23,381.28	\$48,561.12	\$37,769.76	\$12,589.92		



## **Application 2: South Main Book Store, 110 South Main Street**

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### **Action Requested of Council for Agenda Item:**

#### **Applicant's Request:**

Approve a Downtown Revitalization Incentive Grant of up to \$75,000.00 to assist with a building rehabilitation at 110 South Main Street.

-OR-

#### **Review Committee's Recommendation:**

Approve a Downtown Revitalization Incentive Grant of up to \$22,568.00 to assist with a building rehabilitation project located at 110 South Main Street.



# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Community Planning Services

Name of Presenter(s): Alyssa Nelson, Urban Design Planner

**Requested Agenda Item:** Council to consider a request from Robert Pandis with R&H Vintage Restorations LLC for a Downtown Revitalization Incentive Grant of up to \$105,000.00 to assist with a building rehabilitation, residential creation and fire suppression project located at 125 South Main Street.

## Description of Requested Agenda Item:

The Downtown Salisbury Revitalization Incentives Program (“Downtown Incentives Program”) was established by City Council in 2014 and revised in 2021 to promote economic growth within the Downtown Municipal District. It offers prospective developers a maximum grant package of \$175,000.00 in support of new construction and historic rehabilitation projects, with an emphasis on those that create new residential opportunities.

The Downtown Incentives Program is a package of four (3) grants, any or all of which may be utilized by a developer depending on the nature and scope of the project for which assistance is being requested:

- I. The **Building Renovation Incentive Grant** applies to projects that make permanent improvements to - older, primarily historic properties and which promote their stabilization, preservation, and reuse. It covers 25% of eligible costs (up to \$50,000) to renovations and improvements, including improvements to the building shell, façade, and systems.
- II. The **Residential Creation Incentive Grant** applies to projects that make permanent improvements which promote the stabilization, preservation, and/or development of new residences, or renovations to existing, abandoned units that have been unoccupied for more than five (10) years. It offers \$10,000 per residential unit created or upgraded for projects that spend \$75 per gross sq. ft. to upfit residential space.
- III. The **Fire Suppression Incentive Grant** assists with the installation or expansion of back-alley fire lines capable of serving multiple buildings or, in the case of existing access to fire line, installation of a building sprinkler system. It covers 50% of fire line cost or \$2 per sq. ft. of sprinkler system installation (up to \$25,000).

**Robert Pandis with R&H Vintage Restorations LLC** is requesting up to \$105,000 to assist with the building rehabilitation, residential production and fire suppression improvements to 125 South Main Street.

The incentive grant is requested to assist with creation of two upstairs apartments, one downstairs apartment, renovated commercial retail space, floor restoration and load bearing wall restoration, as well as rear water line hook-up.

The project would increase city tax revenue by a projected \$32,684.23 and MSD tax revenue by a projected \$7,993.92 over 10 years.

The Review Committee assessed the application against the adopted scoring rubrics and in relationship to a projected overall incentive budget. The Review Committee felt the project met the objectives of the grant program, and recommends an award of **\$48,561.12**.

**Attachments:**     Yes         No

- Attachment A: Review Committee Scoring Matrix
- Attachment B: Review Committee Incentive Points Recommendation
- Attachment B: Draft Staff Presentation

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

**Action Requested of Council for Agenda Item:**

Approve a Downtown Revitalization Incentive Grant of up to \$48,561.12 as recommended by the Grant Review Committee to assist with a building rehabilitation, residential creation and fire suppression project located at 125 South Main Street.

**Contact Information for Group or Individual:** Alyssa Nelson, Community Planning Services, (704) 638-5235, anels@salisburync.gov.

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**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

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**FINANCE DEPARTMENT INFORMATION:**

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

**\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\***

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Directions: Fill one score per incentive category for each DRI application:  
ie: Historic Status 10 points, 5 points, OR 3 points (not all three).

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
	Application #	1	2	3	4	5
<b>BUILDING REHABILITATION</b>						
Impact and Visibility						
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	5	5	0	0
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3	0	0	0	3	0
Historic Status						
Designated Local Historic Landmark	10					
Individually listed on the National Register of Historic Places	5					
Identified as Contributing to a National Register Historic District	3	3	3	3	3	3
Fire Protection						
Projects that commit to expanding the back-alley fire loop system (public extension)	5 x the # of buildings that could be served by the extension	15	0	0	0	0
Buildings that commit to installing new sprinkler system	5	5	0	5	0	0
Street Level Activation						
Restaurant spaces created/substantially rehabilitated	5 per	0	0	0	0	0
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	1	0	0	0
Publicly Visible Art						
Sculptures, murals or other permanent and visible art installations	3 per installation	0	3	0	0	0
Green Building						
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	0	3	3	0
Grant to Investment Ratio (maximum eligible grant/total investment)						
Between .20 to .24	1		1	1		1
Between .15 to .19	2					
Between .10 to .14	3				3	
Between .05 to .09	4	4				
Between .01 to .04	5					
Less than .01	6					
<b>BUILDING REHABILITATION TOTAL</b>	<b>Total Points</b>	<b>37</b>	<b>13</b>	<b>17</b>	<b>12</b>	<b>4</b>
<b>RESIDENTIAL PRODUCTION</b>						
# of Units						
Upper story units	2 per	12		4		0
Ground floor units	1 per	2		1	9	3
Affordability						
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 per	0		0	0	0
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15		0	0	0
Buildings that commit to installing new sprinkler system	5	5		5	0	0
<b>RESIDENTIAL PRODUCTION TOTAL</b>	<b>Total Points</b>	<b>34</b>		<b>10</b>	<b>9</b>	<b>3</b>
<b>FIRE SUPPRESSION</b>						
Public Purpose						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15		0		
Buildings that commit to installing new sprinkler system	5	5		5		
Historic Preservation						
Designated Local Historic Landmark	10	0		0		
Individually listed on the National Register of Historic Places	5	0		0		
Identified as Contributing to a National Register Historic District	3	3		3		
<b>FIRE SUPPRESSION TOTAL</b>	<b>Total Points</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>** Note:</b> The DRI Grants Committee voted to have the total points for the Fire Suppression grant be separate from the building rehab and residential production grants since funding comes from SRU and not the \$250,000.	<b>Total of Building Rehab + Residential Production Points</b>	<b>71</b>	<b>13</b>	<b>27</b>	<b>21</b>	<b>7</b>

## 2023 Downtown Revitalization Incentive Point Recommendations

Address	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
Parcel ID	102463	102552	105511	010 302	010 B002, B003, B004
Name	126 N Main	South Main Bookstore	Beaux-Arts Building	Bankett Station - 211 Apartments	Historic Cheerwine Building
Applicant	Todd Werner	Alissa Redmond	Robert Pandis	Pete Bogle, Bogle Firm	Patrick O'Briant
Owner	KTW Holdings LLC	Alissa Redmond	R&H Vintage Restorations LLC	Stan Jordan - Downtown Properties, LLC	Patrick O'Briant
Architect	Bogle Firm	Designer: Jessica Klaus Interiors	Bogle Firm	Bogle Firm	
Contractor	Estimates from Bogle Firm	Multiple	Multiple	Estimates from Bogle Firm	Tyler Company LLC
Estimated Investment	\$2,050,000	\$303,087	\$454,200.00	\$1,400,000	\$124,775
Request	\$155,000	\$75,000	\$105,000	\$140,000	\$30,000
Building Rehab	37	13	17	12	4
Residential Production	34	0	10	9	3
Fire Suppression (separate grant pot)	23	0	8	0	0
Total Project Scores	71	13	27	21	7
Project Score * Incentive per Point	\$127,697.76	\$23,381.28	\$48,561.12	\$37,769.76	\$12,589.92

<b>Total Requested</b>	(total available)
\$505,000	\$250,000
<b>Cumulative Project Score</b>	<b>Incentive per Point Awarded</b>
139	\$1,798.56

# Application for assistance through the **Downtown Revitalization Incentives Program:**

**Application 3:** Beaux-Arts Building, 125 South Main Street  
(currently Critters NC LLC)

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City of Salisbury  
Community Planning Services

## Application 3: 125 South Main Street, Beaux-Arts Building

# Project Summary

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- ❑ Robert Pandis with R&H Vintage Restorations LLC is requesting up to **\$105,000** to assist with the building rehabilitation, residential production and fire suppression improvements to 125 South Main Street.
- ❑ The incentive grant is requested to assist with creation of two upstairs apartments, one downstairs apartment, renovated commercial retail space, floor restoration and load bearing wall restoration, as well as rear water line hook-up.
- ❑ The project would increase city tax revenue by a projected \$32,684.23 and MSD tax revenue by a projected \$7,993.92 over 10 years.



# Subject Property Map: 125 S Main St

Address	125 S Main St
Historic Classification	Downtown Local Historic District - Contributing
Year Built	1910
Tax Parcel ID	0105511
Assessed Value	\$198,311



125 SOUTH MAIN STREET (BEAUX-ARTS BUILDING)



125 SOUTH MAIN STREET (BEAUX-ARTS BUILDING)

125 South Main Apartment Creation Application.  
February 2023

The upper floor of the structure will have two apartments created. The downstairs will have one apartment created behind the front commercial space.

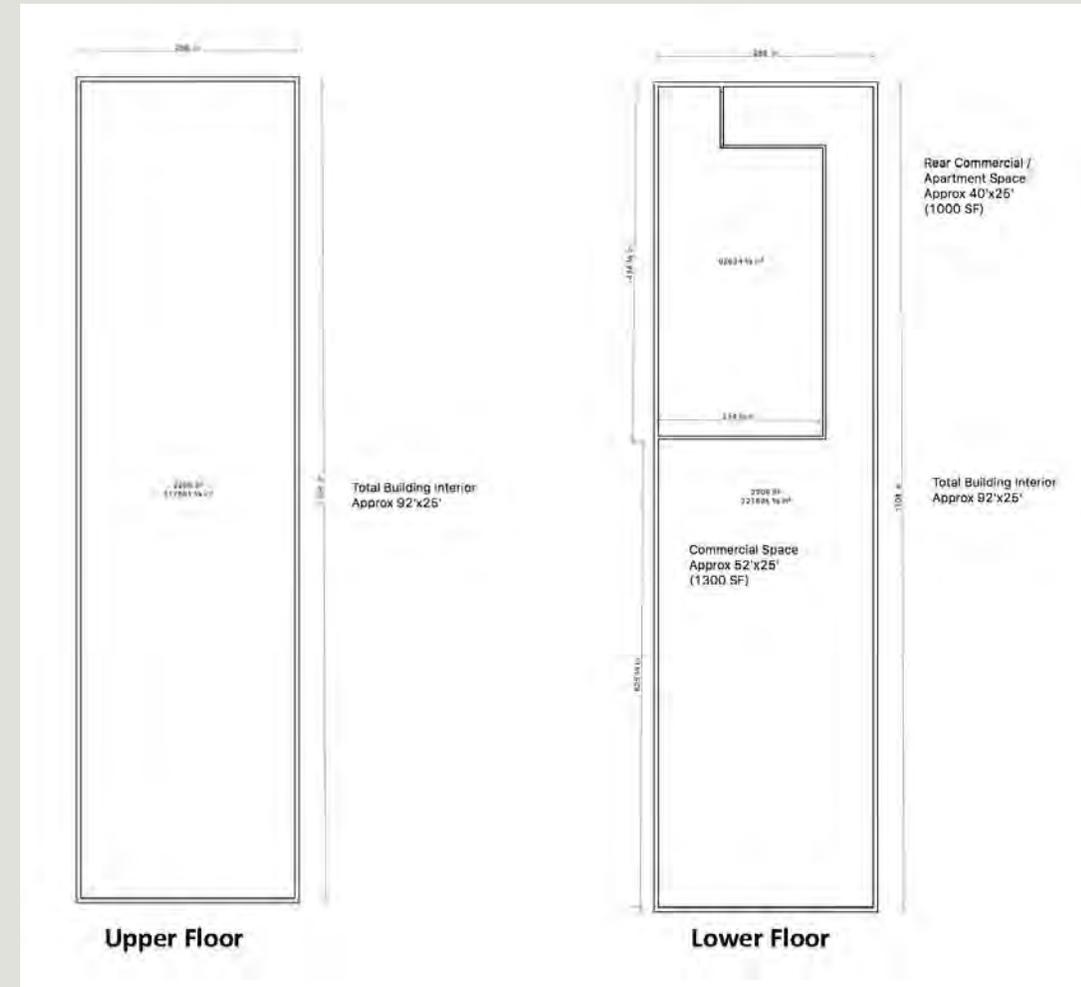
Upstairs renovation estimate: 2300 SF x \$125 = \$287,500.00

Downstairs (Apartment / Rear Area) renovation estimate: 1000 SF x \$125 = \$125,000.00

Second floor restoration and load bearing wall = \$27,900.00

**Total Interior Cost Estimate: \$440,400.00**

City DRI Credits – Rehab \$50K (\$200K total), Resident Creation \$10K x 3 = \$30K, and Fire Suppression 50% or \$25K Max = \$105K Max Possible.



125 South Main Exterior Window Replacement  
Building Rehabilitation Grant – B

The three front windows will be updated or replaced with energy efficient double pane windows. These new windows will meet any city historic zone requirements. The three rear upper windows will be replaced with the same window or window door type used in the front. The two lower bricked over windows will be restored and windows reinstalled. Brick wall cleaned of shrubbery and white paint and the bricks reappointed as required.

**Total estimate \$14,000**



**Front Windows - \$4000**



**Rear Upper Windows - \$6000**





**The two lower bricked over windows to be restored and white paint and shrubbery removed to restore and protect the redbrick wall.  
Bricks to be reappointed as required – \$4000**

#### Scoring Rubrics

- 5 - Impact and Visibility. The primary entrance is on 125 S. Main Street.
- 3/5 - Historic Status. Applying as a local historic landmark. The “Beaux-Arts” Building.
- 5 - Fire Protection. Building will be installing a fire suppression system.
- 1 - Street Level Activation. Commercial retail renovated.
- X - Publicity Visible Art.
- 3 - Green Building. White roof to be installed. Solar is TBD.
- 3 – Grant to Investment Ratio.



The following inspection discrepancies will be repaired or replaced. Any additional areas of concern will be repaired. Dehumidifier and sump pump will be repaired or replaced. Electrical area will be inspected and corrected.

**Total estimate \$12,000**



**Lower Floor Area Approximately 2200 SF**

#### Scoring Rubrics

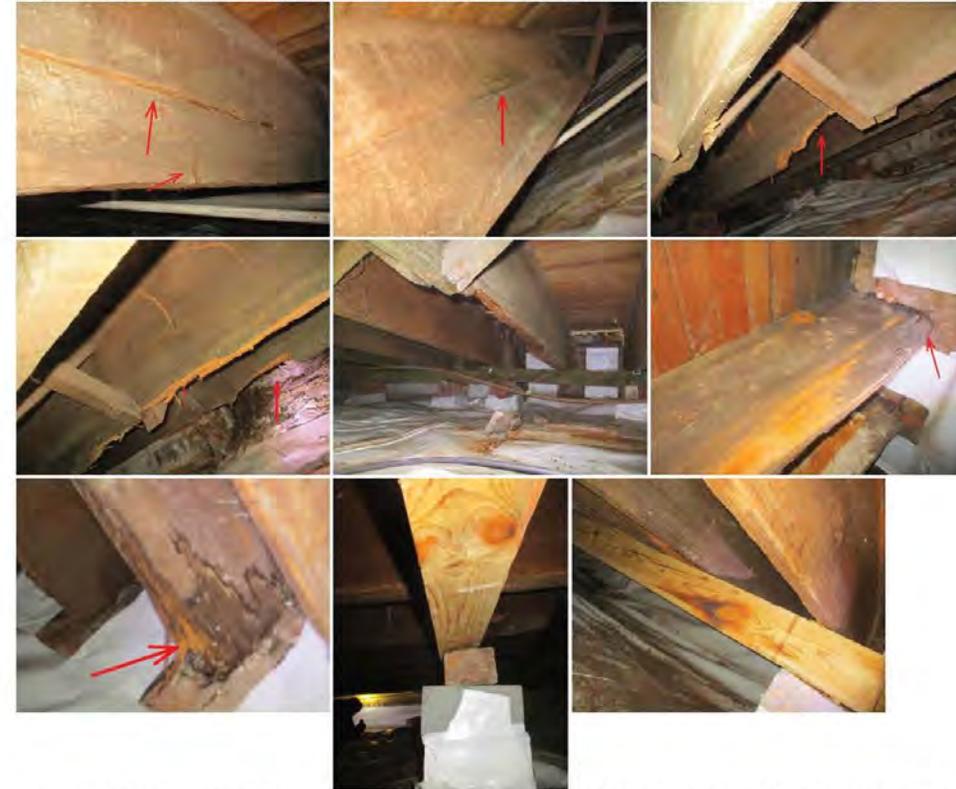
- 5 - Impact and Visibility. The primary entrance is on 125 S. Main Street.
- 3/5 - Historic Status. Applying as a local historic landmark. The "Beaux-Arts" Building.
- 5 - Fire Protection. Building will be installing a fire suppression system.
- 1 - Street Level Activation. Commercial retail renovated.
- X - Publicity Visible Art.
- 3 - Green Building. White roof to be installed. Solar is TBD.
- 3 - Grant to Investment Ratio.

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Structure

- 1. Floor Structure: Dimensional wood** - There are several floor joist that have old insect or moisture damage and a couple that are split. Repairs are needed so the floor is properly supported. One of the extra support beams is twisted and could come off the support pier. Also the support beams may be under sized for the span they are supporting. A qualified contractor is recommended to evaluate and estimate any repairs



- 2. Columns: Block and Brick piers** - Multiple support posts and block piers have been installed to help support the floor system. If any of the supports are deemed to be structural supports they need proper footings. A qualified contractor is recommended to evaluate and estimate any repairs

## Structure (Continued)

Columns: (continued)



3. Main Crawl Space Moisture Penetration: Left outside wall - There are signs of past moisture intrusion along the left side wall. This can lead to moisture damage to the floor system and organic growth on the wood. A qualified contractor is recommended to evaluate and estimate repairs



4. Main Crawl Space Sump Pump: Submerged - The sump pump did not work when tested. A qualified contractor is recommended to evaluate and estimate repairs



125 South Main Roof Replacement  
Building Rehabilitation Grant – D

The roof will be replaced with the following solution.

Old tar roof will be removed, and any wood damage repaired. The roof hatch will be replaced and repositioned to a safer area. White TPO roofing will be installed, and new flashing applied. Proper A/C compressor mounts will be installed to support three new apartments and a fourth for the existing commercial space. Future solar panel mounts and hook ups are TBD.

**Total estimate \$32,000**



Scoring Rubrics

- 5 - Impact and Visibility. The primary entrance is on 125 S. Main Street.
- 3/5** - Historic Status. Applying as a local historic landmark. The “Beaux-Arts” Building.
- 5 - Fire Protection. Building will be installing a fire suppression system.
- 1 - Street Level Activation. Commercial retail renovated.
- X - Publicity Visible Art.
- 3 - Green Building. White roof to be installed. Solar is TBD.
- 3 – Grant to Investment Ratio.



## Application 3: Beaux-Arts Building, 125 South Main Street Incentive Request

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- Total Capital Investment: \$454,200
- Requesting assistance up to \$105,000

<b>Total Incentive Request</b>	<b>105,000 (max: 105,000.00)</b>
Building Rehabilitation Incentive Grant	50,000
Residential Production Incentive Grant	30,000
Fire Suppression Incentive Grant	25,000



# Beaux-Arts Building, 125 South Main Street Incentive Request

<b>Total Incentive Request</b>	<b>105,000 (max: 105,000.00)</b>
Building Rehabilitation Incentive Grant	50,000
Residential Creation Incentive Grant	30,000
Fire Suppression Incentive Grant	25,000

<b>City Revenue: 10-Year Horizon</b>		
	Tax Rate	10-Year Sum (est.)
City Tax Revenue	0.7127%	\$ 32,684.23
MSD Tax Revenue	0.176%	\$ 7,993.92

<b>Total Capital Investment</b>	<b>\$454,200.00</b>
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SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
<b>BUILDING REHABILITATION</b>	Application #	1	2	3	4	5
Impact and Visibility						
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	5	5	0	0
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3	0	0	0	3	0
Historic Status						
Designated Local Historic Landmark	10					
Individually listed on the National Register of Historic Places	5					
Identified as Contributing to a National Register Historic District	3	3	3	3	3	3
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15	0	0	0	0
Buildings that commit to installing new sprinkler system	5	5	0	5	0	0
Street Level Activation						
Restaurant spaces created/substantially rehabilitated	5 per	0	0		0	0
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	1	0	0	0
Publicly Visible Art						
Sculptures, murals or other permanent and visible art installations	3 per installation	0	3	0	0	0
Green Building						
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	0	3	3	0
Grant to Investment Ratio (maximum eligible grant/total investment)						
Between .20 to .24	1		1	1		1
Between .15 to .19	2					
Between .10 to .14	3				3	
Between .05 to .09	4	4				
Between .01 to .04	5					
Less than .01	6					
	<b>Total Points</b>	<b>37</b>	<b>13</b>	<b>17</b>	<b>12</b>	<b>4</b>



# Review Committee Scoring Matrix – Residential Production

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
RESIDENTIAL PRODUCTION	Application #	1	2	3	4	5
# of Units						
Upper story units	2 per	12		4		0
Ground floor units	1 per	2		1	9	3
Affordability						
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 per	0		0	0	0
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15			0	0
Buildings that commit to installing new sprinkler system	5	5		5	0	0
<b>RESIDENTIAL PRODUCTION TOTAL</b>	<b>Total Points</b>	<b>34</b>	<b>0</b>	<b>10</b>	<b>9</b>	<b>3</b>



# Review Committee Scoring Matrix – Fire Suppression Grant

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
<b>FIRE SUPPRESSION</b>	Application #	1	2	3	4	5
Public Purpose						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15				
Buildings that commit to installing new sprinkler system	5	5		5		
Historic Preservation						
Designated Local Historic Landmark	10	0				
Individually listed on the National Register of Historic Places	5	0				
Identified as Contributing to a National Register Historic District	3	3		3		
<b>FIRE SUPPRESSION TOTAL</b>	<b>Total Points</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>TOTAL FROM BUILDING REHAB + RESIDENTIAL PRODUCTION (fire suppression total for separate grant)</b>	<b>Total of Points</b>	<b>71</b>	<b>13</b>	<b>27</b>	<b>21</b>	<b>7</b>



# Review Committee Incentive Points Recommendation

Address	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C		
Parcel ID	102463	102552	105511	010 302	010 B002, B003, B004		
Name	126 N Main	South Main Bookstore	Beaux-Arts Building	Bankett Station - 211 Apartments	Historic Cheerwine Building		
Applicant	Todd Werner	Alissa Redmond	Robert Pandis	Pete Bogle, Bogle Firm	Patrick O'Briant		
Owner	KTW Holdings LLC	Alissa Redmond	R&H Vintage Restoration LLC	Stan Jordan - Downtown Properties, LLC	Patrick O'Briant		
Architect	Bogle Firm	Designer: Jessica Klaus Interiors	Bogle Firm	Bogle Firm			
Contractor	Estimates from Bogle Firm	Multiple	Multiple	Estimates from Bogle Firm	Tyler Company LLC		
Estimated Investment	\$2,050,000	\$303,087	\$454,200.00	\$1,400,000	\$124,775	Total Requested	(total available)
Request	\$155,000	\$75,000	\$105,000	\$140,000	\$30,000	\$505,000	\$250,000
Building Rehab	37	13	12	12	4		
Residential Production	34	0	5	9	3		
Fire Suppression	23	0	8	0	0	Cumulative Project Score	Incentive per Point Awarded
Total Project Scores	71	13	27	21	7	139	\$1798.56
Incentive Recommendation per Point	\$127,697.76	\$23,381.28	\$48,561.12	\$37,769.76	\$12,589.92		



## **Application 3: Beaux-Arts Building, 125 South Main Street**

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### **Action Requested of Council for Agenda Item:**

#### ***Applicant's Request:***

Approve a Downtown Revitalization Incentive Grant of up to \$105,000.00 to assist with a building rehabilitation, residential creation and fire suppression project at 125 South Main Street.

-OR-

#### ***Review Committee's Recommendation:***

Approve a Downtown Revitalization Incentive Grant of up to \$48,561.12 to assist with a building rehabilitation, residential creation and fire suppression project located at 125 South Main Street.



# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Community Planning Services

Name of Presenter(s): Alyssa Nelson, Urban Design Planner

**Requested Agenda Item:** Council to consider a request from Stan Jordan with Downtown Properties Inc and Pete Bogle with The Bogle Firm for a Downtown Revitalization Incentive Grant of up to \$140,000.00 to assist with a building rehabilitation and residential production project located at 211 East Innes Street.

## Description of Requested Agenda Item:

The Downtown Salisbury Revitalization Incentives Program (“Downtown Incentives Program”) was established by City Council in 2014 and revised in 2021 to promote economic growth within the Downtown Municipal District. It offers prospective developers a maximum grant package of \$175,000.00 in support of new construction and historic rehabilitation projects, with an emphasis on those that create new residential opportunities.

The Downtown Incentives Program is a package of four (3) grants, any or all of which may be utilized by a developer depending on the nature and scope of the project for which assistance is being requested:

- I. The **Building Renovation Incentive Grant** applies to projects that make permanent improvements to - older, primarily historic properties and which promote their stabilization, preservation, and reuse. It covers 25% of eligible costs (up to \$50,000) to renovations and improvements, including improvements to the building shell, façade, and systems.
- II. The **Residential Creation Incentive Grant** applies to projects that make permanent improvements which promote the stabilization, preservation, and/or development of new residences, or renovations to existing, abandoned units that have been unoccupied for more than five (10) years. It offers \$10,000 per residential unit created or upgraded for projects that spend \$75 per gross sq. ft. to upfit residential space.
- III. The **Fire Suppression Incentive Grant** assists with the installation or expansion of back-alley fire lines capable of serving multiple buildings or, in the case of existing access to fire line, installation of a building sprinkler system. It covers 50% of fire line cost or \$2 per sq. ft. of sprinkler system installation (up to \$25,000).

**Stan Jordan with Downtown Properties Inc and Pete Bogle with Bogle Firm** are requesting up to **\$140,000** to assist with the building rehabilitation, residential production improvements to 211 East Innes Street. The incentive grant is requested to assist with contaminated soil remediation and 9 one to two bedroom apartments.

**The project would increase city tax revenue by a projected \$100,744 and MSD tax revenue by a projected \$24,640 over 10 years.**

The Review Committee assessed the application against the adopted scoring rubrics and in relationship to a projected overall incentive budget. The Review Committee felt the project met the objectives of the grant program, and recommends an award of **\$37,769.76**.

**Attachments:**     Yes         No

Attachment A: Review Committee Scoring Matrix

Attachment B: Review Committee Incentive Points Recommendation

Attachment B: Draft Staff Presentation

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

**Action Requested of Council for Agenda Item:**

Approve a Downtown Revitalization Incentive Grant of up to \$37,769.76 as recommended by the Grant Review Committee to assist with a building rehabilitation and residential production project located at 211 East Innes Street.

**Contact Information for Group or Individual:** Alyssa Nelson, Community Planning Services, (704) 638-5235, anels@salisburync.gov.

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**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

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**FINANCE DEPARTMENT INFORMATION:**

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

**\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\***

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**For Use in Clerk's Office Only**

**Approved**

**Declined**



Directions: Fill one score per incentive category for each DRI application:  
ie: Historic Status 10 points, 5 points, OR 3 points (not all three).

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
	Application #	1	2	3	4	5
<b>BUILDING REHABILITATION</b>						
Impact and Visibility						
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	5	5	0	0
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3	0	0	0	3	0
Historic Status						
Designated Local Historic Landmark	10					
Individually listed on the National Register of Historic Places	5					
Identified as Contributing to a National Register Historic District	3	3	3	3	3	3
Fire Protection						
Projects that commit to expanding the back-alley fire loop system (public extension)	5 x the # of buildings that could be served by the extension	15	0	0	0	0
Buildings that commit to installing new sprinkler system	5	5	0	5	0	0
Street Level Activation						
Restaurant spaces created/substantially rehabilitated	5 per	0	0	0	0	0
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	1	0	0	0
Publicly Visible Art						
Sculptures, murals or other permanent and visible art installations	3 per installation	0	3	0	0	0
Green Building						
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	0	3	3	0
Grant to Investment Ratio (maximum eligible grant/total investment)						
Between .20 to .24	1		1	1		1
Between .15 to .19	2					
Between .10 to .14	3				3	
Between .05 to .09	4	4				
Between .01 to .04	5					
Less than .01	6					
<b>BUILDING REHABILITATION TOTAL</b>	<b>Total Points</b>	<b>37</b>	<b>13</b>	<b>17</b>	<b>12</b>	<b>4</b>
<b>RESIDENTIAL PRODUCTION</b>						
# of Units						
Upper story units	2 per	12		4		0
Ground floor units	1 per	2		1	9	3
Affordability						
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 per	0		0	0	0
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15		0	0	0
Buildings that commit to installing new sprinkler system	5	5		5	0	0
<b>RESIDENTIAL PRODUCTION TOTAL</b>	<b>Total Points</b>	<b>34</b>		<b>10</b>	<b>9</b>	<b>3</b>
<b>FIRE SUPPRESSION</b>						
Public Purpose						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15		0		
Buildings that commit to installing new sprinkler system	5	5		5		
Historic Preservation						
Designated Local Historic Landmark	10	0		0		
Individually listed on the National Register of Historic Places	5	0		0		
Identified as Contributing to a National Register Historic District	3	3		3		
<b>FIRE SUPPRESSION TOTAL</b>	<b>Total Points</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>** Note:</b> The DRI Grants Committee voted to have the total points for the Fire Suppression grant be separate from the building rehab and residential production grants since funding comes from SRU and not the \$250,000.	<b>Total of Building Rehab + Residential Production Points</b>	<b>71</b>	<b>13</b>	<b>27</b>	<b>21</b>	<b>7</b>

## 2023 Downtown Revitalization Incentive Point Recommendations

Address	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
Parcel ID	102463	102552	105511	010 302	010 B002, B003, B004
Name	126 N Main	South Main Bookstore	Beaux-Arts Building	Bankett Station - 211 Apartments	Historic Cheerwine Building
Applicant	Todd Werner	Alissa Redmond	Robert Pandis	Pete Bogle, Bogle Firm	Patrick O'Briant
Owner	KTW Holdings LLC	Alissa Redmond	R&H Vintage Restorations LLC	Stan Jordan - Downtown Properties, LLC	Patrick O'Briant
Architect	Bogle Firm	Designer: Jessica Klaus Interiors	Bogle Firm	Bogle Firm	
Contractor	Estimates from Bogle Firm	Multiple	Multiple	Estimates from Bogle Firm	Tyler Company LLC
Estimated Investment	\$2,050,000	\$303,087	\$454,200.00	\$1,400,000	\$124,775
Request	\$155,000	\$75,000	\$105,000	\$140,000	\$30,000
Building Rehab	37	13	17	12	4
Residential Production	34	0	10	9	3
Fire Suppression (separate grant pot)	23	0	8	0	0
Total Project Scores	71	13	27	21	7
Project Score * Incentive per Point	\$127,697.76	\$23,381.28	\$48,561.12	\$37,769.76	\$12,589.92

<b>Total Requested</b>	(total available)
\$505,000	\$250,000
<b>Cumulative Project Score</b>	<b>Incentive per Point Awarded</b>
139	\$1,798.56

# Application for assistance through the **Downtown Revitalization Incentives Program:**

**Application 4:** Bankett Station – 211 East Innes Street Apartments

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City of Salisbury  
Community Planning Services

## Application 4: Bankett Station - 211 Apartments, 211 East Innes Street

# Project Summary

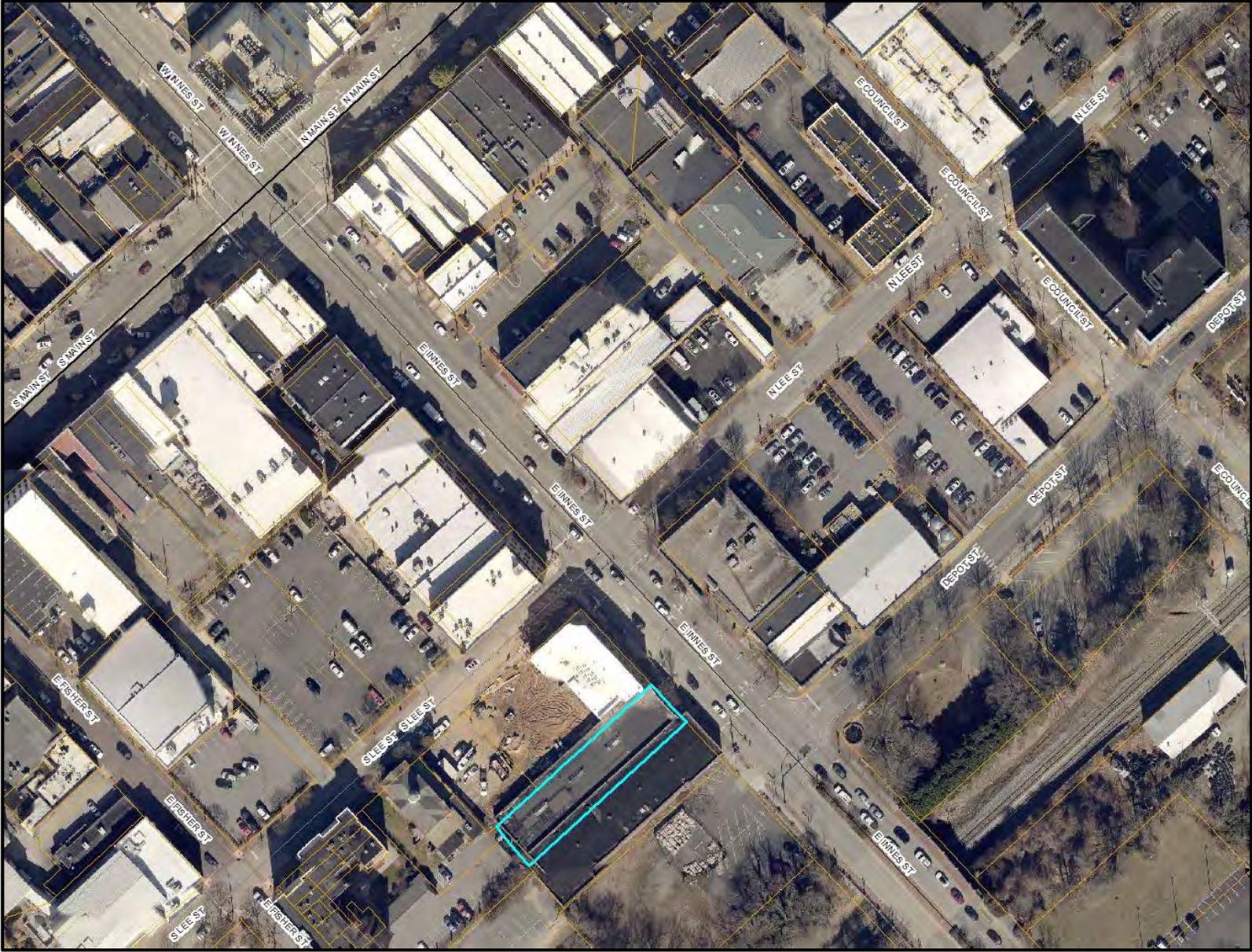
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- ❑ Stan Jordan with Downtown Properties Inc and Pete Bogle with Bogle Firm are requesting up to \$140,000 to assist with the building rehabilitation, residential production improvements to 211 East Innes Street.
- ❑ The incentive grant is requested to assist with contaminated soil remediation and 9 one to two bedroom apartments.
- ❑ The project would increase city tax revenue by a projected \$100,744 and MSD tax revenue by a projected \$24,640 over 10 years.

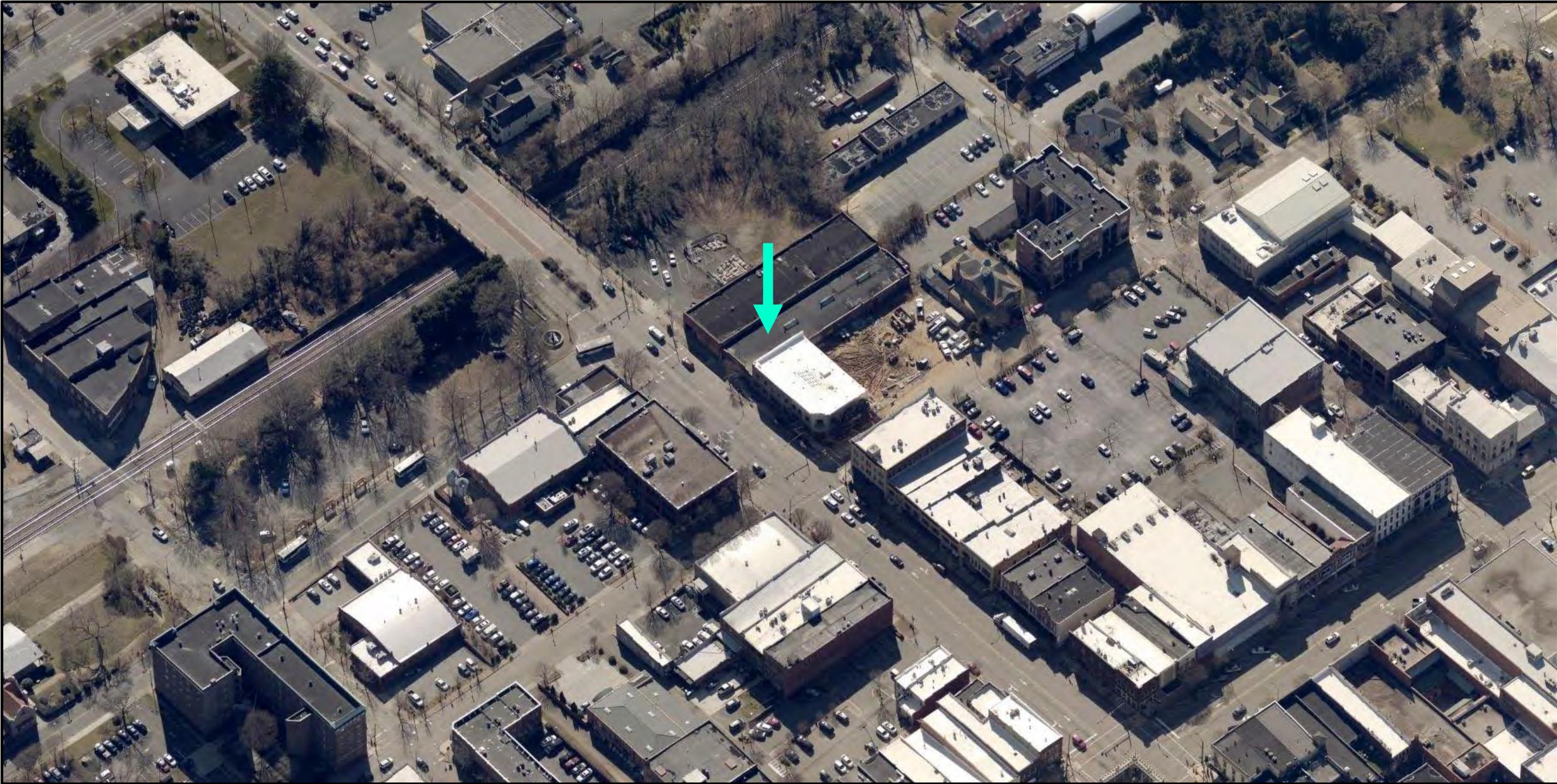


# Subject Property Map: 211 E Innes St

Address	211 E Innes St
Historic Classification	Downtown Local Historic District - Contributing
Year Built	1930
Tax Parcel ID	010 302
Assessed Value	\$394,479



211 EAST INNES STREET (BANKETT STATION – 211 APARTMENTS)



211 EAST INNES STREET (BANKETT STATION – 211 APARTMENTS)

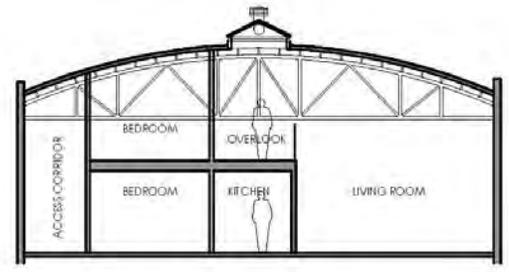
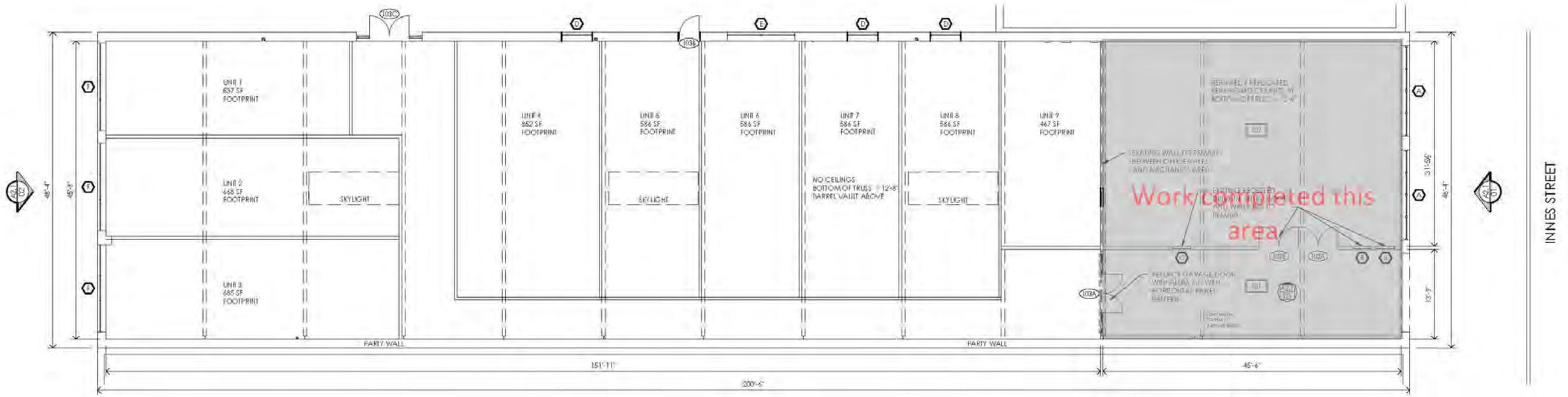
## Application 4: Bankett Station – 211 East Innes Street Apartments Incentive Request

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- Total Capital Investment: \$1,400,000
- Requesting assistance up to \$140,000

<b>Total Incentive Request</b>	<b>140,000 (max: 140,000.00)</b>
Building Rehabilitation Incentive Grant	50,000
Residential Production Incentive Grant	80-90,000
Fire Suppression Incentive Grant	n/a















# Bankett Station – 211 Apartments, 211 East Innes Street Incentive Request

<b>Total Incentive Request</b>	<b>140,000 (max: 140,000.00)</b>
Building Rehabilitation Incentive Grant	50,000
Residential Creation Incentive Grant	80-90,000
Fire Suppression Incentive Grant	n/a

<b>City Revenue: 10-Year Horizon</b>		
	Tax Rate	10-Year Sum (est.)
City Tax Revenue	0.7127%	\$ 100,744
MSD Tax Revenue	0.176%	\$ 24,640

<b>Total Capital Investment</b>	<b>\$1,400,000</b>
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SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
<b>BUILDING REHABILITATION</b>	Application #	1	2	3	4	5
Impact and Visibility						
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	5	5	0	0
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3	0	0	0	3	0
Historic Status						
Designated Local Historic Landmark	10					
Individually listed on the National Register of Historic Places	5					
Identified as Contributing to a National Register Historic District	3	3	3	3	3	3
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15	0	0	0	0
Buildings that commit to installing new sprinkler system	5	5	0	5	0	0
Street Level Activation						
Restaurant spaces created/substantially rehabilitated	5 per	0	0		0	0
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	1	0	0	0
Publicly Visible Art						
Sculptures, murals or other permanent and visible art installations	3 per installation	0	3	0	0	0
Green Building						
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	0	3	3	0
Grant to Investment Ratio (maximum eligible grant/total investment)						
Between .20 to .24	1		1	1		1
Between .15 to .19	2					
Between .10 to .14	3				3	
Between .05 to .09	4	4				
Between .01 to .04	5					
Less than .01	6					
	<b>Total Points</b>	<b>37</b>	<b>13</b>	<b>17</b>	<b>12</b>	<b>4</b>



# Review Committee Scoring Matrix – Residential Production

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
RESIDENTIAL PRODUCTION	Application #	1	2	3	4	5
# of Units						
Upper story units	2 per	12		4		0
Ground floor units	1 per	2		1	9	3
Affordability						
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 per	0		0	0	0
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15			0	0
Buildings that commit to installing new sprinkler system	5	5		5	0	0
<b>RESIDENTIAL PRODUCTION TOTAL</b>	<b>Total Points</b>	<b>34</b>	<b>0</b>	<b>10</b>	<b>9</b>	<b>3</b>



# Review Committee Scoring Matrix – Fire Suppression Grant

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
<b>FIRE SUPPRESSION</b>	Application #	1	2	3	4	5
Public Purpose						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15				
Buildings that commit to installing new sprinkler system	5	5		5		
Historic Preservation						
Designated Local Historic Landmark	10	0				
Individually listed on the National Register of Historic Places	5	0				
Identified as Contributing to a National Register Historic District	3	3		3		
<b>FIRE SUPPRESSION TOTAL</b>	<b>Total Points</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>TOTAL FROM BUILDING REHAB + RESIDENTIAL PRODUCTION (fire suppression total for separate grant)</b>	<b>Total of Points</b>	<b>71</b>	<b>13</b>	<b>27</b>	<b>21</b>	<b>7</b>



# Review Committee Incentive Points Recommendation

Address	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C		
Parcel ID	102463	102552	105511	010 302	010 B002, B003, B004		
Name	126 N Main	South Main Bookstore	Beaux-Arts Building	Bankett Station - 211 Apartments	Historic Cheerwine Building		
Applicant	Todd Werner	Alissa Redmond	Robert Pandis	Pete Bogle, Bogle Firm	Patrick O'Briant		
Owner	KTW Holdings LLC	Alissa Redmond	R&H Vintage Restoration LLC	Stan Jordan - Downtown Properties, LLC	Patrick O'Briant		
Architect	Bogle Firm	Designer: Jessica Klaus Interiors	Bogle Firm	Bogle Firm			
Contractor	Estimates from Bogle Firm	Multiple	Multiple	Estimates from Bogle Firm	Tyler Company LLC		
Estimated Investment	\$2,050,000	\$303,087	\$454,200.00	\$1,400,000	\$124,775	Total Requested	(total available)
Request	\$155,000	\$75,000	\$105,000	\$140,000	\$30,000	\$505,000	\$250,000
Building Rehab	37	13	12	12	4		
Residential Production	34	0	5	9	3		
Fire Suppression	23	0	8	0	0	Cumulative Project Score	Incentive per Point Awarded
Total Project Scores	71	13	27	21	7	139	\$1798.56
Incentive Recommendation per Point	\$127,697.76	\$23,381.28	\$48,561.12	\$37,769.76	\$12,589.92		



## **Application 4: 211 Apartments, 211 East Innes Street**

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### **Action Requested of Council for Agenda Item:**

#### **Applicant's Request:**

Approve a Downtown Revitalization Incentive Grant of up to \$140,000.00 to assist with a building rehabilitation and residential production project located at 211 East Innes Street.

-OR-

#### **Review Committee's Recommendation:**

Approve a Downtown Revitalization Incentive Grant of up to \$37,769.76 to assist with a building rehabilitation and residential production project located at 211 East Innes Street.



# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Community Planning Services

Name of Presenter(s): Alyssa Nelson, Urban Design Planner

**Requested Agenda Item:** Council to consider a request from Patrick O'Briant with the Historic Cheerwine Building for a Downtown Revitalization Incentive Grant of up to \$30,000.00 to assist with a building rehabilitation and residential creation project located at 322 East Council Street.

## Description of Requested Agenda Item:

The Downtown Salisbury Revitalization Incentives Program ("Downtown Incentives Program") was established by City Council in 2014 and revised in 2021 to promote economic growth within the Downtown Municipal District. It offers prospective developers a maximum grant package of \$175,000.00 in support of new construction and historic rehabilitation projects, with an emphasis on those that create new residential opportunities.

The Downtown Incentives Program is a package of four (3) grants, any or all of which may be utilized by a developer depending on the nature and scope of the project for which assistance is being requested:

- I. The **Building Renovation Incentive Grant** applies to projects that make permanent improvements to - older, primarily historic properties and which promote their stabilization, preservation, and reuse. It covers 25% of eligible costs (up to \$50,000) to renovations and improvements, including improvements to the building shell, façade, and systems.
- II. The **Residential Creation Incentive Grant** applies to projects that make permanent improvements which promote the stabilization, preservation, and/or development of new residences, or renovations to existing, abandoned units that have been unoccupied for more than five (10) years. It offers \$10,000 per residential unit created or upgraded for projects that spend \$75 per gross sq. ft. to upfit residential space.
- III. The **Fire Suppression Incentive Grant** assists with the installation or expansion of back-alley fire lines capable of serving multiple buildings or, in the case of existing access to fire line, installation of a building sprinkler system. It covers 50% of fire line cost or \$2 per sq. ft. of sprinkler system installation (up to \$25,000).

**Patrick O'Briant** is requesting \$30,000 to assist with the building rehabilitation and residential production improvements to 322 East Council Street, units 1A, 1B and 1 C.

The incentive grant is requested to assist with converting 3 commercial units to residential living spaces. These units have been vacant for some time and will require new A/C units as well as extensive window restoration.

The project would increase city tax revenue by a projected \$8,978.81 and MSD tax revenue by a projected \$2,196.04 over 10 years.

The Review Committee assessed the application against the adopted scoring rubrics and in relationship to a projected overall incentive budget. The Review Committee felt the project met the objectives of the grant program, and recommends an award of **\$12,589.92**.

**Attachments:**     Yes         No

Attachment A: Review Committee Scoring Matrix

Attachment B: Review Committee Incentive Points Recommendation

Attachment B: Draft Staff Presentation

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

**Action Requested of Council for Agenda Item:**

Approve a Downtown Revitalization Incentive Grant of up to \$12,589.92 as recommended by the Grant Review Committee to assist with a building rehabilitation and residential creation project located at 322 East Council Street.

**Contact Information for Group or Individual:** Alyssa Nelson, Community Planning Services, (704) 638-5235, [anelis@salisburync.gov](mailto:anelis@salisburync.gov).

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**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

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**FINANCE DEPARTMENT INFORMATION:**

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

**\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\***

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**For Use in Clerk's Office Only**

**Approved**

**Declined**



Directions: Fill one score per incentive category for each DRI application:  
ie: Historic Status 10 points, 5 points, OR 3 points (not all three).

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
		Names: Application #	126 N Main 1	South Main Book Co. 2	Beaux-Arts Building 3	211 Apartments 4
<b>BUILDING REHABILITATION</b>						
Impact and Visibility						
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	5	5	0	0
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3	0	0	0	3	0
Historic Status						
Designated Local Historic Landmark	10					
Individually listed on the National Register of Historic Places	5					
Identified as Contributing to a National Register Historic District	3	3	3	3	3	3
Fire Protection						
Projects that commit to expanding the back-alley fire loop system (public extension)	5 x the # of buildings that could be served by the extension	15	0	0	0	0
Buildings that commit to installing new sprinkler system	5	5	0	5	0	0
Street Level Activation						
Restaurant spaces created/substantially rehabilitated	5 per	0	0	0	0	0
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	1	0	0	0
Publicly Visible Art						
Sculptures, murals or other permanent and visible art installations	3 per installation	0	3	0	0	0
Green Building						
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	0	3	3	0
Grant to Investment Ratio (maximum eligible grant/total investment)						
Between .20 to .24	1		1	1		1
Between .15 to .19	2					
Between .10 to .14	3				3	
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<b>BUILDING REHABILITATION TOTAL</b>	<b>Total Points</b>	<b>37</b>	<b>13</b>	<b>17</b>	<b>12</b>	<b>4</b>
<b>RESIDENTIAL PRODUCTION</b>						
# of Units						
Upper story units	2 per	12		4		0
Ground floor units	1 per	2		1	9	3
Affordability						
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 per	0		0	0	0
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15		0	0	0
Buildings that commit to installing new sprinkler system	5	5		5	0	0
<b>RESIDENTIAL PRODUCTION TOTAL</b>	<b>Total Points</b>	<b>34</b>		<b>10</b>	<b>9</b>	<b>3</b>
<b>FIRE SUPPRESSION</b>						
Public Purpose						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15		0		
Buildings that commit to installing new sprinkler system	5	5		5		
Historic Preservation						
Designated Local Historic Landmark	10	0		0		
Individually listed on the National Register of Historic Places	5	0		0		
Identified as Contributing to a National Register Historic District	3	3		3		
<b>FIRE SUPPRESSION TOTAL</b>	<b>Total Points</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>** Note:</b> The DRI Grants Committee voted to have the total points for the Fire Suppression grant be separate from the building rehab and residential production grants since funding comes from SRU and not the \$250,000.	<b>Total of Building Rehab + Residential Production Points</b>	<b>71</b>	<b>13</b>	<b>27</b>	<b>21</b>	<b>7</b>

## 2023 Downtown Revitalization Incentive Point Recommendations

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Parcel ID	102463	102552	105511	010 302	010 B002, B003, B004
Name	126 N Main	South Main Bookstore	Beaux-Arts Building	Bankett Station - 211 Apartments	Historic Cheerwine Building
Applicant	Todd Werner	Alissa Redmond	Robert Pandis	Pete Bogle, Bogle Firm	Patrick O'Briant
Owner	KTW Holdings LLC	Alissa Redmond	R&H Vintage Restorations LLC	Stan Jordan - Downtown Properties, LLC	Patrick O'Briant
Architect	Bogle Firm	Designer: Jessica Klaus Interiors	Bogle Firm	Bogle Firm	
Contractor	Estimates from Bogle Firm	Multiple	Multiple	Estimates from Bogle Firm	Tyler Company LLC
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Request	\$155,000	\$75,000	\$105,000	\$140,000	\$30,000
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Fire Suppression (separate grant pot)	23	0	8	0	0
Total Project Scores	71	13	27	21	7
Project Score * Incentive per Point	\$127,697.76	\$23,381.28	\$48,561.12	\$37,769.76	\$12,589.92

<b>Total Requested</b>	(total available)
\$505,000	\$250,000
<b>Cumulative Project Score</b>	<b>Incentive per Point Awarded</b>
139	\$1,798.56

# Application for assistance through the **Downtown Revitalization Incentive Grant Program**

**Application 5:** Historic Cheerwine Building 322 East Council Street  
Units 1 A, 1 B, 1 C

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City of Salisbury  
Community Planning Services

## Application 5: Historic Cheerwine Building, 322 East Council Street 1A, 1B, 1C

# Project Summary

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- ❑ **Patrick O'Briant** is requesting **\$30,000** to assist with the building rehabilitation and residential production improvements to 322 East Council Street, units 1A, 1B and 1 C.
- ❑ The incentive grant is requested to assist with converting 3 commercial units to residential living spaces. These units have been vacant for some time and will require new A/C units as well as extensive window restoration.
- ❑ The project would increase city tax revenue by a projected \$8,978.81 and MSD tax revenue by a projected \$2196.04 over 10 years.



## Application 5: Historic Cheerwine Building, 322 East Council Street, 1A, 1B, 1C Incentive Request

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- Total Capital Investment: \$124,775
- Requesting assistance up to \$30,000

<b>Total Incentive Request</b>	<b>\$30,000 (max: 30,000.00)</b>
Building Rehabilitation Incentive Grant	30,000
Residential Creation Incentive Grant	<i>note residential creation (3 units)</i>
Fire Suppression Incentive Grant	<i>n/a</i>



# Subject Property Map: 322 E Council St 1A, 1B, 1C

Address	322 East Council Street
Historic Classification	Downtown Local Historic District - Pivotal
Year Built	1913 (remodeled 1999)
Tax Parcel ID	010B002, 010B003, 010B004
Assessed Value	\$334,735



322 EAST COUNCIL STREET 1A, 1B, 1C (HISTORIC CHEERWINE BUILDING)



322 EAST COUNCIL STREET 1A, 1B, 1C (HISTORIC CHERWINE BUILDING)





322 East Council Street 1A, 1B, 1C (Historic Cheerwine building)  
**Incentive Request**

<b>Total Incentive Request</b>	<b>30,000 (max: 30,000.00)</b>
Building Rehabilitation Incentive Grant	<i>30,000</i>
Residential Creation Incentive Grant	<i>0</i>
Fire Suppression Incentive Grant	<i>n/a</i>

<b>City Revenue: 10-Year Horizon</b>		
	Tax Rate	10-Year Sum (est.)
City Tax Revenue	0.7127%	\$8,978.81
MSD Tax Revenue	0.176%	\$2,196.04

<b>Total Capital Investment</b>	<b>\$124,775</b>
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SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
<b>BUILDING REHABILITATION</b>	Application #	1	2	3	4	5
Impact and Visibility						
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	5	5	0	0
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3	0	0	0	3	0
Historic Status						
Designated Local Historic Landmark	10					
Individually listed on the National Register of Historic Places	5					
Identified as Contributing to a National Register Historic District	3	3	3	3	3	3
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15	0	0	0	0
Buildings that commit to installing new sprinkler system	5	5	0	5	0	0
Street Level Activation						
Restaurant spaces created/substantially rehabilitated	5 per	0	0		0	0
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	1	0	0	0
Publicly Visible Art						
Sculptures, murals or other permanent and visible art installations	3 per installation	0	3	0	0	0
Green Building						
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	0	3	3	0
Grant to Investment Ratio (maximum eligible grant/total investment)						
Between .20 to .24	1		1	1		1
Between .15 to .19	2					
Between .10 to .14	3				3	
Between .05 to .09	4	4				
Between .01 to .04	5					
Less than .01	6					
	<b>Total Points</b>	<b>37</b>	<b>13</b>	<b>17</b>	<b>12</b>	<b>4</b>



# Review Committee Scoring Matrix – Residential Production

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
RESIDENTIAL PRODUCTION	Application #	1	2	3	4	5
# of Units						
Upper story units	2 per	12		4		0
Ground floor units	1 per	2		1	9	3
Affordability						
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 per	0		0	0	0
Fire Protection						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15			0	0
Buildings that commit to installing new sprinkler system	5	5		5	0	0
<b>RESIDENTIAL PRODUCTION TOTAL</b>	<b>Total Points</b>	<b>34</b>	<b>0</b>	<b>10</b>	<b>9</b>	<b>3</b>



# Review Committee Scoring Matrix – Fire Suppression Grant

SCORING CRITERIA	POINTS available	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C
	Application Names:	126 N Main	South Main Book Co.	Beaux-Arts Building	211 Apartments	Historic Cheerwine Building
<b>FIRE SUPPRESSION</b>	Application #	1	2	3	4	5
Public Purpose						
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension	15				
Buildings that commit to installing new sprinkler system	5	5		5		
Historic Preservation						
Designated Local Historic Landmark	10	0				
Individually listed on the National Register of Historic Places	5	0				
Identified as Contributing to a National Register Historic District	3	3		3		
<b>FIRE SUPPRESSION TOTAL</b>	<b>Total Points</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>TOTAL FROM BUILDING REHAB + RESIDENTIAL PRODUCTION (fire suppression total for separate grant)</b>	<b>Total of Points</b>	<b>71</b>	<b>13</b>	<b>27</b>	<b>21</b>	<b>7</b>



# Review Committee Incentive Points Recommendation

Address	126 - 130 N Main St	110 S Main St	125 S Main St	211 E Innes St	322 E Council St 1A, 1B, 1C		
Parcel ID	102463	102552	105511	010 302	010 B002, B003, B004		
Name	126 N Main	South Main Bookstore	Beaux-Arts Building	Bankett Station - 211 Apartments	Historic Cheerwine Building		
Applicant	Todd Werner	Alissa Redmond	Robert Pandis	Pete Bogle, Bogle Firm	Patrick O'Briant		
Owner	KTW Holdings LLC	Alissa Redmond	R&H Vintage Restoration LLC	Stan Jordan - Downtown Properties, LLC	Patrick O'Briant		
Architect	Bogle Firm	Designer: Jessica Klaus Interiors	Bogle Firm	Bogle Firm			
Contractor	Estimates from Bogle Firm	Multiple	Multiple	Estimates from Bogle Firm	Tyler Company LLC		
Estimated Investment	\$2,050,000	\$303,087	\$454,200.00	\$1,400,000	\$124,775	Total Requested	(total available)
Request	\$155,000	\$75,000	\$105,000	\$140,000	\$30,000	\$505,000	\$250,000
Building Rehab	37	13	12	12	4		
Residential Production	34	0	5	9	3		
Fire Suppression	23	0	8	0	0	Cumulative Project Score	Incentive per Point Awarded
Total Project Scores	71	13	27	21	7	139	\$1798.56
Incentive Recommendation per Point	\$127,697.76	\$23,381.28	\$48,561.12	\$37,769.76	\$12,589.92		



## **Application 5: Historic Cheerwine Building, 322 East Council Street 1A, 1B, 1C**

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### **Action Requested of Council for Agenda Item:**

#### **Applicant's Request:**

Approve a Downtown Revitalization Incentive Grant of up to \$30,000.00 to assist with a building rehabilitation, and residential creation project at 322 East Council Street.

-OR-

#### **Review Committee's Recommendation:**

Approve a Downtown Revitalization Incentive Grant of up to \$12,589.92 to assist with a building rehabilitation and residential creation project located at 322 East Council Street.



# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: May 2, 2023

Name of Group(s) or Individual(s) Making Request: Salisbury-Rowan Utilities

Name of Presenter(s): Jim Behmer, Jason Wilson & Wade Furches

Requested Agenda Item: Salisbury-Rowan Utilities FY 2024 Budget Update Presentation

**Description of Requested Agenda Item:** Salisbury-Rowan Utilities (SRU) and Finance would like to make a presentation to the Salisbury City Council regarding highlights of SRU's proposed FY 2024 budget. The proposed budget is based on staff's professional judgement about the expenditures and projects necessary to maintain high quality service to our customers through system reliability and resiliency; financial sustainability; and a highly skilled, motivated, and diverse workforce.

Attachments:  Yes  No

Fiscal Note: N/A

**Action Requested of Council for Agenda Item:** No City Council action is required; the presentation for informational purposes only.

**Contact Information for Group or Individual:** Jim Behmer, Utilities Director  
704-638-5202, jbehm@salisburync.gov

**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

## FINANCE DEPARTMENT INFORMATION:

\_\_\_\_\_  
Finance Manager Signature

  
\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

**\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\***

## For Use in Clerk's Office Only

Approved

Delayed

Declined

## Salisbury-Rowan Utilities Budget Update (FY 2024)

Salisbury-Rowan Utilities (SRU) is a regional utility that provides drinking water and/or wastewater services to Salisbury and nine neighboring municipalities: China Grove, Cleveland, East Spencer, Faith, Granite Quarry, Landis, Rockwell, Spencer, unincorporated areas within Rowan County and an emergency water interconnection with the city of Statesville. In total, SRU serves more than 22,000 metered water and sewer customers and a service population of approximately 52,000 people. SRU remains committed to its mission to provide high quality water and wastewater service to our customers throughout Rowan County while providing excellent customer service to our rate payers and our community. Public health is, and always will be, our top priority. The proposed FY 2024 budget is based on staff's professional judgement about the expenditures and projects necessary to maintain high quality service to our customers through system reliability and resiliency; financial sustainability; and a highly skilled, motivated, and diverse workforce.

Major facility upgrades, as well as rehabilitation and replacement projects are continuing following the Utility 10-Year Capital Improvement Plan (CIP), which prioritizes and forecasts future capital needs. Construction is complete for \$34 million capital projects at both the Water Treatment Plant and Grants Creek Wastewater Treatment Facility; these projects provide efficiencies as well as resiliency of both water and wastewater treatment. Complementing the CIP is an asset management program for our water and wastewater treatment facilities that assists in scheduling preventive maintenance, as well as identifying necessary upgrades and replacements.

SRU continues a multi-year effort to rehabilitate aging gravity sewer lines throughout the system in an effort to reduce inflow and infiltration (I&I). I&I is storm water or groundwater that enters the sanitary sewer system through cracks, joints, manholes, broken cleanouts and/or cross-connections. High levels of I&I increase treatment costs, impact capacities both in the collection system and at the treatment plant, and has the potential to cause sanitary sewer overflows (SSOs). SRU conducts system-wide flow monitoring of the collection system in order to prioritize rehabilitation efforts. Funding for sewer rehabilitation has increased each year in the CIP in an effort to further reduce I&I and prevent SSOs. Over the past five years, SRU has invested more than \$3 million toward these efforts.

The City also continues to safeguard and protect your water supply and has been actively involved in the Federal Energy Regulatory Commission (FERC) relicensing of the Yadkin Hydroelectric Project. The pump station is a critical piece of the City's water supply infrastructure and provides drinking water for all of Salisbury-Rowan Utilities' customers. The City reached an agreement with Cube Yadkin Generation to fund a portion of the \$31.5 million project to relocate the City's raw water pump station at the Yadkin River. This commitment, coupled with the \$22.5 million anticipated FEMA grant funds, will enable the City to relocate this critical infrastructure.

The City utilized its Advanced Metering Infrastructure (AMI) to complete a Distribution System Master Plan and hydraulic model update). SRU customers also have the ability to monitor water usage via a free web-based customer service tool called *Eye on Water*. For more information on how to sign up, visit <http://www.salisburync.gov/EyeOnWater> or call (704) 638-5300.

Other SRU Key Initiatives for FY2024:

- Continue with project design activities to meet the proposed 2021BRIC grant project timeline for the River Pump Station Relocation Project
- Increase investment in infrastructure by funding more capital projects in the CIP using utility capital reserves
- Development of a Wastewater Treatment Master Plan using a \$400,000 ARPA Pre-Construction Planning Grant
- Development of a Collection System Master Plan (Lift Station & Interceptor Assessments)
- Issuance of an NPDES permit at the City’s water treatment plant
- Pursue appropriate expansion of the SRU system
- Add 2 Water Treatment Plant operator positions to provide resiliency during the night shift
- Attract and retain employees with purposeful intent to reduce the 27% turnover rate

While Salisbury is focused on maintaining fair and equitable rates for our consumers, it is an ongoing challenge to treat our water and wastewater while still complying with state and federal regulations and delivering excellent service. This past year, your utility has been impacted by significant cost increases as well as staffing shortages. The Consumer Price Index for urban consumers for the South Region (CPI-U) has also increased **6.4%** in the last 12 months; however, projected growth to our customer base will help absorb these cost increases. As a result, **the City Manager and I are not recommending a water and sewer rate increase for the FY2024 Budget.** Utility rate increases may be needed in future years to fund capital projects and offset increases in operational costs if anticipated growth does not meet projections.

An average monthly residential water and sewer utility bill for a customer using **4,000** gallons will remain **\$63.08**. Our rates remain competitive compared to other utilities within our region:

	<u>Municipality</u>	<u>Service Population</u>	<u>No. of Water Connections</u>	<u>Water</u>	<u>Sewer</u>	<u>Residential W/S Bill Total</u>
1	Town of East Spencer	1,550	793	\$47.59	\$56.46	\$104.05
2	Town of Landis (Electric City)	3,200	1,855	\$47.75	\$55.60	\$103.35
3	OWASA	86,300	21,849	\$42.69	\$49.45	\$92.14
4	City of Thomasville - Inside Rate	27,485	10,821	\$31.58	\$48.35	\$79.93
5	City of Wilson - Inside Rate (Electric City)	50,001	21,926	\$38.99	\$39.99	\$78.98
6	City of High Point - Inside Rate (Electric City)	115,526	43,328	\$27.61	\$46.11	\$73.72
7	City of Lexington – Inside Rate (Electric City)	18,931	8,368	\$31.93	\$41.32	\$73.25
8	City of Statesville – Inside Rate (Electric City)	26,867	12,205	\$25.86	\$41.46	\$67.32
9	City of Lincolnton - Inside Rate (Electric City)	11,589	5,607	\$25.51	\$39.57	\$65.08
10	City of Kannapolis – Inside Rate	50,681	19,958	\$34.15	\$30.60	\$64.75
11	<b>Salisbury-Rowan Utilities (no rate increase)</b>	<b>52,000</b>	<b>19,475</b>	<b>\$27.10</b>	<b>\$35.98</b>	<b>\$63.08</b>
12	Charlotte Water	1,110,653	304,146	\$16.82	\$43.24	\$60.06
13	Town of Mooresville - Inside Rate	45,923	18,080	\$23.67	\$34.51	\$58.18
14	City of Concord - Inside Rate (Electric City)	116,845	46,002	\$25.92	\$25.87	\$51.79
15	City of Lenoir - Inside Rate	24,892	9,800	\$22.00	\$22.46	\$44.46
16	City of Albemarle – Inside Rate (Electric City)	17,603	7,451	\$23.02	\$21.07	\$44.09
* Information obtained from UNC Environmental Finance Center and adopted fee schedules 2022-2023						
* Rates based on 4,000 gallons for residential customers (approx. 5.347 billing units)						
* All communities are shown at current inside rates (not outside rates)						

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: April 4, 2023

Name of Group(s) or Individual(s) Making Request: Kelly Baker

Name of Presenter(s): City Council

Requested Agenda Item: Council to consider appointments to various boards and commissions.

Description of Requested Agenda Item: The Community Appearance has a vacancy but is meeting with the applicant to attend a meeting in June. Consideration for that seat will be brought to Council then.

The BTG Committee was appointed last August and two of the seats are open. One of the current members has expressed interest in continuing to serve and the other applicant will roll off and staff is working with Councilmember McLaughlin for a recommendation.

Attachments:  Yes  No

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

Action Requested of Council for Agenda Item: Council to consider making an appointment to the Bell Tower Green Committee. *(Please note if item includes an ordinance, resolution or petition)*

Contact Information for Group or Individual: Kelly Baker 704-638-5233

**Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

**Regular Agenda** (item to be discussed and possibly voted on by Council)

## FINANCE DEPARTMENT INFORMATION:

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

**\*\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\*\***