

Salisbury, North Carolina  
November 4, 2014

## **REGULAR MEETING**

**PRESENT:** Mayor Paul B. Woodson, Jr., Presiding; Mayor Pro Tem Maggie A. Blackwell, Council Members Karen Kirks Alexander, William (Pete) Kennedy, and William Brian Miller; Assistant City Manager Zack Kyle; City Clerk Myra B. Heard; and City Attorney F. Rivers Lawther, Jr.

**ABSENT:** Interim City Manager John Sofley (arrived at 5:15 p.m.)

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor Woodson at 4:00 p.m. The invocation was given by Councilmember Alexander.

## **PLEDGE OF ALLEGIANCE**

Mayor Woodson led those present in the Pledge of Allegiance to the United States flag.

## **RECOGNITION OF VISITORS**

Mayor Woodson welcomed all visitors present.

## **CONSENT AGENDA**

### **(a) Approval of Minutes**

Approve Minutes of the Regular Meetings of October 7, 2014 and October 21, 2014, and the Special Meeting of October 28, 2014.

(b) Supplemental Agreement – North Carolina Department of Transportation

Approve a supplemental agreement with the North Carolina Department of Transportation regarding sidewalks in the West End Plaza area, Project C-4908 G.

Thereupon, Mr. Kennedy made a **motion** to adopt the Consent Agenda as presented. Ms. Alexander seconded the motion. Messrs. Kennedy, and Woodson, and Meses. Alexander and Blackwell voted AYE. (4-0)

CD-01-2013-12 – CIVIC PARK APARTMENTS

Planning and Development Services Manager Preston Mitchell noted Council adopted the Conditional District (CD) Overlay and Master Plan for Civic Park Apartments in 2013. He explained the request before Council is to change the existing Master Plan.

Mr. Mitchell displayed an aerial photograph, and he pointed out the Civic Park Apartments which are managed by the Salisbury Housing Authority. He noted the request is to rezone the entire site and will:

- Add new land to the overlay
- Re-align streets
- Re-design recreational open space
- Add a four-bedroom quadruplex
- Change the total unit count

Mr. Mitchell stated the total dwelling units will decrease to 170 instead of the proposed 181 units. He noted Phase I of the Civic Park redevelopment includes 80 units that are currently under construction with 90 additional units proposed for Phase II. He explained the North Carolina Housing Finance Agency approved tax credits for 80 units for Phase I in 2013. He added in 2014 the Agency approved 90 units for Phase II, bringing the total units to 170.

Mr. Mitchell explained a CD Overlay:

- Floating overlay zone
- Master Plan required
- Allows alternative design
- Certain provisions of the Land Development Ordinance (LDO) may be altered or removed
- Conditions may be added at time of approval
  - Recommended by the Planning Board
  - Adopted by Council
  - Agreed upon by the petitioner

Mr. Mitchell noted a CD Overlay can be amended if:

- Land area is added or removed
- Modifications to specific conditions or standards
- Changes in land use or development type
- New vehicular access point to an existing street not on a previous plan
- Increase total number of dwelling units
  - Amendment calls for a decrease in total number of dwelling units
- Increase of commercial square footage by greater than 10 percent
- Council mandate in the original Ordinance
- Planning Board deems a revision too significant

Mr. Mitchell stated Phase I is currently under construction. He noted the proposal is to amend Phase II by reducing the total unit count to 170 units, and adding two lots near the intersection of Forney and Tabernacle Streets. He pointed out the two lots are owned by the Salisbury Housing Authority but were not included in the initial project.

Mr. Mitchell explained Tabernacle Street currently splits into two one-way streets. He noted as part of the re-design the streets were modified into two-way streets to improve traffic flow.

Mr. Mitchell noted the Planning Board held a courtesy hearing October 28, 2014 and recommends unanimous approval.

Mr. Mitchell provided Council with an amended version of the proposed Ordinance that corrected the parcel numbers for the area proposed for the rezoning.

Mayor Woodson stated the project includes many amenities. Mr. Mitchell noted the proposal includes a 12,000 square foot Child Development Center and 3,700 square foot Community Center.

Councilmember Alexander indicated she is pleased with the two-way streets. Mr. Mitchell pointed out the amendments allow for on-street parking and other urban elements included in the Master Plan.

Mayor Pro Tem Blackwell added she lives on a street that is divided by a median, and she has seen motorist travel in the wrong lane to avoid the median which creates a safety hazard. She emphasized a two-way street is safer for the entire community.

Councilmember Miller joined the meeting.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding CD-01-2013-12.

Ms. Patricia Smyre stated she is concerned about the proposed daycare center and its impact on existing daycare centers. She asked if existing daycare centers, like the one on Standish Street, would be given an opportunity to partner with the proposed center. She indicated the proposed daycare center could disrupt and possibly close the existing center which has been in the community for over 20 years. She explained she thought her center would be a part of the project, but it has been completely cut out of the planning process. She asked how the proposed daycare center would impact existing daycare centers in the area.

Dr. Ada Fisher, 425 West Horah Street, noted she lives near the Civic Park Apartments. She added she does not remember a community discussion regarding the Civic Park redevelopment. She agreed with Ms. Smyre that the proposed daycare and community centers could disrupt minority businesses in the area. She asked about the impact to the J.C. Price Legion Post. She requested a copy of the Master Plan. She added before Council proceeds it should conduct an open hearing to get a better understanding of community needs.

Mayor Woodson explained the process began approximately five years ago when former Mayor Susan Kluttz asked him to meet with Congressman Mel Watt, Salisbury Housing Authority Executive Director Sam Foust and others to prepare a \$170 million plan to redevelop the West End. He added the City won a planning grant approximately two years ago.

Mayor Pro Tem Blackwell asked Planning and Community Planning Services Director Janet Gapen and Salisbury Housing Authority Executive Director Sam Foust to address how the community was involved throughout the process.

Ms. Dee Dee Wright, 418 South Caldwell Street, indicated she is concerned about the daycare center on Standish Street. She noted she was involved in the initial development of the West End Transformation Plan. She added it is her understanding that the daycare center at Catawba College will be moved to the West End which could possibly affect the local daycare center. She added the community was involved in the West End Transformation Plan, but she does not want to see an established daycare suffer.

Ms. Maggie Reid, 235 Irby Lane, Granite Quarry, stated she is the owner of the daycare center on Standish Street. She explained she built the daycare in 1987, ran it for 20 years, and now leases it to her daughter, Ms. Patricia Smyre. She noted she did not hear about the proposed daycare at Civic Park until the rezoning request was submitted. She added she does not support bringing a new daycare center into the community near an established daycare center.

Mr. Russell Smyre, 310 Old Valley Way, noted he is President of the daycare center on Standish Street. He asked if the proposed daycare center has been assigned and if a bidding process took place. He questioned why some of the funds for a new daycare center could not be allocated to an existing daycare. He asked if the proposed daycare center has been assigned or if a bidding process will take place in the future.

Mr. Lee Cochran, Developer Laurel Street Residential, 511 East Boulevard Charlotte, thanked Council for its support of the project. He noted Laurel Street Residential is the developer of the 80 units under construction and the 90 units that will be constructed early next

year. He thanked staff for its work on the project, and he pointed out changes to the plan will increase green space and improve the road network and the overall plan.

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

Mayor Woodson asked Mr. Foust and Ms. Gapen to address the citizen's concerns. Ms. Gapen stated the West End Transformation Plan began as a cooperative effort between the Salisbury Housing Authority and the City of Salisbury in 2010. She indicated the Housing Authority and the City applied for a Choice Neighborhood Planning Grant from the United States Department of Housing and Urban Development (HUD). She stated a \$170,000 grant was awarded for a two-year planning process which took place from 2010 until 2012 and included public forums that were held in Council Chambers and the West End community. She added smaller committee meetings were held in the West End that focused on housing, neighborhood, and human service needs in the community. She indicated a Design Charrette was also held. Ms. Gapen emphasized residents of the West End, Civic Park Apartments, and other communities in the City were involved in the process. She explained the site plan only contains a place holder for the possibility of a future Child Development Center.

Mr. Foust thanked Council for its continued support of the project. He noted the community meetings were advertised and meeting notices were mailed to address holders in the West End. He emphasized the process was open to the public. He stated comments were collected over a two-year period and used to create a needs assessment for the redevelopment of the West End. He pointed out the People, Housing, and Neighborhood Committees held regular meetings that were open to the public. He indicated many people participated in the process.

Mr. Foust explained in order to receive a Choice Neighborhood Planning Grant people, housing, and neighborhoods must be addressed along with health, transportation, recreation, employment, and education needs of the community. He added the committees met weekly, and the public was encouraged to attend and participate in the meetings. He explained ideas were proposed and many leads were followed. He stated many community organizations offered to help. He noted funding for Phases I and II includes a community center that will have meeting space for community agencies. He emphasized the goal is to bring services and resources to the neighborhood to assist Civic Park residents who may not have transportation to community services and resources.

Mr. Foust noted residents were concerned about the boarded-up houses in the West End community and requested after-school activities for middle school students. He stated Livingstone College has partnered with the Housing Authority for a middle school tutorial program that will allow college students to work with middle school students from the West End at the Livingstone Farm. He added the Housing Authority received requests for additional preschool and academic help for all students. He indicated the high school dropout rate was noted in community meetings so the Plan addresses child care, preschool, and kindergarten through 12<sup>th</sup> grade achievement. He explained a cradle to career pipeline plan, similar to Purpose Built Communities in Atlanta, was adopted to enhance child and student achievement. Mr. Foust noted the Purpose Built Communities in Atlanta had an existing established daycare but when the number of apartments in the East Lake doubled additional help was needed. He added there are two preschools in the area that work together for the children at East Lake.

Mr. Foust stated on several occasions he has shared with Mr. and Ms. Smyre that additional children will be brought into the area. He emphasized children from Civic Park and low income neighborhoods need all of the help they can get. He added the funds are not available to build the proposed \$2 million facility, and he emphasized the Housing Authority is saving land for the possibility of a daycare facility in the future.

Mayor Woodson clarified the daycare facility is in the plan but is not funded. He noted the Housing Authority is hoping if the daycare is funded the existing daycare can partner with the new daycare center. Mr. Foust stated that is correct, and he pointed out all of the phases of the Choice Neighborhood Plan are possibilities for what could be in the West End, but they are not definitive.

Councilmember Kennedy asked if the proposed Child Development Center is still open for partnerships. Mr. Foust stated it is. He explained during the advertised meetings one of the participants had a connection with Partners in Learning and thought they might be willing to participate to help additional children. He emphasized there is no contract or guarantee, just an open-ended possibility.

Councilmember Miller clarified the proposed Child Development Center is an example of what could be. He noted there is a spot reserved for future development, and if a need is determined in the future there is a place to address the need.

Ms. Blackwell asked if the Smyre's daycare would have the chance to fill the future need along with other agencies. Mr. Foust stated it would.

Mr. Miller added if an organization offered \$2 million to build a daycare facility they would get first chance to operate it. He emphasized there is no defined process in place and if the Housing Authority decided to put a bid out for a developer to develop a day care on-site there could be a different outcome.

Mayor Woodson noted he understands the concern of a small business but the process could take years. He asked Ms. Gapen and Mr. Foust to meet with Mr. and Ms. Smyre to address their concerns.

Ms. Alexander noted it is important that the Plan include designated space to meet the criteria of the West End Transformation Plan. She added the need seems to be for a child development center for every age rather than a daycare center for young children. Mr. Foust explained there are two commercial buildings in the plan including the Community Building which is funded, and will include a leasing office, a multi-purpose room, an exercise room, a laundry mat, and smaller offices. He explained the Salisbury Housing Authority has also allotted space for the possibility of a preschool to prepare children for kindergarten and help to close the achievement gap.

Councilmember Kennedy asked Mr. Foust to keep the Smyres informed. Mr. Foust stated he has met with Mr. and Ms. Smyre on several occasions and will meet with them at their convenience.

Ms. Alexander asked Mr. and Ms. Smyre how many children their daycare can serve. Ms. Smyre stated the daycare can serve 73 children. Ms. Alexander noted the Civic Park Apartments will have 170 units bringing additional children to the community that will need to be served.

Mr. Mitchell pointed out the plan does not impact the JC Price American Legion Post in any way. Ms. Alexander noted the rezoning boundaries are the same as they were when the CD was approved in 2013. She stated Ms. Mae Carroll, who is the J.C. Price Legion Post Commander, was involved in study. Mr. Foust noted Ms. Carroll is a loyal supporter who attended most of the meetings.

Mr. Kennedy pointed out the Salisbury Community Action Agency, which houses Head Start, was also part of the planning process.

Ms. Alexander stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the property as described herein by amending a Conditional District Overlay is consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan and the West End Transformation Plan, and that adoption of the Ordinance is reasonable and in the public interest. Thereupon, Ms. Alexander made a **motion** to adopt an Ordinance amending the Land Development Ordinance and the Land Development District Map of the City of Salisbury, North Carolina, by rezoning two parcels at 622 Forney Street and unnumbered Forney Street from Urban Residential (UR-8) district to Residential Mixed-Use district and extending the Civic Park Redevelopment Conditional District Overlay to them; and rezoning approximately 15 acres at 715 Hall Street by amending the Conditional District Overlay to allow for the development of 170 total dwelling units, a 3,700 square foot Community Center, and up to 12,000 square foot Child Development Center; identifying the development documents; identifying permitted uses; identifying development conditions; providing an effective date; and for other purposes. Mr. Miller seconded the motion.

Mr. Miller pointed out the Salisbury Housing Authority looks for willing partners, and he encouraged the Smyres to partner with the Housing Authority. He clarified this process allows Council to work with property owners to determine the correct zoning not to decide which businesses should be allowed in an area. He noted if a property owner requests a particular zoning and it is reasonable and within the Code, it must be considered. He emphasized Council does not want to allow one business over another because an existing business is in the area. He encouraged Mr. and Ms. Smyre to be involved in the process and to look for ways to partner with the Salisbury Housing Authority.

Mayor Woodson agreed with Mr. Miller and he pointed out businesses that have been in the community for a number of years should be allowed to participate in the process.

Messrs. Kennedy, Miller, and Woodson, and Mses. Alexander and Blackwell voted AYE.  
(5-0)

ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE AND THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, BY REZONING TWO PARCELS AT 622 FORNEY STREET AND UNNUMBERED FORNEY STREET FROM URBAN RESIDENTIAL DISTRICT TO RESIDENTIAL MIXED-USE DISTRICT AND EXTENDING THE CIVIC PARK REDEVELOPMENT CONDITIONAL DISTRICT OVERLAY TO THEM; AND REZONING APPROXIMATELY 15 ACRES AT 715 HALL STREET BY AMENDING THE CONDITIONAL DISTRICT OVERLAY TO ALLOW FOR THE DEVELOPMENT OF 170 TOTAL DWELLING UNITS, A 3,700 SQUARE FOOT COMMUNITY CENTER, AND UP TO 12,000 SQUARE FOOT CHILD DEVELOPMENT CENTER; IDENTIFYING THE DEVELOPMENT DOCUMENTS; IDENTIFYING PERMITTED USES; IDENTIFYING DEVELOPMENT CONDITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 115-117, and is known as Ordinance 2014-46)

### **MUNICIPAL AGREEMENT – NORTH CAROLINA DEPARTMENT OF TRANSPORTATION PROJECT ER-2971 I**

City Engineer Wendy Brindle noted the North Carolina Department of Transportation (NCDOT) received Federal enhancement funds and would like to provide \$125,000 for sidewalks along Jake Alexander Boulevard between Castlewood Drive and Brenner Avenue. She displayed a map of the area and stated the proposed sidewalk could eventually connect to the Greenway. She pointed out existing sidewalks and noted the funding will allow staff to fill in sidewalks gaps. She stated the funds will allow sidewalks on one side of the street.

Councilmember Miller asked if upgrades will be made to pedestrian crossings at the intersections. Ms. Brindle stated there is not funding at this time, but staff is working with NCDOT to get high visibility cross-walks at the intersections and will request funding for push button pedestrian signals in the next budget year.

Thereupon, Ms. Blackwell made a **motion** to approve a municipal agreement with the North Carolina Department of Transportation regarding sidewalks along Jake Alexander Boulevard from Castlewood Drive to Brenner Avenue, Project ER-2971 I. Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Alexander and Blackwell voted AYE. (5-0)

### **RECRUITMENT OF A NEW CITY MANAGER**

Assistant City Manager Zack Kyle stated at its last meeting Council selected Developmental Associates to assist with the search for the new City Manager. He explained the proposed agreement is for \$17,500 to conduct a job and organizational analysis to identify prospective candidates, build a candidate profile, post advertisements for the position, conduct targeted recruitment of leading candidates, and first and second level screening of potential



candidates. He pointed out the second level screening will include phone interviews, an emotional IQ test, and a background check.

Mr. Kyle noted Developmental Associates will design the hiring process, work with Council to develop a candidate assessment, and provide selection exercises for the candidates. He pointed out the contract may increase due to the number of candidates interviewed.

Mr. Kyle recommended Council allow Mayor Woodson to enter into an agreement with Developmental Associates regarding the search for a new City Manager for an amount not to exceed \$20,325.

Councilmember Kennedy pointed out the contact could be less depending on the number of applicants. Mr. Kyle stated that is correct. He noted the contract minimum is \$17,500.

Councilmember Miller asked about the timeline for hiring the new City Manager. Mr. Kyle noted Developmental Associates stated it can complete the process within 90 days from start to finish.

Mayor Pro Tem Blackwell asked about travel for candidates. Mr. Kyle indicated the City will have to pay for travel if candidates are brought to the City.

Councilmember Kennedy asked if the Police Department could perform background checks on potential candidates. Mr. Kyle stated Developmental Associates has expertise and knows what to look for. Mr. Kennedy asked if the background check is more than a criminal background check. Mr. Kyle noted it is an overall background check that includes social media and is more than a criminal check.

Thereupon, Mr. Miller made a **motion** to approve a contract with Developmental Associates regarding the search for a new City Manager in an amount not to exceed \$20,325. Ms. Blackwell seconded the motion.

Mr. Kennedy stated he does not want to rush the process. Mr. Miller added Developmental Associates will meet with Council regarding job description details. Mr. Miller and Councilmember Alexander agreed that Council does not want to rush the process.

Messrs. Kennedy, Miller, and Woodson, and Meses. Alexander and Blackwell voted AYE.  
(5-0)

### **APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS**

This item was postponed.

## INTERIM CITY MANAGER'S COMMENTS

### (a) First Quarter Goals Update

Assistant City Manager Zack Kyle addressed Council to update the priority initiatives for Council's Goals and Objectives. He reviewed Goal Four – Work with Rowan-Salisbury School System (RSSS) to implement a new school model. He stated co-principals were hired at Knox Middle School, and they have been contacted regarding working with the City on future projects. He added a hot-spot was created at the Miller Recreation Center which is the first Wi-Fi for a Parks and Recreation facility. He noted staff is considering additional hot-spots at other City facilities. He added staff is also working with the RSSS on its new Central School Office Building.

Mayor Woodson stated the hot-spot is great. He pointed out he has visited many schools and every child now has an iPad.

Councilmember Miller asked about the status of RSSS's application to the Local Government Commission for the Central School Office Building. Mr. Kyle noted staff will report back to Council with the information.

Police Chief Rory Collins addressed Goal Five – Study improving animal control services and resuming services internally. He reviewed the major accomplishments:

- Nuisance Animal Study Committee, consisting of both City and County residents, was formed to design joint regulation as required by the Consolidation Agreement
- Developed a draft Ordinance for presentation to Council and the Rowan County Commission for a possible joint agreement
- A feral cat program was initiated by several members of the Nuisance Animal Study Committee and is being managed and operated at Lazy 5 Veterinarian Clinic
- A member of the Nuisance Animal Study Committee is working to enhance public awareness and education regarding the proper treatment of animals

Chief Collins noted the issues and challenges:

- Lack of compliance with quarterly reports that detail animal control activity within the City, as required by the Consolidation Agreement
- Lack of consistent animal control regulations, which apply to and have been approved by the Commission and Council as required by the Consolidation Agreement
- Quality of response to animal control issues is less than that provided prior to consolidation
- Lack of participation by the current Rowan County Animal Control staff with the Nuisance Animal Study Committee

Chief Collins pointed out a draft Ordinance will be presented to City Council and the County Commissioners. He noted the goal remains active and staff is working to resolve ongoing issues.

Mr. Miller asked if staff is waiting for the appointment of a new City Manager to proceed. Chief Collins stated staff can meet with the new County Manager since he manages Animal Control.

Planning and Development Services Director Janet Gapen provided an update for Goal One – Pursue as a concept for further review, a general obligation initiative for key infrastructure. She explained a Planning Team has been established consisting of staff from Planning, Engineering, Development Services, and the Street Division, in collaboration with Downtown Salisbury, Inc. (DSI) as it relates to potential infrastructure projects for the downtown. She indicated the team discussed a strategy to address potential projects. She noted the Planning Team visited Hendersonville and Statesville to view their recently completed downtown infrastructure projects and meet with city leaders and project managers. She added the Team discussed potential projects with an emphasis on projects that would affect multiple areas of the City. Ms. Gapen pointed out the projects are not limited to the downtown, but will include infrastructure projects in multiple parts of the City. She indicated the team is working toward a list of potential development projects and prioritizing the projects. She added the team will need to develop costs estimates and designs for the projects.

Ms. Gapen then reviewed Goal Two – Develop a City specific economic development focus similar to Raleigh that also leverages the City’s broadband infrastructure. Ms. Gapen noted staff has worked to identify funding, develop a timeline and also to begin developing and finalizing a Request for Proposals (RFP) for marketing services. She added the goal is to identify key aspects of the City within the context of the larger community. She asked what should be promoted that would make people want to move their homes and businesses to the City, visit the City, or open a business in the City. She added developing an RFP to reach out and find marketing services that would entail a larger scope of identifying the compelling package would benefit the community. She referenced the City’s recent partnership with the University of North Carolina (UNC) at Charlotte and the emerging partnership with the Rowan-Salisbury School System to support Dr. Lynn Moody in her strategic plan for education reform.

Interim City Manager John Sofley joined the meeting.

Mr. Miller asked if there was a deadline for the RFP. Interim City Manager John Sofley noted staff is working with Salisbury-Rowan Economic Development Commission (EDC) Executive Director Robert Van Geons and has identified firms to send the RFP, one being the firm that did Chattanooga’s marketing plan. He added the RFP should go out within the next seven days. Mr. Miller asked if there is a deadline for response. Mr. Sofley stated one month will be given to respond and there will be a timeline moving forward. He emphasized staff has identified funds to pay for the study.

Ms. Gapen reviewed the major accomplishments for Goal Three – Implement a two-pronged approach to housing blight and revitalization:

- Budgeted \$100,000 for demolition
- Identified a geographically-diverse set of houses in worst conditions
- Council adopted demolition Ordinances for 12 properties
- Historic Salisbury Foundation (HSF) intervened to save two homes in Chestnut Hill
  
- Two additional homes, not on the list, were identified by HSF in the North Main Historic District
- Identified a potential model program for housing stabilization program in Durham, North Carolina

Ms. Gapen pointed out alternatives to demolition would benefit the City. She added in the future staff would like to focus on stabilization and find a way to use funds that have been allocated for demolition to stabilize homes when it is a feasible option and would get the home into the hands of a potential buyer. She stated too much demolition has a negative impact on the community, and the City loses existing housing stock. She indicated the next real focus will be researching stabilization strategies to be presented to Council at its Retreat as follow-up item.

Mr. Miller asked if it is possible to have a guiding document for demolition and stabilization strategies. Ms. Gapen noted staff will check into this. She explained there are different options to housing stabilization such as stabilizing the exterior while trying to explore other alternatives, perhaps a complete rehabilitation of a home to make it move-in ready or to prepare it for the housing market.

Mr. Miller noted he is concerned the scope could affect the projects because cost can change the direction of a project. He indicated he would like Council to provide feedback relative to scope at its Retreat.

Mr. Sofley noted one of the biggest challenges the City faces is a house that is owned by multiple heirs and starting to deteriorate because no one person is in control. He added staff is looking to address those houses before they get into a deteriorated state because no one maintains the property.

Ms. Gapen reviewed Goal Six – Implement new downtown incentives to spur downtown growth. She stated the Downtown Revitalization Incentive Grants were adopted by Council in October. She added the goal is nearly complete and staff is working on the implementation. She pointed out Council approved a request for a Downtown Revitalization Incentive Grant for the New Sarum Brewery expansion project. She added staff is currently working with another property owner and hopes to bring another project before Council soon. She emphasized the grants are a collaborative effort between the City and Downtown Salisbury, Inc. (DSI). She noted staff interviewed Main Street Managers from across the State to identify potential model programs, and local design professionals and developers to understand the barriers and cost factors that impede downtown redevelopment.

Mr. Miller asked Ms. Gapen if additional developers are considering applying for the Downtown Revitalization Incentive Grants. Ms. Gapen stated she knows of one project.

Mr. Kyle pointed out staff has made great progress toward achieving Council's goals. Mr. Sofley added staff has worked diligently with its community partners to move the goals forward.

### **MAYOR'S ANNOUNCEMENTS**

(a) "Second Saturday Screenings"

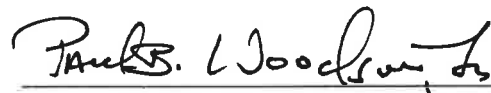
Mayor Woodson announced the Salisbury Parks and Recreation Department will host "Second Saturday Screenings" Saturday, November 8, 2014 at Hall Gym located at 1402 West Bank Street. Bring a blanket or chair and enjoy the featured movies "Hunger Games" and "Catching Fire." The first movie begins at 3:00 p.m. The event is free and open to the public

(b) Voting

Mayor Pro Tem Blackwell encouraged all citizens to vote.

### **ADJOURNMENT**

Motion to adjourn the meeting was made by Ms. Blackwell seconded by Ms. Alexander. All council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 5:32 p.m.

  
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Paul B. Woodson, Jr., Mayor

  
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Myra B. Heard, City Clerk