The City is operating under a State of Emergency declaration related to the spread of COVID-19. The City Council meeting will be held electronically to remain consistent with limiting physical interactions and the potential spread of COVID-19, and Council Chambers will be closed. The meeting will be streamed live at salisburync.gov/webcast and on the City’s Twitter account. Anyone who wishes to speak during public comment must sign-up by 2:00 p.m. on November 3, 2021 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233.

1. Call to order.
3. Pledge of Allegiance.
4. Adoption of Agenda.

5. Mayor to proclaim the following observances:

   Indian and Native American Heritage Month
   November 2021

6. Council to consider the CONSENT AGENDA:

   (a) Adopt Minutes of the Regular meeting of October 19, 2021 and the Recessed Meeting of October 22, 2021.

   (b) Adopt a budget **ORDINANCE** amendment to the FY2021-2022 budget in the amount of $112,000 to appropriate a donation to the Fire Department.

7. Council to receive public comment. Public comment will begin following adoption of the Consent Agenda. For electronic meetings speakers must sign-up before 2:00 p.m. by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. Citizens who are unable to speak during the meeting may submit written comments by 2:00 p.m. to the email above and they will be shared with Council.

8. Council to consider closing the 100 block of West 16th Street: (Presenter – City Engineer Wendy Bindle)

   (a) Receive a presentation from staff
   (b) Hold a public hearing
   (c) Consider adopting a **RESOLUTION** accepting an offer of dedication of the right-of-way
   (d) Consider approving an **ORDER** closing the 100 block of West 16th Street.
9. Council to consider issuance of a Special Use Permit for SUP-03-2021 to permit alcohol sales and on-site consumption at 118 West Innes Street: *(Presenter – Development Services Manager Teresa Barringer)*

   (a) Swear in those persons testifying at public hearing
   (b) Ex Parte Disclosure
   (c) Hold a public hearing — present evidence
      (1) Receive testimony from staff
      (2) Receive testimony from proponents and opponents
   (d) Findings of Fact
   (e) Decision — Council to consider issuing a Special Use Permit to permit alcohol sales and on-site consumption at 118 West Innes Street.

10. Council to consider revisions to the Downtown Revitalization Incentive (DRI) Grant Program. *(Presenter – Community Planning Services Director Hannah Jacobson)*


13. Council’s Comments.

14. Mayor Pro Tem’s Comments.

15. Mayor’s Announcements and Comments.

City of Salisbury
North Carolina

PROCLAMATION

WHEREAS, the month of November is being celebrated as National American Indian and Alaskan Native Heritage Month; and

WHEREAS, the Indian and Native American culture and society are at the roots of agricultural development, medicinal discoveries, environmental preservation, geography, and other facets of our state and nation; and

WHEREAS, the Indian and Native American contributions have enhanced the freedom, prosperity, and the greatness of America today as their customs and traditions are both respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS, Salisbury, North Carolina has been the center for Native Americans who traversed the Yadkin River Valley for thousands of years and spread across the Americas; and

WHEREAS, the Lumbee, Creek, Catawba, Cherokee, and other tribal groups that may be known by many different names have retained and increased the awareness of their heritage in this great state; and

WHEREAS, this November and every month, we celebrate the culture and heritage of these remarkable Americans who deeply enrich the quality and character of our nations.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, DO HEREBY PROCLAIM November 2021 as

INDIAN AND NATIVE AMERICAN HERITAGE MONTH

in Salisbury, and encourage all citizens to honor and remember the many contributions made by our local Indians and Native Americans and the unique heritage of our continent’s first inhabitants.

This the 3rd day of November 2021.

______________________________
Karen K. Alexander, Mayor
REGULAR MEETING

PRESENT: Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Al Heggins, Council Members William Brian Miller, David Post, and Tamara Sheffield; City Manager W. Lane Bailey, City Clerk Kelly Baker; and City Attorney J. Graham Corriher.

ABSENT: None.

In response to the State of Emergency declaration related to the spread of COVID-19 and to limit physical interactions and the potential spread of COVID-19 the Salisbury City Council met electronically. The meeting was called to order by Mayor Alexander at 6:00 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.

RECOGNITION OF VIEWERS

Mayor Alexander welcomed all viewers.

CHANGES TO THE AGENDA

Postpone Item 9 - Council to consider revisions to the Downtown Revitalization Incentive (DRI) Grant Program.
ADOPTION OF THE AGENDA

Thereupon, Councilmember Post made a motion to adopt the Agenda with the noted change. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

PROCLAMATIONS

Mayor Alexander proclaimed the following observances:

MAKE A DIFFERENCE DAY October 23, 2021
NAACP FREEDOM FUND BANQUET DAY November 6, 2021

CONSENT AGENDA

(a) Minutes

Adopt Minutes of the Regular meeting of October 5, 2021.

(b) Sole Source Purchase – Aqua-Aerobic Systems, Inc.

Authorize a sole source purchase in the amount of $188,302 from Aqua-Aerobic Systems, Inc. for four floating aerator assemblies for use in wastewater treatment. This is a planned expense and funds are included in the FY2021-2022 budget.

(c) Stormwater Grant – Catawba College

Approve a Stormwater Grant in the amount of $6,500 for improvements to Catawba College. Funds for the grant are included in the FY2021-2022 budget.

Thereupon, Mayor Pro Tem Heggins made a motion to adopt the Consent Agenda as presented. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

There being no one to address Council, Mayor Alexander closed the public comment session.
VOLUNTARY ANNEXATION – GRANTS LANDING

City Attorney Graham Corriher addressed Council regarding the voluntary annexation of Grants Landing, 77.803 acres located on parcels 460-152 and 462-006, effective December 31, 2021. He reviewed a map of the area, and he pointed out the parcels proposed for annexation. He commented the petition was signed by the property owners and the annexation was properly noticed.

Mayor Alexander convened a public hearing after due notice regarding the voluntary annexation of Grants Landing.

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

Councilmember Post noted the proposed voluntary annexation will add $58 million to the City’s tax base.

Thereupon, Councilmember Post made a motion to adopt an Ordinance to extend the corporate limits of the City of Salisbury, North Carolina, to include 77.803 acres, Parcels 460-152 and 462-006, to be known as Grants Creek Landing. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF SALISBURY, NORTH CAROLINA, TO INCLUDE 77.803 ACRES, PARCELS 460-152 AND 462-006, GRANTS CREEK LANDING.

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 155-157, and is known as Ordinance 2021-66.)

CITY ATTORNEY’S REPORT

City Attorney Graham Corriher had nothing to report to Council.

CITY MANAGER’S REPORT

City Manager Lane Bailey explained requests for proposals were sent to consulting firms to assist with the search for the next city manager. He noted three proposals were received. He added staff requested Council rank the proposals and BakerTilly and Find Great People were the top choices. He stated staff arranged for both firms to make a presentation on Friday, October 22, 2021 with the first presentation beginning at 9:00 a.m. and the second presentation taking place at 10:00 a.m. in hopes that Council could make its decision after the presentations. He suggested Council recess its meeting until Friday, October 22, 2021 at 9:00 a.m.
COUNCIL COMMENTS

Councilmember Sheffield requested the Downtown Revitalization Incentive grants be considered soon, and she pointed out developers want to apply for the grants.

Councilmember Sheffield noted the first day of Blockwork took place today and included the Lowe's group which provided a grant for the event. She stated Blockwork will resume on Saturday, and she invited citizens to participate.

Councilmember Post referenced a recent shooting at City Park, and he suggested better lighting and cameras be placed in the area.

Councilmember Miller stated he is pleased with the Bell Tower Green Park and how many people are using the facility. He noted when he was at the park some young people had climbed on top of the structure and were looking over the waterfall. He questioned if the cameras are working, and requested staff do all it can to make sure the park is not misused.

MAYOR PRO TEM COMMENTS

Mayor Pro Tem Heggies stated she had a great time at Blockwork, and she thanked staff for the great work it does each year.

MAYOR’S ANNOUNCEMENTS AND COMMENTS

Mayor Alexander recognized Lowe’s for its participation in Blockwork, and she thanked community volunteers and staff who all they do to make Blockwork a success.

(a) November 3rd City Council Meeting

Mayor Alexander announced the next regularly scheduled meeting of City Council will be held Wednesday, November 3, 2021 at 3:00 p.m.

(b) Halloween Fun Fest

Mayor Alexander announced Parks and Recreation in partnership with Downtown Salisbury, Inc. will host the annual Halloween Fun Fest in downtown Salisbury and Bell Tower Green on Saturday, October 30, 2021 from 5:00 p.m. until 8:30 p.m. There will be trick-or-treating with downtown merchants from 5:00 p.m. until 6:00 p.m., live entertainment and costume contest from 6:00 p.m. until 7:00 p.m., and the movie The Addams Family will be shown from 7:00 p.m. until 8:30 p.m. All activities are free and open to the public. For additional information please call 704-216-PLAY.
RECESS

Thereupon, Mayor Pro Tem Heggins made a motion to recess the meeting until Friday, October 22, 2021 at 9:00 a.m. via Zoom. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0) The meeting was recessed at 6:27 p.m.

________________________________
Karen Alexander, Mayor

________________________________
Kelly Baker, City Clerk
RECESSED MEETING OF OCTOBER 19, 2021

The City Council of the City of Salisbury met at 9:05 a.m., Friday, October 22, 2021 pursuant to the recess of the Regular meeting of October 19, 2021. In response to the State of Emergency declaration related to the spread of COVID-19 and to limit physical interactions and the potential spread of COVID-19, the Salisbury City Council met electronically with the following members being present:

PRESENT: Mayor Karen Alexander, Presiding; Mayor Pro Tem Al Heggins and Council Members William Brian Miller, David Post, and Tamara Sheffield; City Manager W. Lane Bailey, City Attorney J. Graham Corriher, and City Clerk Kelly Baker.

ABSENT: None.

Mayor Alexander reconvened the meeting and 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

Councilmember Miller requested Item 6 - Council to consider accepting ownership of Bell Tower Green Park and adopting a Resolution authorizing the Mayor to execute agreements related to the transfer of Park ownership be heard before Item 5 - Council to discuss proposals from recruiting firms to conduct the search for a new City Manager.
Thereupon, Councilmember Miller made a motion to adopt the Agenda with the noted change. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE and Councilmember Sheffield voted AYE. (5-0)

**BELL TOWER GREEN**

City Attorney Graham Corriher addressed Council regarding a Resolution to approve two agreements needed for the City to accept ownership of the Bell Tower Green Park. He explained the park was built with private contributions and input from the City, county, and state. He noted the City contributed $700,000 in addition to in-kind contributions, and he pointed out $350,000 will be reimbursed by a state grant.

Mr. Corriher noted the Main Operation and Maintenance Agreement requires the City to own and maintain the park in its first-class condition. He indicated the agreement was modeled on the Hurley Park Agreement and the relationship with Bell Tower Green, Inc. will be similar to the City’s relationship with the Hurley Foundation. He explained the City is responsible for upkeep of the park, and he noted the Wrenn House will generate revenue to assist the City with upkeep expenses.

Mr. Corriher stated the second agreement is a Warranty Agreement and License which will allow the City to use the Bell Tower Green logo to advertise the park and events that will take place at the park.

Thereupon, Councilmember Miller made a motion to adopt a Resolution authorizing the execution and delivery of documents in connection with the transfer of Bell Tower Green Park at Stanback Square from Bell Tower Green, Inc., to the City of Salisbury. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE and Councilmember Sheffield voted AYE. (5-0)

**RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS IN CONNECTION WITH THE TRANSFER OF BELL TOWER GREEN PARK AT STANBACK SQUARE FROM BELL TOWER GREEN, INC., TO THE CITY OF SALISBURY.**

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 32-33, and is known as Resolution 2021-27.)

**RECRUITING FIRM PROPOSALS**

Ms. Christin Mack from the firm Find Great People, and Ms. Anne Lewis from the firm BakerTilly presented their proposals to conduct the search for a new City Manager. Ms. Mack and Ms. Lewis discussed the process, phases, and tools each firm would use to conduct the search.
Councilmember Miller pointed out both firms can accommodate a three to four month timeline. He noted Find Great People proposed $35,000 and BakerTilly proposed $24,500 plus optional services which could add up to the same amount. He indicated the City would be pleased with either firm.

Mayor Pro Tem Heggins agreed either firm would do a good job for the City. She pointed out Ms. Lewis targeted her presentation around the community and its needs. She added she appreciated Ms. Lewis’ answers regarding equity and providing a diverse candidate pool.

Councilmember Post agreed with Mayor Pro Tem Heggins and Councilmember Miller. He commented BakerTilly has placed candidates in nearby cities close to Salisbury’s size. He noted the City has a working relationship with BakerTilly and their practice is limited to city/county governments.

Councilmember Miller stated Council is vested with picking the next City Manager, and he added allowing community input early in the process is appropriate. He emphasized confidentiality is critical during the process, and he cautioned if candidate information is leaked it could undermine the candidate’s effectiveness in their current position.

Councilmember Sheffield indicated Council heard from two great firms with different perspectives but she supports BakerTilly. She pointed out she liked the firm’s willingness to look for a candidate that is a fit for the community, its approach to diversity and inclusion, and its engagement with potential candidates and the community. She commented BakerTilly has an existing candidate pool. She stated Ms. Lewis would be the point of contact for the City and she has a background in city management.

Councilmember Miller noted he liked the weekly status reports proposed by BakerTilly. He stated due diligence is important and it will help Council determine why a candidate is leaving their current position. He indicated he is leaning toward BakerTilly, but he noted the search could be successful with either firm.

Thereupon, Councilmember Post made a motion to enter a contract with BakerTilly for executive recruiting services for the next City Manager.

Councilmember Sheffield pointed out BakerTilly offers a one-year guarantee which is important in today’s job market.

Mayor Alexander stated she was impressed with the evaluation process offered by Find Good People, and she noted Ms. Mack’s presentation was extremely detailed.

Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE and Councilmember Sheffield voted AYE. (5-0)

Councilmember Sheffield suggested Council schedule a closed session meeting to discuss an Interim City Manager.
By consensus, Council agreed to hold a closed session meeting to discuss an Interim City Manager Tuesday, November 16, 2021 at 4:00 p.m.

Councilmember Miller suggested Council implement a schedule for the hiring process for the next City Manager. Mayor Alexander requested City Clerk Kelly Baker work with BakerTilly after the election to set up a schedule.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Miller. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE and Councilmember Sheffield voted AYE. (5-0) The meeting was adjourned at 11:44 a.m.

______________________________
Karen Kirks Alexander, Mayor

______________________________
Kelly Baker, City Clerk
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  ☒ Public  ☐ Council  ☐ Manager  ☒ Staff

Requested Council Meeting Date:  November 3, 2021

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

Name of Presenter(s):  Wade Furches, Finance Director

Requested Agenda Item:  Council to consider appropriating $112,000 donation received for the Fire Department.

Description of Requested Agenda Item:  The City received a $112,000 donation for use by the Fire Department. The donor wishes to remain anonymous.

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) Council to adopt an ordinance appropriating a donation in the amount of $112,000 received for use by the Fire Department.

Contact Information for Group or Individual:  Fire Chief Bob Parnell or Wade Furches, Finance Director

☐ 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

Reason:
AN ORDINANCE AMENDING THE 2021-22 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE REVENUE FOR THE FIRE DEPARTMENT

Be it ordained by the City Council of the City of Salisbury, North Carolina, as follows:

Section 1. The City received a $112,000 donation for use in the Fire Department. NC
General Statutes require that the City appropriate this revenue so that it can be legally spent.

Section 2. That the 2021-22 Budget Ordinance of the City of Salisbury, adopted on June
15, 2021 is hereby amended as follows:

(a) That the following General Fund line items be amended as follows:

(1) Increase line item 010-531-350-5011.01 $ 112,000
    Fire Department Salaries

(2) Increase line item 010-000-000-4522.06 $ 112,000
    General Fire Donations

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are
hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage.
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public  □ Council  □ Manager  ☒ Staff

Requested Council Meeting Date:  November 3, 2021

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

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

Requested Agenda Item:  Council to receive a petition to close the 100 block of West 16th Street, and set a public hearing for November 3, 2021.

Description of Requested Agenda Item:
On October 5, 2021, City Council adopted a resolution of intent to permanently close the 100 block of West 16th Street, a 60’ unimproved right-of-way. A public hearing was scheduled for November 3, 2021, and all notifications have been made to the public as required by state statues.

Street and alley closings are regulated by General Statute 160A-299. In accordance with the statute, closing of a street must not be "contrary to the public interest", and no individual shall be "deprived of reasonable means of ingress and egress to his property" by the closing. Staff believes that these conditions have been satisfied.

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 will be no fiscal impact regarding this request, other than the fees associated with advertisement

Action Requested of Council for Agenda Item:  (Please note if item includes an ordinance, resolution or petition)
Council to close the 100 block of West 16th Street, a 60’ unimproved right-of-way
1) Hold a public hearing
2) Adopt a Resolution accepting an offer of dedication for the right-of-way
3) Adopt an Order to close the unimproved right-of-way of the 100 block of West 16th Street

Contact Information for Group or Individual:
Wendy Brindle, City Engineer
704-638-5201/wbrin@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  ☐ Declined

Reason:
RESOLUTION PERTAINING TO THE PROPOSED CLOSING OF THE 100 BLOCK OF WEST 16TH STREET, A 60’ WIDE UNIMPROVED RIGHT-OF-WAY

WHEREAS, the City Council of the City of Salisbury is considering a proposal to close the following:

_The 100 block of West 16th Street in its entirety, beginning at the right-of-way for North Main Street and heading in a northwesterly direction approximately 194 feet to the end_

WHEREAS, the City Council of Salisbury has the authority to accept the dedication of the aforementioned street for public use.

NOW, THEREFORE, be it resolved that the City Council accepts the offer of dedication for public use the aforementioned alley on this 3rd day of November, 2021.

This 3rd day of November, 2021.

CITY COUNCIL OF THE CITY OF SALISBURY,
NORTH CAROLINA

By: Kelly Baker, MMC
    Administrative Services Director/City Clerk
STATE OF NORTH CAROLINA
COUNTY OF ROWAN

BEFORE THE CITY COUNCIL OF
THE CITY OF SALISBURY
NORTH CAROLINA

IN THE MATTER OF:
CLOSING AN UNIMPROVED
RIGHT-OF-WAY IN THE 100 BLOCK
OF WEST 16TH STREET

ORDER CLOSING AN UNIMPROVED
RIGHT-OF-WAY IN THE 100 BLOCK OF
WEST 16TH STREET

THIS CAUSE, coming on to be heard and being heard before the City Council of the City of Salisbury, Rowan County, North Carolina, at the regular meeting of said Council held on November 3, 2021 at 3:00 p.m., and it appearing to the Council that persons, firms, and corporations owning property adjoining the right-of-way described in the Petition filed in this cause were properly notified of the Petition; and it further appearing that said street is not maintained by the Department of Transportation; and it further appearing that notice of this hearing was duly published in THE SALISBURY POST on October 10, 17, 24, and 31, 2021.

And it further appearing to the Council and the Council finding as a fact, that the closing of the right-of-way, as described in the Petition filed in this cause, is not contrary to the public interest or the property rights of any individual, and that no individual owning property in the vicinity of said right of way or in the subdivision in which they are located will be deprived of reasonable means of ingress and egress to his property by the closing of said right-of-way; and it further appearing to this Council that the relief prayed in the Petition should be granted.
IT IS NOW, THEREFORE, ORDERED AND DECREED by the City Council of the City of Salisbury, Rowan County, North Carolina, pursuant to and in accordance with the authority vested in this Council by the General Statues of North Carolina, Section 160A-299, that an unimproved right-of-way located in the 100 block of West 16th Street, which is more particularly described as follows:

The 100 block of West 16th Street in its entirety, beginning at the right-of-way for North Main Street and heading in a northwesterly direction approximately 194 feet to the end

Be and the same is hereby forever CLOSED.

This the 3rd day of November 2021.

CITY COUNCIL OF THE CITY OF SALISBURY,
NORTH CAROLINA

BY: ________________________________________
Karen K. Alexander, Mayor

______________________________
Kelly Baker, MMC
Administrative Services Director/City Clerk
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  ☑ Public  ☐ Council  ☐ Manager  ☑ Staff

Requested Council Meeting Date:  11/03/2021

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

Name of Presenter(s):  Teresa Barringer, CZO, Development Services Manager

Requested Agenda Item: SUP-03-2021

Description of Requested Agenda Item:  Petitioner, Larry Roth, is seeking approval for a Special Use Permit to permit alcohol sales and on-site consumption at 118 W. Innes Street for a proposed private social classic gaming club. Alcohol sales not associated with a restaurant requires the issuance of a Special User Permit based upon the LDO definition of Bars/Taverns/Nightclubs.

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)
Council to hold an evidentiary hearing to consider issuance of a Special Use Permit for SUP-03-2021 to permit alcohol sales and on-site consumption at 118 W. INNES STREET.

Contact Information for Group or Individual:  Teresa Barringer, tbarr@salisburync.gov or 704-638-5210

☐ 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
Salisbury City Council
Agenda Item Request Form

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
SPECIAL USE PERMIT APPLICATION

FILING DATE: 7-15-2021
CASE #

REVIEW FEE: $500
* FEES PER CITY OF SALISBURY BUDGET ORDINANCE
REQUIRED INFORMATION & DOCUMENTATION:
- COMPLETED APPLICATION
- SITE & BLDG DESIGN PLANS IF NEW OR REDEVELOPMENT

Special Use Permit (LDO Sec. 15.17)

List Special Use(s):

Special uses are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses. The evaluation and approval of the Special Use Permit is governed by quasi-judicial proceedings, which are based on sworn testimony and the production of relevant, material evidence presented at the public hearing.

CONTACT INFORMATION

Owner: LARRY BOTH
Address: 434 S FULTON
Salisbury, NC 28144
Email: thestlclub@gmail.com
Phone: 704-806-1959

Owner Agent: LARRY BOTH
Address: 118 W INNES ST
Salisbury, NC 28144
Email: LJSROTH@GMAIL.COM

Project Contact: LARRY BOTH
Address: 434 S FULTON ST
Salisbury, NC 28144
Email: LJSROTH1959@GMAIL.COM

PROPERTY INFORMATION

Rowan County Parcel ID(s): 01D2475
Address: 118 W INNES
General Description: MIXED USE STORE/GREAT
Zoning District(s): OIX
Zoning Overlay(s): LHO

SIGNATURE

I certify that no work nor this special use have commenced prior to issuance of the Special Use Permit, that any owner agent has received expressed written permission to apply, that all information provided on this application is accurate and true, and that all work will be performed to meet the laws of the State of North Carolina, the standards of the Salisbury Land Development Ordinance, and the City of Salisbury Uniform Construction Standards Manual. Submission of this application does not constitute a granting of approval or issuance of any permit. The City of Salisbury reserves the right to request additional information to ensure complete review.

Owner / Owner Agent:

Application Last Revised: JULY 2016
GATHERING OF EVIDENCE

Project Title: STL Club

Evidence supporting the following standards shall be provided in writing prior to advancement of this application to Planning Board and City Council for their consideration.

Evidence may be submitted in other forms, such as market studies, imagery, and data; however, written responses to following applicable standards must be provided as part of this application.

A. The use meets all required principles and specifications of the Ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit:

B. The proposed plan as submitted and approved will be visually and functionally compatible to the surrounding area:

C. The public health, safety, and welfare will be assured and the proposed development will not substantially injure the value of adjoining property and associated uses if located where proposed:

Additional standards for specific special uses (to be provided by the city and completed by applicant):

Application Last Revised: JULY 2016
CERTIFICATE OF
REGISTRATION
Application & Permit

APPLICATION DATE: 7/15/21

☒ New Application
☐ Change or Update Information

WILL YOUR BUSINESS?
☒ Include alcohol sales? (retail or on premise consumption)
☐ Include food or dairy product preparation?
☐ Operate as a home-based business? (Home Occupation)
☐ Operate as Itinerate Merchant? (as defined by NCGS-Sec.66-250)
☐ Operate as Peddler? (as defined by NCGS-Sec.66-250)

The issuance of a business registration permit does not constitute compliance with existing zoning codes, building codes, fire prevention codes, city ordinances, or state law.

WHERE WILL YOUR BUSINESS BE LOCATED?
Physical Salisbury Address: 118 W INNES ST.

BUSINESS INFORMATION

Business Name: THE STL CLUB
Type of Business: TAVERN
Legal Business Name: THE STL CLUB
Mailing Address: 118 W INNES ST.
Applicant: LAWRENCE ROTH
Primary Contact (if different from applicant): LAWRENCE ROTH
Property Owner (if different from applicant): LAWRENCE ROTH
Applicant Address: 434 S FULTON ST.
Email: thestlclub@gmail.com
Best Phone: 704-806-1959
All. Phone: 704-807-3101

• ZONING REVIEW & SIGNATURE REQUIRED FOR ALL BUSINESS REGISTRATION APPLICATIONS
• FIRE INSPECTION & SIGNATURE REQUIRED FOR ALL BUSINESS REGISTRATION APPLICATIONS (EXCEPT HOME OCCUPATION)
• CODE SERVICES INSPECTION & SIGNATURE REQUIRED FOR ALL HOME OCCUPATION APPLICATIONS
• BUSINESSES PREPARING FOOD OR DAIRY PRODUCTS (FOOD SERVICE ESTABLISHMENT) MUST COORDINATE WITH THE UTILITY F.O.G. COORDINATOR PRIOR TO REGISTRATION PERMIT ISSUANCE
• BUSINESSES OPERATING AS A POOL HALL, DANCE HALL, OR TAXI SERVICE MUST COORDINATE WITH THE POLICE DEPARTMENT PRIOR TO REGISTRATION PERMIT ISSUANCE

I have examined this application and to the best of my knowledge it is true, complete, and made in good faith.

SIGNATURE OF APPLICANT: [Signature]

Application Last Revised: APRIL, 2021
Salisbury City Council  
August 16, 2021  

SUBJECT: Special Use Permit: SALISBURY TAVERN & LEISURE CLUB (STL Club)

The STL Club is a classic game social club which would be housed at 118 W Innes St. Its purpose would be a social gathering place where members could meet and enjoy friendly competition in a refurbished, historic building centrally located in downtown Salisbury.

Classic game social clubs have become a vital mix for entertainment venues over the past few years. Charlotte has added four in the past 36 months while Concord added one in its downtown historic district (the “Basement” arcade bar). These membership clubs offer members activities of skill they can participate with others in a friendly, safe environment.

The STL Club will include the following:

* Bowling  
* Foosball  
* Pinball  
* Shuffleboard  
* Darts  
* Chess  
* National Trivia  
* Pop-A-Shot Basketball  
* Interactive TV Games (Wheel of Fortune, Jeopardy, Family Feud)  
* Classic Board Games

As the owner of the building I have restored or replaced exterior fixtures such as windows, awning and had facade professionally painted. The interior has had the original tin ceiling restored as well as the removal of plaster to expose original brick work. Reclaimed wood has been installed on accent walls in addition to new wood flooring throughout.

This building was previously occupied by several cafes that included outdoor seating. My plan is to continue this available seating for members to enjoy Salisbury's downtown atmosphere and the newly constructed Bell Tower Green Park. The Innes corridor would be greatly enhanced by visitors seeing locals enjoying historic downtown.

To the West, the building is adjoined to the Old Sarum Gallery owned by Davis Cooke who has expressed support for this project. To the East is the alley entrance to the Plaza parking lot.

Hours of operation will be Wednesday-Saturday 3pm to midnight. Full time security system is in place and there will be a full time attendant at the front door entrance. An additional 2-3 employees will be on staff to serve members. Yearly membership fee of $125.00 entitles members entrance and use of club activities.

I am currently the owner of the Shuckin’ Shack Oyster Bar located at 118 North Main Street, Salisbury which was established in 2016. The Shuckin’ Shack clientele range in age from 35-65. On numerous occasions I have been asked what else is there to do in the area that is age appropriate. I realized there were no other forms of entertainment available in downtown Salisbury for this age group that was in walking distance from local eateries. After dining out, adults can meet up, play some games and enjoy each other's company. Should this proposal pass, I currently have over 50 individuals extremely interested in becoming members.
Charlotte
CHARLOTTE
ZONING PERMIT SITE PLAN
SUP-03-2021_STL CLUB
MEMO TO: Hannah Jacobson
Director of Community Planning Services

FROM: Teresa Barringer, CZO
Development Services Manager

DATE: August 30, 2021

SUBJECT: SUP-03-2021
118 W INNES ST
PID 010-2 475
District: DMX Overlay: LHO

Petitioner, Larry Roth, has submitted a request for a Special Use Permit to allow for on-site alcohol sales and consumption (Bar/Tavern/Night Club) at 118 W. Innes St, Salisbury in accordance with the Land Development Ordinance Chapters 2.7.C Use Matrix. The proposed use is based on the definition stated in the Land Development Ordinance:

**Bar/Tavern/Night Club:** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery and other beverage tasting facilities. Entertainment including live music, and/or dancing, comedy, etc. may also be included.

The use of a Bar/Tavern/Night Club is permitted in the DMX district with the approval of a Special Use Permit.

The general requirements for a Special Use Permit are as follows:

a. The use meets all required principles and specifications of the Ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit; and

b. The proposed plan as submitted and approved will be visually and functionally compatible to the surrounding area; and
c. The public health, safety, and welfare will be assured and the proposed development will not substantially injure the value of adjoining property and associated uses if located where proposed.

d. No such facility shall be located within five hundred (500) feet of any lot containing a school.

Special uses are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses. Special uses ensure the appropriateness of the use at a particular location within a given zoning district.

The Salisbury City Council is to hold a public hearing during its regular scheduled meeting to receive factual evidence that either supports or opposes the application. The City Council will need to make findings that all required standards have been met. Suggested findings are attached. In approving the Special Use Permit, the City Council may attach reasonable, fair and appropriate conditions on the location, nature, and extent of the proposed use. If any conditions are approved then they will also need to be made part of the findings.

Please place Special Use Permit SUP-03-2021 for 118 W. Innes St, Salisbury on the regular agenda of the September 7, 2021 City Council meeting.

Pc: File
DEVELOPMENT SITE
SPECIAL USE PERMIT REQUEST

• Request to permit the sale and on-site consumption of alcohol
  – Defined as a Bar/Tavern/Night Club
  – A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant
  – Zoning: Downtown Mixed-Use (DMX)
STANDARDS FOR DECISION

1. The use meets all required principles and specifications of the Ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit; and

2. The proposed plan as submitted and approved will be visually and functionally compatible to the surrounding area; and

3. The public health, safety, and welfare will be assured and the proposed development will not substantially injure the value of adjoining property and associated uses if located where proposed.
ADDITIONAL USE STANDARDS

Bar/Tavern/Night Clubs---For NMX, CMX, DMX. & HB only

1. No such facility shall be located within five hundred (500) feet of any lot containing a school.
No school within 500 ft. radius
W INNES ST--AERIAL
W INNES ST--STREETVIEW
The STL Club will include the following classic games:

- Bowling
- Foosball
- Pinball
- Shuffleboard
- Darts
- Chess
- National Trivia
- Pop-A-Shot Basketball
- Interactive TV Games
- Classic Board Games
SIMILAR ESTABLISHMENTS

• Charlotte Locations
1. The use meets all required principles and specifications of the Ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit; and

2. The proposed plan as submitted and approved will be visually and functionally compatible to the surrounding area; and

3. The public health, safety, and welfare will be assured and the proposed development will not substantially injure the value of adjoining property and associated uses if located where proposed.
1. No such facility shall be located within five hundred (500) feet of any lot containing a school.
<table>
<thead>
<tr>
<th>PARCEL_ID</th>
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<td>0102450</td>
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<td>0102542</td>
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<td>0102476</td>
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<td>0102473</td>
<td>SOUTHERN PRESERVATION CO LLC</td>
<td>PO BOX 971</td>
<td>DENTON</td>
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<td>0102475</td>
<td>SALPROP LLC</td>
<td>118 W INNES ST</td>
<td>SALISBURY</td>
<td>NC</td>
<td>28144</td>
</tr>
</tbody>
</table>
STATE OF NORTH CAROLINA
COUNTY OF ROWAN

IN THE MATTER OF:
STL CLUB
118 W INNES STREET

ORDER GRANTING
SPECIAL USE PERMIT

THIS MATTER coming on for hearing before the Salisbury City Council on September 7, 2021, upon Application by Petitioners for a Special Use Permit pursuant to Salisbury Land Development Ordinance (LDO) Chapter 15.18. The City Council, having heard and reviewed the evidence presented, including evidence by expert witnesses, makes the following:

FINDINGS OF FACT

Standard 1 (Chapter 15.18 B.2.a.)
1. The site is located within the Downtown Mixed Use (DMX) zoning district.
2. The principal use of the business is a membership only classic game social club.
3. The planned accessory use for the bar is compatible with the current business and with surrounding businesses.
4. The use will allow for alcohol consumption inside the establishment, provided that a permit is issued by the North Carolina State Alcoholic Beverage Control (ABC) Commission and Petitioners' use is consistent with said ABC permit.
5. The use is not located within 500 feet of any lot containing a school as defined in Chapter 18 of the LDO.

Standard 2 (Chapter 15.18 B.2.b.)
6. The use will be located within an existing commercial building that is visually and functionally compatible to the surrounding area.
7. Alcoholic beverage sales and consumption will be allowed during the business hours only.
8. Alcohol will not be consumed outside the building unless a separate sidewalk dining permit or other permit is obtained from the City.
9. Additional conditions as specified herein are required to ensure that the use is functionally compatible with the surrounding area.
Standard 2 (Chapter 15.18 B.2.c.)

10. Alcohol sales remain subject to state law, including permitting and licensing requirements.

11. The nature of the business will be principally a social gaming club with on-site consumption as an accessory business activity.

12. The use is compatible with other downtown uses.

13. The business hours of operation will be Wednesday through Saturday 3:00 p.m. until midnight.

14. Additional conditions as specified herein are required to assure that the use ensures the health, safety, and welfare of the surrounding area. Private security system in place and will have a full time attendant at the front door entrance.

Based upon the foregoing FINDINGS OF FACT, the City Council makes the following:

CONCLUSIONS OF LAW

1. The use meets all required principles and specifications of the Salisbury Land Development Ordinance and any adopted plans and is in harmony with the general purpose and intent and preserves its spirit. (Standard 1, Chapter 15.18 B.2.a.).

2. With additional conditions as provided herein, the proposal as submitted and approved will be visually and functionally compatible to the surrounding area. (Standard 2, Chapter 15.18 B.2.b.).

3. With additional conditions as provided herein, the public health, safety and welfare will be assured and the proposed development will not substantially injure the value of adjoining property and associated uses if located where proposed. (Standard 3, Chapter 15.18 B.2.c.).

Based upon the foregoing, IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED, that Petitioners’ request for a Special Use Permit is GRANTED, subject to the following conditions:

1. On-site alcohol sales and consumption may only occur between 3:00 p.m. and midnight Wednesday through Saturday.

2. Consumption of alcohol is prohibited outside the exterior walls of the building.
This _____ day of June, 2016.

________________________________________
Karen K. Alexander, Mayor

________________________________________
Connie Snyder, Deputy City Clerk
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  ☒ Public  ☐ Council  ☐ Manager  ☒ Staff

Requested Council Meeting Date:  11/3/2021

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

Name of Presenter(s):  Hannah Jacobson, Planning Director

Requested Agenda Item:  Council to consider approval of revisions to the Downtown Revitalization Incentive (DRI) Grant Program.

Description of Requested Agenda Item:

The Downtown Revitalization Incentive (DRI) Grant Program was established by City Council in 2014 to promote economic growth within the Downtown Municipal District. To date, the program has contributed to the successful completion of twelve (12) significant downtown projects and leveraged over $12 million in private investment.

Staff is proposing several revisions to the Program Guidelines that are intended to keep the incentives current with development trends, as well as to make the application and review process more clear and consistent. Substantive revisions are outlined below.

1. Combine the Residential Production sub-grant with the Residential Utilities sub-grant, and increase the maximum award from $7,500 to $10,000 per residential unit, up to $100,000.

   The Residential Utilities sub-grant, which is intended to defray infrastructure costs related to the construction of residential units, such as water and sewer taps or meter packages, consistently causes confusion among applicants and is difficult for staff to differentiate eligible costs from other sub-grants. Staff is proposing to absorb infrastructure costs that are incurred for residential units into the Residential Production Grant, increasing the maximum award per unit to $10,000.

2. Utilize a Scoring Rubric to review grant applications.

   The proposed Scoring Rubrics are unique to each sub-grant, and each is designed to evaluate which grant applications will best achieve economic development goals for downtown. Examples of the criteria found in the rubric are: visibility and impact; historic status; fire protection; residential living; affordability; street level activation; green building elements; publicly visible art; and grant to investment ratio.

3. Form a Review Committee to evaluate grant applications and provide City Council with recommendations.

   While City Council will still grant final incentive awards, Staff proposes a seven-person Review Committee to evaluate projects per the Scoring Rubrics and to make any recommendations to City Council, in the event limited funding is available to support the number of qualified grant applications. Staff proposes the Review Committee be made up of two staff members from the Finance Department and Salisbury Rowan Utilities, as well as five community members representing: the Chamber of Commerce’s Minority Business Council, the Downtown Salisbury Inc.’s Economic Vitality Committee, the Historic Preservation Commission, a local architect, engineer, or contractor (not involved in any
application), and a downtown business owner or resident (not involved in any application). The Review Committee will reflect the demographic composition of the City. Each year Planning Staff will work to select and facilitate the committee.

4. Establish an annual grant cycle.

Staff is proposing to institute a grant cycle with defined application deadlines. Historically, grant applications have been considered on an ad hoc basis as funding is available. In order to ensure that funding goes towards projects that best meet the program’s goals by serving a public purpose, applications will need to be reviewed in batches. Establishing a grant cycle will also allow Planning Staff to advertise a “call for applications” to all downtown stakeholders to make them aware of the opportunity.

Attachments: ☒ Yes ☐ No

1. DRI Proposed Guidelines, Amended (with changes annotated);
2. DRI Program Revisions Powerpoint

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 amendments to the Downtown Revitalization Incentive (DRI) Grant Program.

Contact Information for Group or Individual: Hannah Jacobson, Planning Director, (704) 638-5230, hannah.jacobson@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

☐ Declined

Reason:
Introduction

The City of Salisbury recognizes that the economic productivity of Downtown hinges upon a built environment capable of supporting business and residential growth, and that sustaining this growth requires significant commitment by private investors in building rehabilitation and construction. Aging buildings, fire suppression requirements and outdated electrical systems are just a few of the challenges of urban revitalization. The incentive grants offered by the City will help defray some of these costs in order to stimulate additional private investment in downtown properties.

The incentive grants are designed to promote both new development and historic rehabilitation, with an emphasis on those projects that create new residential opportunities. By increasing the number of people living downtown, these incentives will help expand the market base for restaurants, retail, commercial activities, and special events, thereby benefitting existing merchants and attracting new business. By facilitating rehabilitation of existing buildings, the program will aid in the preservation of our historic urban fabric and character. These incentives also promote the use and expansion of back-alley fire line “loops” capable of serving multiple buildings which will help reduce the cost for other buildings to connect in the future. This cost savings will encourage the use of fire suppression systems, thereby reducing the chances of a catastrophic fire impacting multiple buildings, offering greater protection of life and property, and minimizing the chances of a devastating loss of the historic resources that define the central business district.

The success of downtown Salisbury can be attributed in large part to a history of public-private partnerships involving grants and infrastructure offered by the City, often in conjunction with state and federal historic tax credits, transportation grants and similar programs. As these state and federal means of support have been eliminated or cut back in recent years, the level of participation by the City is more critical than ever. As developers begin to take advantage of the incentive grants and new projects come on-line, the City’s return on these investments will be realized through growth in the tax base, business activity and tourism with net economic benefits that will far exceed the amount of incentives granted.

Program Overview

The Downtown Revitalization Incentives consists of three competitive matching sub-grant programs targeting different project activities. More than one grant type may be layered in a single project, provided that eligibility requirements established for each grant are met.

- **Building Rehabilitation Grant** (Maximum Award: $50,000)
  Promotes the stabilization, preservation and reuse of older, primarily historic buildings.
Downtown Revitalization Incentive – Program Guidelines

- **Residential Production Grant** (Maximum Award: $100,000)
  Promotes development of new residences, including lofts, apartments and condominiums, in building rehabilitation and new construction projects.

- **Fire Suppression Grant** (Maximum Award: $25,000)
  Encourages the use and expansion of back-alley fire lines capable of serving multiple buildings. For projects that already have existing access to a fire line, the grant may be used to help offset the costs of a building sprinkler system.

Applications will be accepted annually and evaluated by a Review Committee according to criteria listed in the Scoring Rubrics found on pages 9, 11, and 13. The Review Committee will make grant award recommendations to the City Council based on the relative scores and on the availability of funding.

Payment of the grant(s) are offered on a reimbursement basis in a single installment upon completion of the approved scope of work and receipt of the final Certificate of Occupancy for the project.

### Available Funding
Downtown Revitalization Incentive Grants will be awarded by the Salisbury City Council from the General Revenue fund (Building Rehabilitation and Residential Production) or the Water and Sewer fund (Fire Suppression). Funding amounts will vary from year to year based on budget.

### Incentive Grants – At a Glance
The table below describes how to calculate the maximum eligible award offered in each sub-grant program. Actual awarded amounts will be based on availability of funds and the number of applications received. If awarded, the reimbursement amount is based on proof of expenditures for eligible expenses.

<table>
<thead>
<tr>
<th>Grant Program</th>
<th>Method of Calculation</th>
<th>Minimum Cost Threshold*</th>
<th>Maximum Award</th>
<th>Overall Eligibility</th>
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</thead>
<tbody>
<tr>
<td>Building Rehabilitation Grant</td>
<td>25% of eligible costs</td>
<td>Eligible costs must exceed $100,000</td>
<td>$50,000</td>
<td>☑ Permanent improvements to existing buildings greater than 30 years old</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>☑ Eligible improvement costs include building shell, systems and exterior facade</td>
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<tr>
<td>Residential Production Grant</td>
<td>$10,000 per residential unit created or substantially upgraded</td>
<td>Project costs must exceed $75 per gross sq. ft. of residential space</td>
<td>$100,000</td>
<td>☑ Available for new construction or existing buildings</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>☑ Creation of new residences, or renovations to existing, abandoned units that have been unoccupied for more than ten (10) years</td>
</tr>
<tr>
<td>Fire Suppression Grant</td>
<td>50% of back alley fire loop expansion, or</td>
<td></td>
<td>$25,000</td>
<td>☑ Available for new construction or existing buildings</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>☑ Installation or expansion of back-alley fire loop capable of serving multiple</td>
</tr>
</tbody>
</table>
$2 per sq. ft. for sprinkler system install (if back alley loop already exists and cannot be extended to from another property)
3. **Application Review.** Applications will be reviewed by appropriate city staff regarding consistency with all zoning, occupancy and use requirements. A Review Committee will evaluate applications according to a Scoring Rubric and form recommendations for the City Council. The Review Committee will consist of seven members and be reflective of the demographic composition of the City. Members will include:

- Local architect, engineer, contractor (who is not involved in any application)
- Downtown business owner or resident (who is not involved in any application)
- Member of the Chamber of Commerce’s Minority Business Council
- Member of DSI Economic Vitality Committee
- Member of Historic Preservation Commission
- Finance Department staff
- Salisbury Rowan Utilities staff

4. **Awards Determined.** Once the Review Committee has formed recommendations, the City Council will hold a public hearing to receive information and public comment, prior to approving, approving with conditions/modifications, or denying the request. The City shall have a notice of the public hearing published at least ten (10) days prior to the hearing.

5. **Next Steps:**

- **Contract.** Following City Council authorization, City Staff will prepare a contract document that must be signed within 90 days.

- **Milestones and Deadlines**
  - Applicant must show progress within six (6) months of the grant award. **Progress** can include non-construction development and permitting activity, such as the finalization of construction drawings or issuance of zoning permits. Construction of projects must begin within twelve (12) months of the grant award. Failure to do so may result in forfeiture of grant funds.
  - All projects must be completed within two (2) years unless an alternative timeline is approved with the initial application. Extensions to the project timeline may be approved by Salisbury City Council

- **Site Visits.** Periodically during construction and again upon completion, the improvements will be inspected by the appropriate city staff for determination of compliance as submitted in the application.

- **Close Out and Reimbursement.** Grantee shall submit paid invoices and documentation necessary to demonstrate financial expenditures. Reimbursement will be made in a single installment upon satisfactory completion of the approved scope of work and receipt of the final **Certificate of Occupancy** for the project.
Grant Schedule

Deadlines for grant applications will be published on the City’s website annually; however, will follow this general schedule:

- October – The City will issue a “Call for Applications” using mailed notices and social media
- December – Application Deadline and Review Committee Review
- January – City Council Public Hearing and Notice of Award
- July – Six month substantial progress milestone

Additional Notifications

1. Applicants should coordinate with Downtown Salisbury, Inc., and the Economic Development Commission in the due diligence phase of the project and in the preparation of the grant request from the City of Salisbury.

2. Applicants must comply with all local, state and federal regulations regarding construction, occupancy, zoning and use.

3. Applicant and the property owner must not owe any back taxes, civil penalties, or delinquent fees. During the grant period, the grantee shall remain current with all real and personal property taxes, along with other fees, taxes, utility bills or other assessments to remain eligible for the grant.

4. Applicants must certify to make good faith efforts to reach out to minority/women-owned businesses enterprises to provide architecture, engineering or general contracting services.

5. Projects receiving grants shall meet high quality building design standards and remain flexible for future uses without significant structural changes in order to sustain their value to the community when the initial use changes.

6. Any substantial deviation from the approved plans must be reviewed and approved, in writing, by the City Manager, before it can be undertaken. Any substantial deviation from the approved scope of work shall cause the grant amount to be recalculated to reflect the revised scope of work.

   - For example, the Residential Production Incentive Grant offers $7,500 per residential unit created or substantially upgraded. If City Council awards a $30,000 Residential Production grant to create four (4) new residential units (4 units x $7,500.00 = $30,000.00), but the scope of work changes such that only two (2) units are created, the grant shall be recalculated and reduced to $15,000 (2 units x $7,500 = $15,000.00). However, in no circumstance shall the recalculated award amount exceed the maximum award approved by City Council. The City reserves the right to deny payment if the completed work is not consistent with the content of the original application.

7. Grants are issued at the sole discretion of the City Council. No party or applicant shall be entitled to receive grant funds. Funding decisions are made at the discretion of the granting authority and the program may be discontinued at any time and without notification.

8. Projects considered under these guidelines shall be viewed independently of any project previously considered, awarded or rejected by the City.

Adopted 9/9/2014; Amended 7/16/2019; Draft 9/2/2021
9. Grants are not transferrable and may not be otherwise conveyed to another party without the consent of the City.

10. Applicants are encouraged to take advantage of state and Federal historic tax credits, Main Street Solutions grants from the NC Department of Commerce, and other programs that may be available.

11. Applicants are eligible to apply for the Innes Street Improvement Grant or Municipal Service District Incentive Grant. These are competitive grant programs offered by the Community Appearance Commission when funds are available. Separate guidelines and eligibility requirements apply to these grant programs.

**Overall Quality Standards and Preferred Amenities (New Construction or Rehabilitation)**

Projects will utilize the following or better finishes, materials and amenities. These guidelines are not meant to dictate style, but rather to indicate a high level of quality and finish. Other finishes not listed here may be considered as long as they are of a similar level of quality and durability. The use of sustainable materials and construction methods is both encouraged and preferred.

Examples of preferred amenities and finishes include, but are not limited to:

- **Walls/Interior**: Interior should be of a “finished” quality. Materials should be exposed brick, finished plaster or finished sheetrock with baseboard, crown and door moldings as appropriate to the design of the space.

- **Floors**: refinished or new installed hardwoods, cork, bamboo, laminates, floating or engineered floors, polished, stained or sealed concrete, ceramic tile or stone in baths and kitchens.

- **Countertops**: Solid surface, stone, granite, sealed concrete, stainless steel, ceramic tile or high-pressure laminate.

- **Built-in appliances** should be new and Energy Star-rated.

- **Windows**: Windows should be repaired whenever possible and efforts made to make them as energy-efficient as possible.

- **Hardware**: Faucets, cabinet hardware and light fixtures should be either of new and higher quality or be refurbished vintage fixtures of higher quality.

- **Building**: Secured entrances and off-street parking for residents.

**Rehabilitation Standards**

Projects located within the Local Historic District involving exterior work or rehabilitation must receive a Certificate of Appropriateness from the Historic Preservation Commission.

Interior rehabilitation should reflect a contemporary solution that respects the historic and architectural integrity of the building. Significant architectural features or details that give an indication of the building’s original appearance, its history or previous uses should be preserved and reused whenever possible.

Examples of features that should be preserved include, but are not limited to:

- Ceiling heights and materials
- Windows, doors, casings and details

Adopted 9/9/2014; Amended 7/16/2019; Draft 9/2/2021
Stairways and railings
Flooring and wall treatments

Building Rehabilitation Grant

Overview
Intended to promote the stabilization, preservation and reuse of existing or historic buildings, the Building Rehabilitation Grant helps offset the costs of substantial repairs, modernization and upgrades to meet current business and living needs.

Goals of the Program

- Enhance, upgrade and stabilize vacant or underutilized properties;
- Promote rehabilitation and preservation of historic buildings;
- Encourage private investment that enhances the character and authenticity of the downtown through the reuse of existing buildings;
- Provide desirable tenant space for new and existing retail, restaurants and commercial businesses to locate in the downtown;
- Promote redevelopment and reuse of upper floors for apartments, lofts, condominiums, offices and other compatible uses;
- Create jobs, improve the tax base and increase tourism.

Maximum Grant Amount

- Standard grants shall reimburse the applicant a maximum of $50,000 or 25% of eligible project costs (whichever is less) for permanent improvements. See list of eligible improvement costs below;
- The rehabilitation must be substantial. The minimum capital investment threshold to qualify for consideration for this grant shall be no less than $100,000, prior to the grant.

**Examples:**
- $200,000 eligible costs X 0.25 = $50,000 maximum eligible grant amount
- $1,000,000 eligible costs X 0.25 = $250,000 (note, the maximum eligible grant is still $50,000)
Qualifying for the Grant

- The property must be located in the Salisbury Downtown Mixed Use District (DMX);
- New construction does not qualify, nor do buildings constructed in the last 30 years.
- The building may be intended for a single use, such as restaurant or retail, or may be a mixed use project involving any permitted uses in the DMX district;

Eligible Improvement Costs

For the purposes of calculating the grant amount, permanent improvements to the building shell, building systems and exterior façade are eligible.

Examples of eligible improvements include, but are not limited to, the following:
- Window repair or replacement
- Floors and flooring
- Façade repairs/rehabilitation
- Improvements to structural integrity
- Roof repairs or replacement
- Storefront repairs or replacement
- Interior walls, doors and trim details
- ADA improvements
- Building systems – HVAC, plumbing, electrical
- Energy efficiency improvements

Expenses that do not qualify include, but are not limited to:
- The cost of acquisition of the building or personal property;
- Kitchen equipment including internal grease traps
- Interest and taxes;
- Paving and landscaping costs;
- Water, sewer and fire suppression infrastructure external to the building;
- Design fees; Realtor’s fees; permitting fees;
- Sales and marketing.

Scoring Rubric

Applications will be given a preliminary score by the Review Committee according to the following criteria. The scores will help determine how well the project meets the grant’s overall objectives, relative to other projects submitted. Additional considerations, such as the project’s overall economic impact may be considered by the Review Committee in making recommendations to City Council. Substantial deviations from what is committed to in the application related to the scoring criteria may disqualify the project from funding.”
<table>
<thead>
<tr>
<th>SCORING CRITERIA</th>
<th>POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impact and Visibility</td>
<td></td>
</tr>
<tr>
<td>Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes</td>
<td>5</td>
</tr>
<tr>
<td>Primary entrance on 200 North Main, 200 South Main, and 200 East Innes</td>
<td>3</td>
</tr>
<tr>
<td>Historic Status</td>
<td></td>
</tr>
<tr>
<td>Designated Local Historic Landmark</td>
<td>10</td>
</tr>
<tr>
<td>Individually listed on the National Register of Historic Places</td>
<td>5</td>
</tr>
<tr>
<td>Identified as Contributing to a National Register Historic District</td>
<td>3</td>
</tr>
<tr>
<td>Fire Protection</td>
<td></td>
</tr>
<tr>
<td>Projects that commit to expanding the back-alley fire loop system</td>
<td>5 x the # of buildings that could be served by the extension</td>
</tr>
<tr>
<td>Buildings that commit to installing new sprinkler system</td>
<td>5</td>
</tr>
<tr>
<td>Street Level Activation</td>
<td></td>
</tr>
<tr>
<td>Restaurant spaces created/substantially rehabilitated</td>
<td>5 per</td>
</tr>
<tr>
<td>Retail or entertainment spaces created or substantially rehabilitated</td>
<td>1 per</td>
</tr>
<tr>
<td>Publicly Visible Art</td>
<td></td>
</tr>
<tr>
<td>Sculptures, murals or other permanent and visible art installations</td>
<td>3 per installation</td>
</tr>
<tr>
<td>Green Building</td>
<td></td>
</tr>
<tr>
<td>Green building element installed (examples: solar panels, white roof, green roof, cisterns)</td>
<td>3 per element</td>
</tr>
<tr>
<td>Grant to Investment Ratio (maximum eligible grant/total investment)</td>
<td></td>
</tr>
<tr>
<td>Between .20 to .24</td>
<td>1</td>
</tr>
<tr>
<td>Between .15 to .19</td>
<td>2</td>
</tr>
<tr>
<td>Between .10 to .14</td>
<td>3</td>
</tr>
<tr>
<td>Between .05 to .09</td>
<td>4</td>
</tr>
<tr>
<td>Between .01 to .04</td>
<td>5</td>
</tr>
<tr>
<td>Less than .01</td>
<td>6</td>
</tr>
</tbody>
</table>
Residential Production Grant

Overview
Intended to promote downtown living and increase the residential capacity of downtown, the Residential Production Grant will encourage property owners to consider reuse of their upper floors for lofts, apartments or condominiums. Investors in new construction or building rehabilitation projects that create new residential units, or renovate abandoned units, will be eligible for a substantial rebate on development costs.

Goals of the Program
- Promote renovation and reuse of upper floors in existing or historic buildings for residential use;
- Encourage new residential construction on suitable vacant lots;
- Increase downtown living in order to expand the market base for restaurants and retail establishments, and to attract new businesses to the downtown;
- Increase the tax base.

Maximum Grant Amount
- The maximum reimbursement will be at a rate of $10,000 per residential unit created or substantially improved.
- Total maximum grant shall not exceed $100,000
- Minimum development costs must exceed $75 per gross sq. ft. of residential space.

Example:
- 2 units @ $10,000 grant per unit = $20,000 maximum grant award

Example:
- 14 units @ $10,000 grant per unit = $140,000 (In this case, $100,000 is the maximum grant award)

Qualifying for the Grant
- The property must be located in the Salisbury Downtown Mixed Use District (DMX);
- New construction or building rehabilitation projects are eligible;
- Eligible projects will include residential as a single use, or as part of mixed use development.
- Eligible projects will include either market rate or affordable housing for long-term lease or purchase. Short term rentals, such as Airbnb, are not the intent.
- Residential Production Grants are not intended for home improvement projects. Projects intended to restore, revitalize, or repair private individuals’ residences are ineligible. If upper story residential units
are created as part of the project, the applicant may reside in one of the units if at least one more unit is created for separate lease/purchase.

Eligible Improvements

- Grant reimbursement rate is factored on the number of new residential units created or substantially upgraded at a flat rate per unit;
- Eligible projects may include renovations to existing, abandoned units that have been unoccupied for more than ten (10) years. Renovations must be substantial to the extent that the completed units are of a finished quality and ready for occupancy;
- All new or renovated units must be consistent with the overall quality standards, preferred amenities and interior rehabilitation standards listed under General Provisions (pages 3-6).

Scoring Rubric

Applications will be given a preliminary score by the Review Committee according to the following criteria. The scores will help determine how well the project meets the grant’s overall objectives, relative to other projects submitted. Additional considerations, such as the project’s overall economic impact may be considered by the Review Committee in making recommendations to City Council. Substantial deviations from what is committed to in the application related to the scoring criteria may disqualify the project from funding.

<table>
<thead>
<tr>
<th>SCORING CRITERIA</th>
<th>POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper story units</td>
<td>2 per</td>
</tr>
<tr>
<td>Ground floor units</td>
<td>1 per</td>
</tr>
<tr>
<td>Affordability</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>10 per</td>
</tr>
<tr>
<td>Fire Protection</td>
<td></td>
</tr>
<tr>
<td>Projects that commit to expanding the back-alley fire loop system</td>
<td>5 x the # of buildings that could be served by the extension</td>
</tr>
<tr>
<td>Buildings that commit to installing new sprinkler system</td>
<td>5</td>
</tr>
</tbody>
</table>

1 Income limits are published annually by the U.S. Department of Housing and Urban Development (HUD). Income limits are calculated for different levels of Area Median Income (AMI) for geographic areas across the country by household size. Salisbury falls in the Rowan County Metropolitan Statistical Area for AMI calculations.

2 Income restrictions will be required to be filed with the Register of Deeds. Documentation reporting annual income of residents and retail documents must be furnished to the City of Salisbury on an annual basis. Failure to comply will result in zoning enforcement action.
Fire Suppression Grant

Overview
The most effective fire loss prevention and reduction measure with respect to both life and property is the installation and maintenance of fire sprinklers. In many cases the initial and largest expense is installation of the fire line external to the building. The purpose of the Fire Suppression Grant is to encourage the use and expansion of back-alley fire line “loops” which serve a public purpose by improving access to fire lines for adjacent buildings. Availability of fire lines reduces connection costs for other buildings to be served by sprinkler systems and promotes the use of sprinklers in projects that may not otherwise require them.

Only for projects with existing access to a public fire line, the grant may be used to offset a portion of the costs of a building sprinkler system.

Goals of the Program
- Encourage the expansion and use of priority back-alley fire lines in the Primary Fire District identified by the Salisbury-Rowan Utilities and Salisbury Fire Department capable of serving multiple buildings (see attached map);
- Guard against loss of life and property through greater use of building sprinkler systems, and minimize the chances of a catastrophic fire spreading and impacting multiple properties;
- Improve life safety and reduce property damage as a result of immediate fire suppression and control, giving occupants more time to escape while the fire department responds;
- Aid in the preservation of historic urban fabric and character;
- Result in savings for property owners on insurance premiums, tax deductions, life safety code compliance, liability avoidance and continuous business operations.

Impact of Automatic Sprinkler Systems on Building and Safety Code Requirements
Because of the effectiveness of automatic sprinklers in controlling fires, building and fire codes relax certain requirements in fully-sprinkled buildings, resulting in positive offsetting benefits:
- Reduced structural fire resistance requirements;
- Greater height and area allowances;
- Increased allowable egress travel distances;
- More latitude for flame-spread rating of interior finishes;
- Acceptable floor opening configurations.

Maximum Grant Amount
- Standard grants shall reimburse the applicant a maximum of $25,000 or 50% of eligible project costs (whichever is less) related to the installation or expansion of a back-alley fire line;
- For projects with already existing access to a fire line, the grant may be used for installation of a building sprinkler system at a rate of $2 per sq. ft. of building area protected, not exceeding the maximum grant amount of $25,000.
Qualifying for the Grant

- The property must be located in the Salisbury Downtown Mixed Use District (DMX);
- New construction or building rehabilitation projects are eligible;
- The project involves installation or expansion of a back-alley fire line that has the potential to serve other buildings, with an emphasis on expansion of fire lines in the Primary Fire District which have been identified as high priority by Salisbury-Rowan Utilities and Salisbury Fire Department;
- For projects with existing access to a fire line, the grant may be used for installation of a building sprinkler system;

Eligible Improvements and Technical Specifications

- Engineering and installation costs are eligible;
- Project must achieve compliance with all applicable building and construction codes, including the NC Building Code Council (NCBCC) specifications and the use of NC Plumber/Building Code-approved sprinkler devices and systems;
- 6” or larger fire lines through back alleys within the DMX district;
- Fire hydrants, external RPZs or double-check devices (non-foam or non-pressurized);

Scoring Rubric

Applications will be given a preliminary score by the Review Committee according to the following criteria. The scores will help determine how well the project meets the grant’s overall objectives, relative to other projects submitted. Additional considerations, such as the project’s overall economic impact, may be considered by the Review Committee in making recommendations to City Council. Substantial deviations from what is committed to in the application related to the scoring criteria may disqualify the project from funding.

**SCORING CRITERIA**

<table>
<thead>
<tr>
<th>Points</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 x the # of buildings that could be served</td>
<td>Projects that commit to expanding the back-alley fire loop system</td>
</tr>
</tbody>
</table>

Example: Fire line extension
- $32,000 eligible costs X 0.5 = $16,000 grant amount

Example: Building sprinkler system
- $2 X 18,000 sq. ft. of area protected = $36,000

(In this case, $25,000 would be the maximum grant.)
Downtown Revitalization Incentive – Program Guidelines

<table>
<thead>
<tr>
<th>Buildings that commit to installing new sprinkler system</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Preservation</td>
<td></td>
</tr>
<tr>
<td>Designated Local Historic Landmark</td>
<td>10</td>
</tr>
<tr>
<td>Individually listed on the National Register of Historic Places</td>
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</tr>
<tr>
<td>Identified as Contributing to a National Register Historic District</td>
<td>3</td>
</tr>
</tbody>
</table>

2021 Proposed Back Alley Downtown Fire Loop Map
Sample Project Budgets

The following examples illustrate how multiple grants can be layered in a project.

EXAMPLE 1: Building Rehabilitation – Upper floor residential conversion

Assumptions:
- Total Rehab Costs – $1,200,000
- 6 new residential units
- $32,000 back-alley fire line expansion

<table>
<thead>
<tr>
<th>Grant Program</th>
<th>Maximum Eligible Award</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Rehab</td>
<td>$50,000 (25% of costs / $50,000 max)</td>
</tr>
<tr>
<td>Residential Prod.</td>
<td>$60,000 ($10,000 per unit * 6 units)</td>
</tr>
<tr>
<td>Fire Suppression</td>
<td>$16,000 (50% of fire line costs)</td>
</tr>
<tr>
<td>Total City Incentives</td>
<td>$126,000</td>
</tr>
</tbody>
</table>

EXAMPLE 2: Building Rehabilitation – Upper floor residential conversion

Assumptions:
- Total Rehab Costs – $15,000,000
- 40 new residential units
- Has access to existing fire line – applying grant to sprinkler system with 40,000 sq. ft. of building area protected

<table>
<thead>
<tr>
<th>Grant Program</th>
<th>Maximum Eligible Award</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Rehab</td>
<td>$50,000 (25% of costs / $50,000 max. grant)</td>
</tr>
<tr>
<td>Residential Prod.</td>
<td>$100,000 ($10,000 per unit * 40 units / $100,000 max. grant)</td>
</tr>
<tr>
<td>Fire Suppression</td>
<td>$25,000 ($2 per sq. ft. of area covered/ $25,000 max grant)</td>
</tr>
<tr>
<td>Total City Incentives</td>
<td>$175,000</td>
</tr>
</tbody>
</table>
DOWNTOWN REVITALIZATION INCENTIVE (DRI) GRANTS – 2021 PROGRAM REVISIONS
SALISBURY CITY COUNCIL, NOVEMBER 3
DOWNTOWN REVITALIZATION OVERVIEW

Downtown Revitalization Grants

- 1. Building Rehabilitation
- 2. Residential Production Grant
- 3. Residential Utilities Grant
- 4. Fire Suppression Grant

Grants to stimulate private investment in downtown properties. Designed to promote new development and rehabilitation with an emphasis on downtown residential.
GRANT IMPACT (2014-2019)
GRANT IMPACT (2014-2019)

- Leveraged $12.4 million in private investment
- Increased tax base by $4.8 million
- 136% increase in property tax values
- Over $62,000 annually in city property/MSD tax
- Added 23 new residential units
- Increased downtown population approx. 40-45 people
- Created 12 new restaurants/retail spaces
- Added 24 new office spaces
OVERVIEW OF PROPOSED CHANGES

- **Particulars**
  - Building Rehabilitation Grant
  - Residential Creation
  - Fire Suppression

- **Process**
  - Scoring Rubric
  - Review Committee
  - Establish a Grant Cycle
Promotes the stabilization, preservation and reuse of existing buildings by offsetting the costs of permanent improvements to buildings, including items like windows, floors, roofs, façade and building systems like electrical, plumbing and HVAC.

<table>
<thead>
<tr>
<th></th>
<th>CURRENT</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Grant Award</td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td>Maximum Match</td>
<td>25% of eligible costs</td>
<td>25% of eligible costs</td>
</tr>
<tr>
<td>Project Cost Threshold</td>
<td>$100,000</td>
<td>$100,000</td>
</tr>
<tr>
<td>Qualification</td>
<td>Existing Building</td>
<td>Building must be &gt;30 years old</td>
</tr>
</tbody>
</table>
RESIDENTIAL CREATION GRANTS
(COMBINES RESIDENTIAL PRODUCTION + UTILITIES GRANT)

To promote development of new residences as part of building rehabilitation or new construction by offsetting a portion of infrastructure costs.

<table>
<thead>
<tr>
<th></th>
<th>CURRENT</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Grant Award</td>
<td>$97,500</td>
<td>$100,000</td>
</tr>
<tr>
<td>Maximum Match</td>
<td>$7,500/unit</td>
<td>$10,000/unit</td>
</tr>
<tr>
<td>Minimum Development Cost</td>
<td>$50/sq. ft.</td>
<td>$75/sq. ft.</td>
</tr>
</tbody>
</table>
FIRE SUPPRESSION GRANT

To encourage the use and expansion of back-alley fire lines capable of serving multiple buildings and preventing catastrophic fire loss.

<table>
<thead>
<tr>
<th></th>
<th>CURRENT</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Grant Award</td>
<td>$25,000</td>
<td>$25,000</td>
</tr>
<tr>
<td>Maximum Match</td>
<td>50% of costs associated with expanding back-alley fire lines</td>
<td>50% of costs associated with expanding back-alley fire lines</td>
</tr>
<tr>
<td>Sprinklers</td>
<td>Grant available <strong>only</strong> if back-alley fire system is already accessible ($2/sf of protected area)</td>
<td></td>
</tr>
</tbody>
</table>
PROCESS CHANGES – SCORING RUBRIC

- **Visibility and Impact**: presence on blocks on major streets
- **Street Level Activation**: # of restaurant, retail or entertainment spaces created
- **Historic Status**: contributing resource to the historic district
- **Residential Units**: # of residential units created/rehabilitated
- **Affordability**: # of units affordable to households earning 80% of AMI or less created/rehabilitated
Green Building Elements: inclusion of solar panels, green roofs, rainwater cisterns

Publicly Visible Art Installations: installation of murals, sculptures, etc visible to public

Grant to Investment Ratio: maximum eligible grant/total investment

Fire Protection: # of buildings served by a fire loop expansion
BACK ALLEY FIRE LOOP SYSTEM
PROCESS CHANGES – REVIEW COMMITTEE

Roles

- Review applications and assign points using the scoring rubric
- Provide recommendations to City Council in the event funding is limited

Membership

- Seven members reflective of demographic composition of the City
  1. Local architect, engineer, contractor (who is not involved in any application)
  2. Downtown business owner or resident (who is not involved in any application)
  3. Member of the Chamber of Commerce’s Minority Business Council
  4. Member of DSI Economic Vitality Committee
  5. Member of Historic Preservation Commission
  6. Finance Department staff
  7. Salisbury Rowan Utilities staff
PROCESS CHANGES – ESTABLISH GRANT CYCLE

Application/Award

- September/October: Call for Applications
- December: Application Deadline/Review Committee Recommendations
- January: Public Hearing/Council Awards

Project Construction

- Six Month Progress Milestone
- Twelve Month Construction Milestone
- Two Year Completion Milestone

*This would be in a typical year; this year will be modified.*
QUESTIONS

Hannah Jacobson, AICP
Planning Director
Hannah.Jacobson@SalisburyNC.gov
704-638-5230

Website: www.salisburync.gov/grants