

**MINUTES**  
**Central City Revitalization and Housing Committee Meeting**  
**August 30, 2010 – 9:00 a.m.**  
**Council Conference Room – 2<sup>nd</sup> Floor City Hall**

The Central City Revitalization and Housing Committee met on Monday, August 30, 2010, at 9:00 a.m., 2<sup>nd</sup> Floor, City Council Conference Room, City Hall. The following Committee members were present: Chairman Walker Reid, Councilman John Howren, and Councilman Dale Burkett. Also in attendance was Councilwoman Brenda Craig. Chairman Reid welcomed everyone and called the meeting to order. Chairman Reid addressed Ms. Melissa Magee, Assistant City Attorney, to begin staff's presentation.

**Item 1: Policy for Recording Notices of Liens**

Ms. Magee stated the purpose of this Policy for Recording Notices of Liens is to set forth a procedure to notify interested parties of liens for costs incurred by the City for demolitions and nuisance abatements. This should provide an easier means for the public, and more specifically, anyone conducting a title search to determine if these liens exist.

**Committee Recommendation:**

The Committee voted unanimously (3-0) to recommend to full Council the Policy for Recording Notices of Liens.

**Necessary Council Action:**

Accept or reject the Committee recommendation.

**Item 2: Resolution and Sale of Property to Habitat for Humanity:**

Chairman Reid recognized Ms. Myra Messer, Housing and Neighborhoods Administrator, for staff's presentation. Ms. Messer advised that the City of Gastonia has acquired several parcels on Pryor Street and one parcel on McFarland Avenue for the development of affordable housing for first-time homebuyers. In the past, the City has worked closely with Habitat for Humanity by providing infrastructure, tap fees and site improvements for affordable housing development. Since Habitat for Humanity provides housing for these families, it is staff's recommendation to offer the property to Habitat for Humanity for the sum of \$1.00 per lot (\$13.00). The development of affordable housing would be beneficial to the community by providing homeownership and neighborhood stability.

**Committee Recommendation:**

The Committee voted unanimously (3-0) to recommend to full Council the Resolution and Sale of Property to Habitat for Humanity.

**Necessary Council Action:**

Accept or reject the Committee recommendation.

**Item 3: Downtown Gastonia Streetscape & Public Realm Plan (Draft):**

Chairman Reid recognized Mr. Jason Thompson, Senior Planner, for staff's presentation. Mr. Thompson stated City staff has been in the process of producing a Public Realm Plan that is intended to serve as a comprehensive vision for the streets, sidewalks, greenways, parks and other public areas for Downtown Gastonia. The Public Realm Plan would provide a comprehensive master plan for both near and long-term improvement of Downtown areas and would address deficiencies in pedestrian and bicycle accommodation. Staff presented the final draft version of the proposed Downtown Streetscape & Public Realm Plan to the Committee.

**Committee Recommendation:**

The Committee voted (2-1) to forward to full Council the proposed Downtown Gastonia Streetscape and Public Realm Plan.

**Necessary Council Action:**

Accept or reject the Committee action.

**Item 4: Updates:**

Chairman Reid recognized Mr. Jim Palenick, City Manager, and Mr. Jack Kiser, Senior Executive for Strategic Development and Special Projects for staff's presentation.

**Highland Hospital:** The LandMark Group, Winston-Salem, North Carolina, has shown interest in developing the Highland Hospital into senior housing under the same program as Highland Gateway. LandMark is expected to submit a letter of intent to the City in order to move forward to develop 74 units with an approximate \$11M total investment with a projected opening in 2012.

**Marietta Street Apartments:** The LandMark Group is also interested in developing the Marietta Street Apartments as a quality condo-style development. During the first five years, the units would be marketed as apartments. After five years, the apartments could be sold as condos. This project would require additional public financial support to prove feasible.

**Arlington School:** The LandMark Group toured the Arlington School to evaluate the possibility for residential redevelopment. Due to the proximity of the elevated railroad tracks and its affect on financing eligibility, the Arlington School is not likely to be a candidate for private-sector redevelopment.

**Loray Mill:** The FHA application for the development of Loray Mill has been submitted to HUD. The City is awaiting approval from HUD before "bridge-loan" final financing can be arranged and closed.

**ArtSpace:** On October 12<sup>th</sup> and 13<sup>th</sup>, 2010, ArtSpace, a Minneapolis-based non-profit development company, is scheduled to visit Gastonia to evaluate several buildings for possible use as an arts-based, mixed-use redevelopment incorporating residential, studio, and retail components.

**Other Items of Discussion:**

**Gastonia Downtown Development Corporation:** The City is currently negotiating a lease agreement at cost for two offices in the Garland Center for the GDDC.

**342 and 350 West Main Avenue:** These two Downtown buildings are in serious disrepair and are in imminent danger of collapse. Both buildings have been noticed as unsafe structures. Possible alternative remedies to this issue will be discussed as more information is received.

Having no other items of business to discuss, the meeting was adjourned.