

City of High Point

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



Meeting Agenda

Wednesday, April 18, 2018

3:00 PM

Council Chambers

Special Called Meeting of City Council

*Mayor Jay Wagner
Council Member Britt Moore
Mayor Pro Tem Christopher Williams
Council Member Donald Scarborough
Council Member Jason Ewing
Council Member Jeffrey Golden
Council Member Monica Peters
Council Member Victor Jones
Council Member Wesley Hudson*

Roll Call, Prayer & Pledge of Allegiance

Public Hearings

[2018-126](#)

Public Hearing - Economic Development Incentives - Amada North America, Inc.

Wednesday, April 18, 2018 at 3:00 p.m. is the date and time established for the High Point City Council to consider a request from Amada North America, Inc., to authorize up to \$1,171,000 in performance-based incentives for the company's potential manufacturing location and expansion and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: [Public Hearing - Amada North America, Inc.](#)

Regular Agenda Items

[2018-127](#)

Amendment - MOU - High Point University - Underground Utilities and Intersection Improvements

Consideration of an Amendment to an Memorandum of Understanding (MOU) with High Point University (Approved by City Council 9/18/2017) re underground utilities and intersection improvements on North Centennial Street from or around Barbee Avenue to East Farris Avenue and on Montlieu from North Centennial to Denny Street.

[2018-128](#)

Department Presentation - Community Development Department

[2018-129](#)

Department Presentation - Library

Adjournment

High Point
Public Library
City Council Presentation
April 18, 2018

The Library is the Heart of the Community

Library & Museum

- 327,385 in-person visits
- 142,285 website visits
- 101,893 reference questions

- 3,879 programs
- 44,980 program attendees
- 230 community partners

Library

- 773,357 items used
- 393,953 items owned
- 357 public uses of our meeting spaces, serving 7,431 attendees

- 58,107 public computer users
- 18,678 wireless sessions
- 594,403 e-content items available

A Few Facts & Figures

Organization

Lending Services

Children's Services

Research Services

Readers' Services

High Point Museum

Technical Services

Maintenance Services

Information Systems

Administration

53 full-time staff and 27 part-time staff
20 professional librarians (hold master's degrees in library science)



Customers receive
prompt individual
attention



1000s of items circulate each day



Variety of service strategies
= short waits

Customer Service & Checking In/Out of Materials

Lending Services



Therapy dogs encourage reluctant readers to shine



Nontraditional programming promotes literacy, creativity, and



Technology offers effective game-based learning



Preschools & daycares get programs & library cards



Collection, Programs, & Services
for Infants – Early Teens

Children's Services



Large nonfiction and
periodical collections



Access to public computers
and career/entrepreneurial
expertise



Adult programs promote
wellness, technology &
business literacy, and cultural
appreciation

Nonfiction & Foreign Language Collections,
Adult Programming, & Public Computers

Research Services

The third floor is
the place to be
for entertainment
and education



Teens utilize the
library for studying
& socializing, and
now have a voice
through our Teen
Advisory Board



Homebound seniors
get weekly book &
DVD deliveries



Our digital collection
& circulation
continue to grow



Literature, Films, and Services for Teens – Seniors

Readers' Services



Today's generations
experience the past at
historic properties



Programs that connect
High Point citizens to our roots



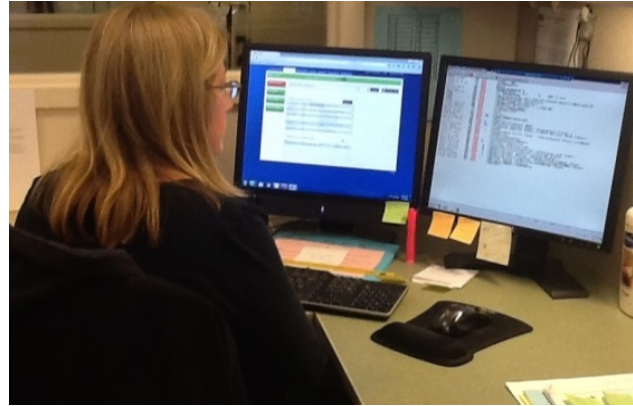
HRC assists with genealogy
and local history research

Preserves Local History,
Artifact Conservation, & Genealogy Research

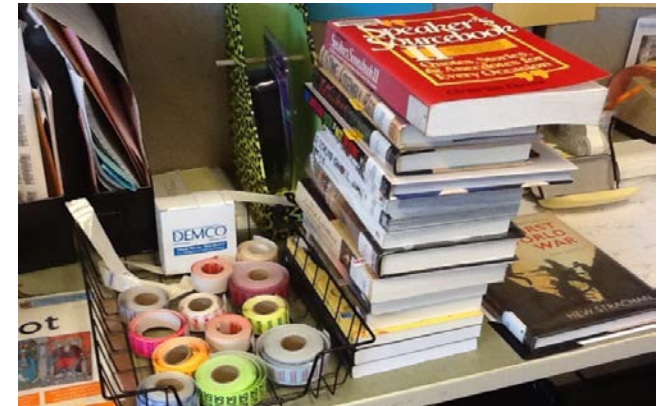
High Point Museum



New items are unpacked,
matched with POs, and
organized for processing



Materials are cataloged
and added to the
library's database



Adding book jackets, genre labels,
spine labels, and RFID tags are part
of physical processing

Maintains Collection Integrity, Both Physically &
Technical Services

Maintenance Services
1 Maintenance Worker, 3
Custodians

Information Systems
Division Manager, 2 IS
Specialists

Administration
Director, Assistant Director
2 Office Support

Facility Upkeep | Library Technology Support
Office Support & Daily Operations

Maintenance | Information Systems | Administration

Current FY budget: \$5,079,732

Revenue Sources Budget

City of High Point (\$4,719, 772)

Guilford County (\$359,960)

Additional funding from State Aid to Public Libraries:
varies annually – current FY \$87,000

Looking Back

A few recent significant developments



Looking Back

A space designed specifically for business librarians to work
with small-business interests and entrepreneurs

Business Center Opens



Vibrant outdoor area where
education and entertainment come alive

Arts & Education Plaza Opens

Current Endeavors

A snapshot of what we're doing now

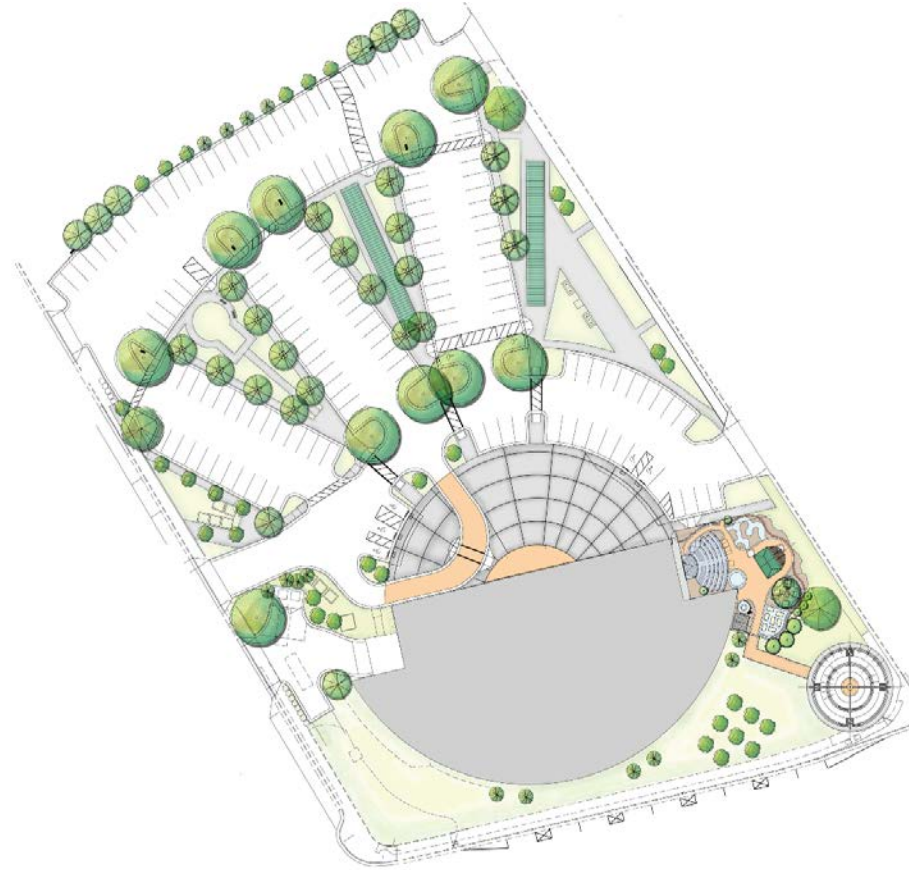
Gathering spaces for concerts, festivals, and City events

Parking lot redesign with architectural and horticultural flare, including fruit trees, teaching garden, and landscaped seating areas

Covered market stalls with space for 20 Farmers Market vendors

Electric infrastructure to accommodate food trucks, concerts, outdoor movie nights, and more

An electric car charging station



A gathering place built with community in mind

Library Plaza & Parking Lot Renovation

Looking Ahead

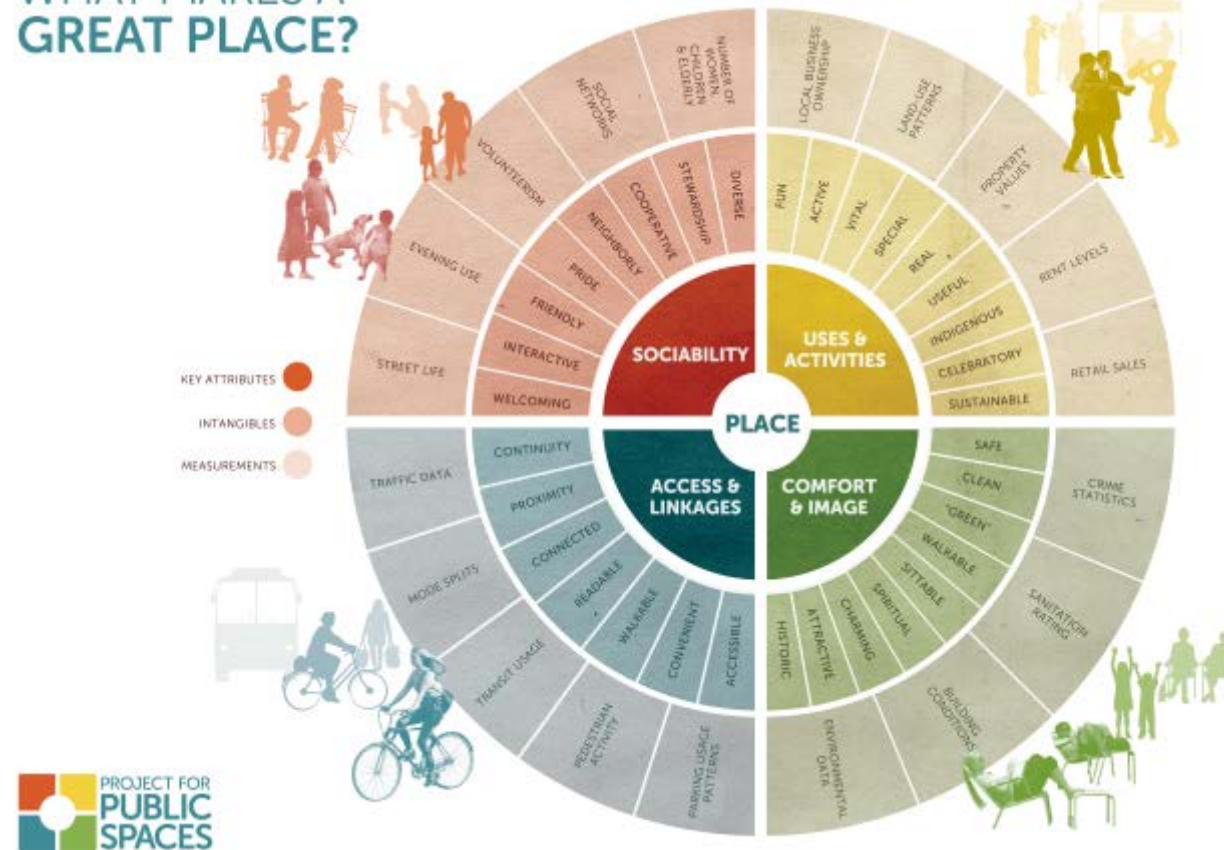
Projects for the foreseeable future – and beyond



Bringing High Point together this Fall!

Community Read: Seedfolks

WHAT MAKES A GREAT PLACE?



Continuing to Make Community the Heart of the
Targeted Placemaking

Thank You!

**Please join us at our
May 8 Reception!**

Community Development and Housing Department

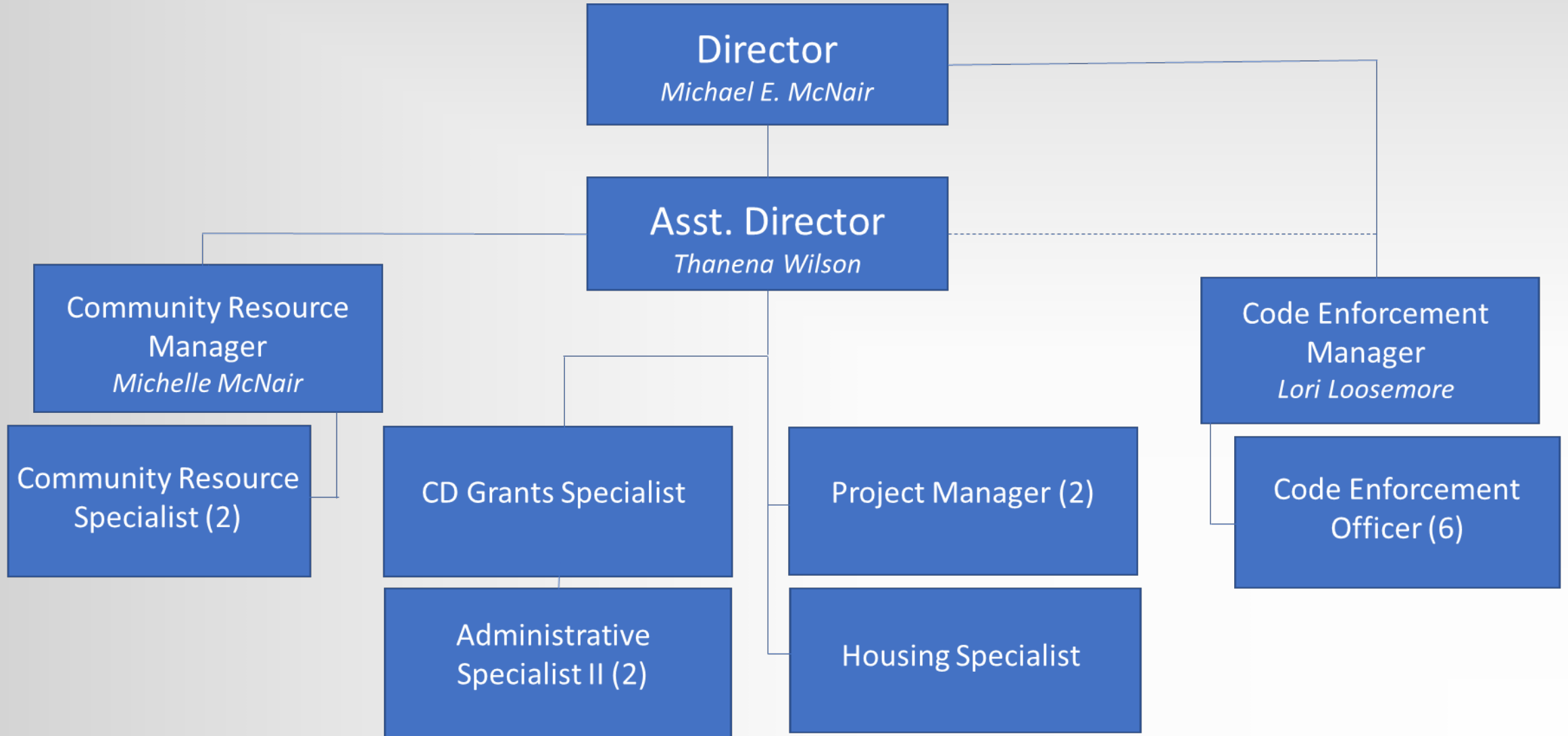
Special Meeting

April 18, 2018

Agenda

- Department Overview
- Current Events
- Looking at Community Variables
- Wrap up

COMMUNITY DEVELOPMENT AND HOUSING DEPARTMENT



Strengthening neighborhoods

"Creating the single most livable, safe and prosperous community in America"

- Providing decent, affordable housing for low-to-moderate income families;
- Promoting neighborhood stability and development;
- Assisting with the provision of services for homeless populations; and
- Strategic code enforcement.

Citizens Advisory Council

- CD&H provides technical and analytical support
- Serves in an advisory capacity to Council concerning CDBG, HOME and other community issues;
- Responsibilities include:
 - Provide a citizen participation mechanism;
 - Assist in providing input for the Community Development program; and
 - Recommend the allocation of public service funds.

Annual Funding Sources

- The CDBG program provides funding to develop viable communities by:
 - providing decent housing,
 - a suitable living environment, and
 - opportunities to expand economic opportunities, principally for low/mod persons.
- The HOME program funds housing activities that:
 - build, buy, and/or rehabilitate affordable housing for rent, or
 - homeownership, or
 - provide direct rental assistance to low-income people.
- Local funds
 - Core City Redevelopment Fund
 - Operation Inasmuch
 - Core City Homebuyer Incentive Program
 - Infill development activities
 - Construction Training Partnership Program
 - Property acquisition

Annual Action Plan

- Entitlement cities and participating jurisdictions are required by HUD to prepare:
 - Annual Action plan describing sources, uses and beneficiaries
 - Consolidated Annual Performance and Evaluation Report
 - 5 year Consolidated Plan
 - Analysis of Impediments to Fair Housing (3-5 years)

Program Year 2018-2019

Our Plan...

- Fourth year of the 5-year Consolidated Plan
- Describes implementation of activities through the use of federal, state, and local resources to address priority needs:
 - Affordable Housing Construction
 - Expand Homeownership Opportunities
 - Decrease Homelessness
 - Code Enforcement and Neighborhood Clean-up
 - Core City Revitalization
 - Job Training & Employment Assistance
 - Public Services
 - Fair Housing Education & Awareness

Our Assumptions...

- Level or increased federal allocations
- Continue Operation Inasmuch
- Continue Core City Redevelopment

City of High Point
Community Development & Housing
2018-2019 Draft Annual Action Plan



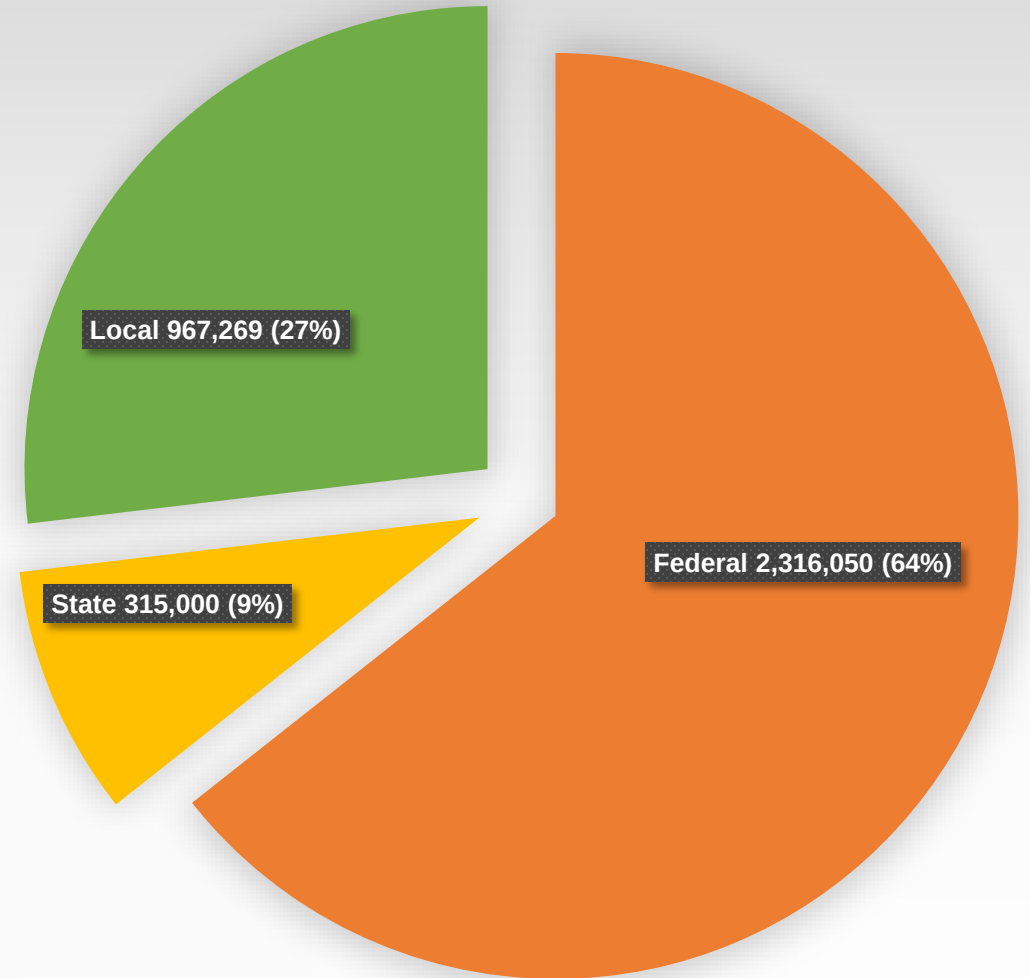
Public Review and Comment Period
March 19 - April 18, 2018

<https://www.highpointnc.gov/1567/Citizen-Public-Review-Comment>

Proposed Sources

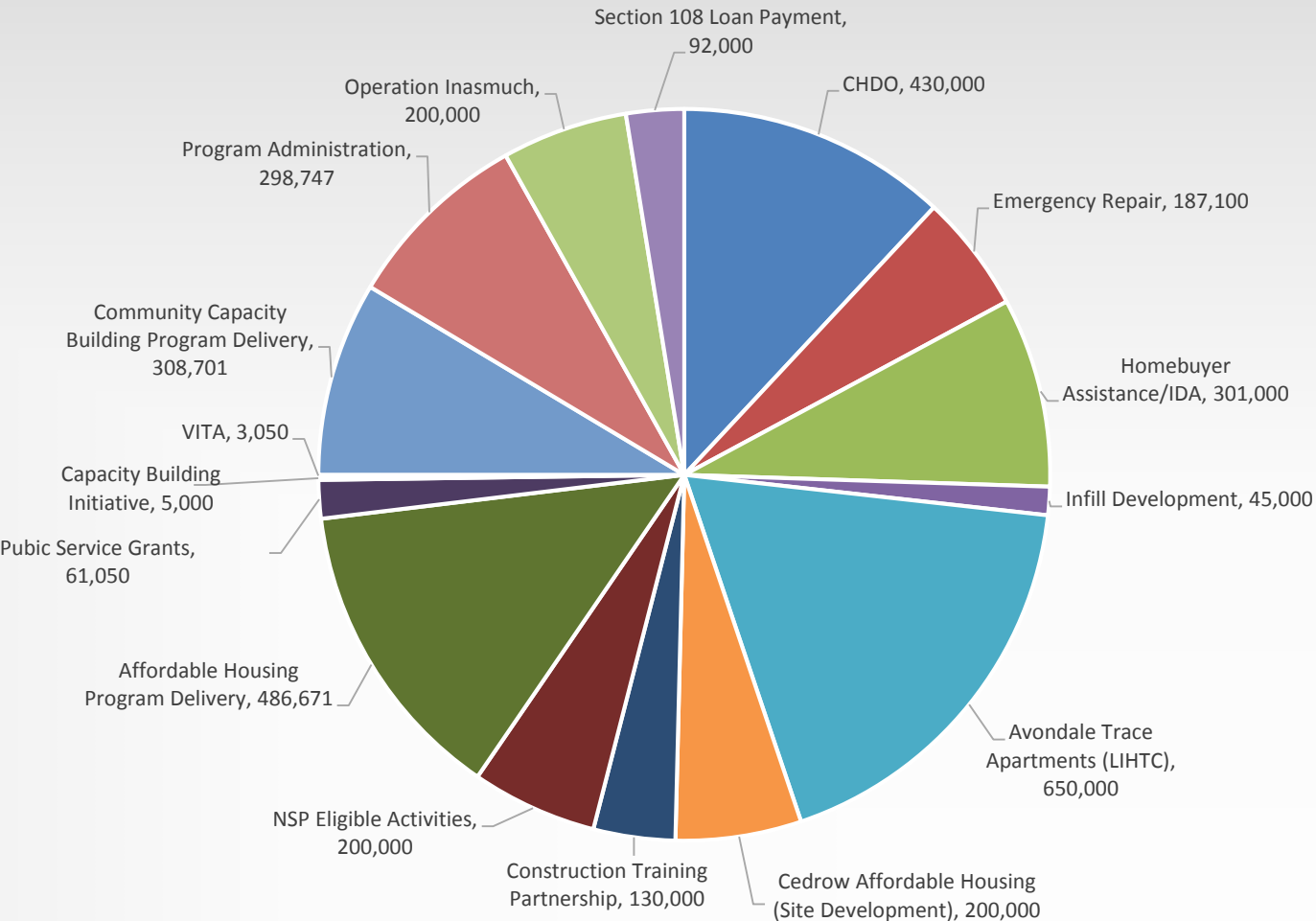
*CDBG & CDBG Program Income (Includes Prior Year Funds)	967,000
*HOME & HOME Program Income (Includes Prior Year Funds)	1,346,000
Neighborhood Stabilization Program Income	200,000
City Infill Development (GF)	120,000
City General Fund (Program support)	247,269
North Carolina Housing Finance Agency	115,000
Volunteer Income Tax Assistance	3,050
Core City Redevelopment	600,000
TOTAL	3,598,319

****Based on funding estimates***



Proposed Uses

Emergency/Urgent Repair/Housing Rehab	187,100
Operation Inasmuch	200,000
Community Housing Development Organizations	430,000
Homebuyer Assist./Individual Development Account	301,000
Infill Housing/Core City Redevelopment	45,000
Avondale Trace Apartments	650,000
Cedrow Affordable Housing (Infrastructure)	200,000
Construction Training Partnership	130,000
Neighborhood Stabilization Program Eligible Activities	200,000
Public Service Grants	61,050
Community Based Initiative	5,000
Volunteer Income Tax Assistance	3,050
HUD Section 108 Loan Repayment	92,000
Affordable Housing Program Delivery	486,671
Community Capacity Building Program Delivery	308,701
Program Administration	298,747
TOTAL	3,598,319



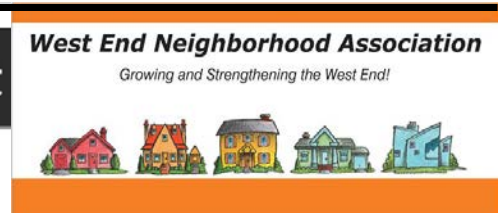


Community Capacity Building

- Public Service Grants
- Community-Based Initiatives
- Neighborhood Association Technical Assistance
- Homeless Assistance Initiatives (Partners Ending Homelessness and the Continuum of Care)
- Volunteer Income Tax Assistance (VITA) Program

Core City Redevelopment Activities

- Comprehensive Code Enforcement (Minimum Housing and Public Nuisance Abatement)
- Infill Housing Development
- Core City Homebuyer Incentive
- Acquisition/Demolition/Blight Removal



Core City Homebuyer Incentives

CHP Program:

- Down Payment/Closing Cost Assistance = \$7,500
- 5 Year deferred loan at 0% interest
- Loan forgiven at 20% per year
- Property must be primary residence and located in the Core
- Property sales price not to exceed \$200,000
- 86 total applications since inception

Proposed changes:

- Reduce incentive to \$5,000 effective July 1, 2018

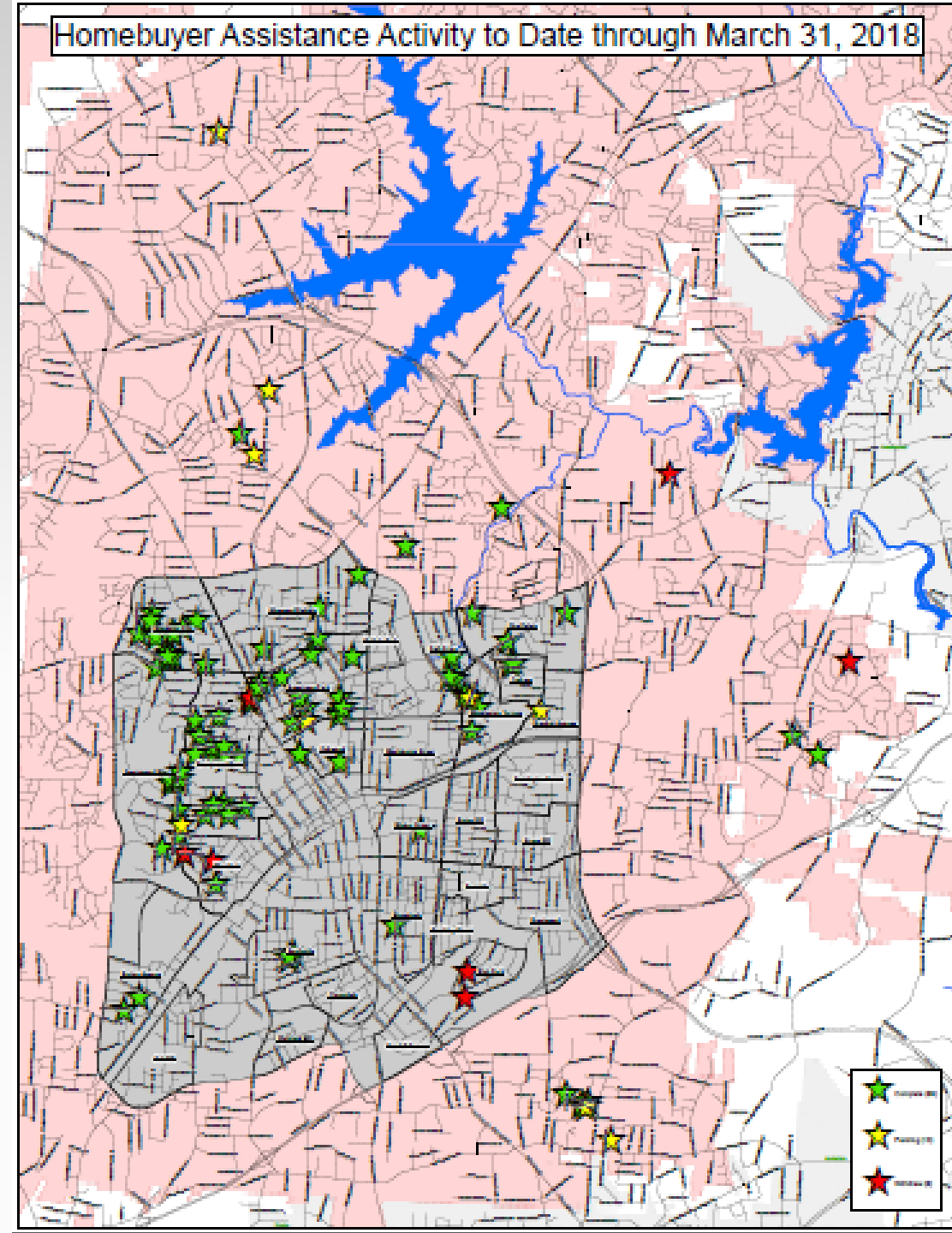
NCHFA program – New program offers \$8,000

Metrics on 107 apps (89 closed, 10 pending, 8 withdrew):

- Average price = \$107,756 (Prices ranged from \$200k to \$42.9k)
- Average age = 40
- Average household income all apps = \$44,240 (94% of AMI)
- Total incentives expended or reserved = \$680,000 (\$405,000 - Local + \$275,000 - Federal)

Historical

- FY 2014-15: 0 units closed
- FY 2015-16: 8 units closed/pending (6 Core City)
- FY 2016-17: 44 units closed (43 Core City)
- FY 2017-18 (as of 3-31-18): 42 units closed/pending (38 Core City/4 outside Core City), 4 units withdrawn



Ongoing Affordable Housing Activities

- Emergency/Urgent Repair
- Operation Inasmuch
- CHDO Housing Development
- Homebuyer Assistance
- Construction Training Program
- Rental Housing Development
- Pinnacle Partnership



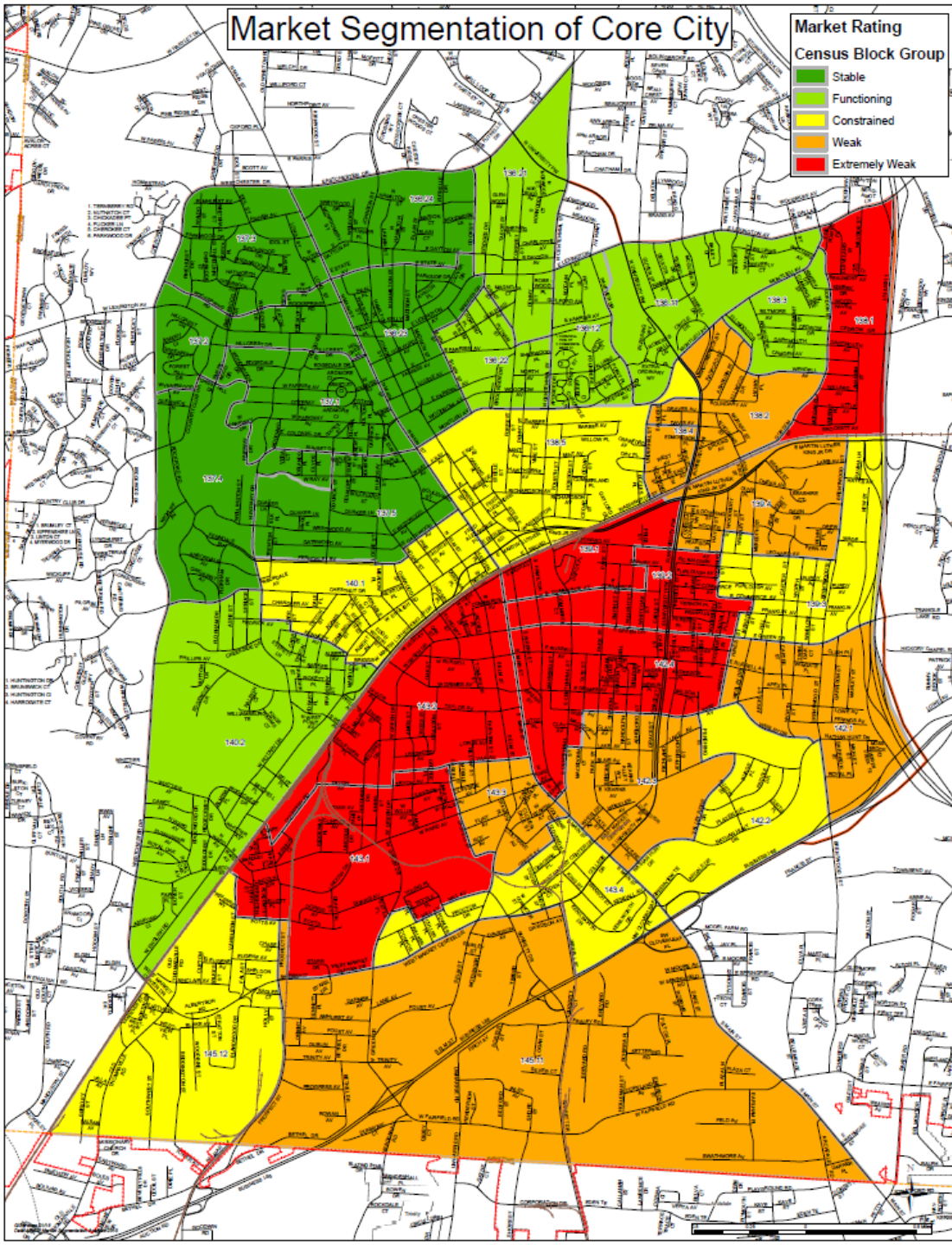


2018 Application: Avondale Trace

- 5206 W. Wendover Avenue
- Up to 96 multi-family apartments
- (15) 1-BR, (45) 2-BR and (36) 3-BR units
- Estimated cost = \$12,648,710
- Requested CHP loan = \$650,000
- Monthly rents range from \$235 to \$795
- Approved unanimously by P&Z March 27

Using Community Data

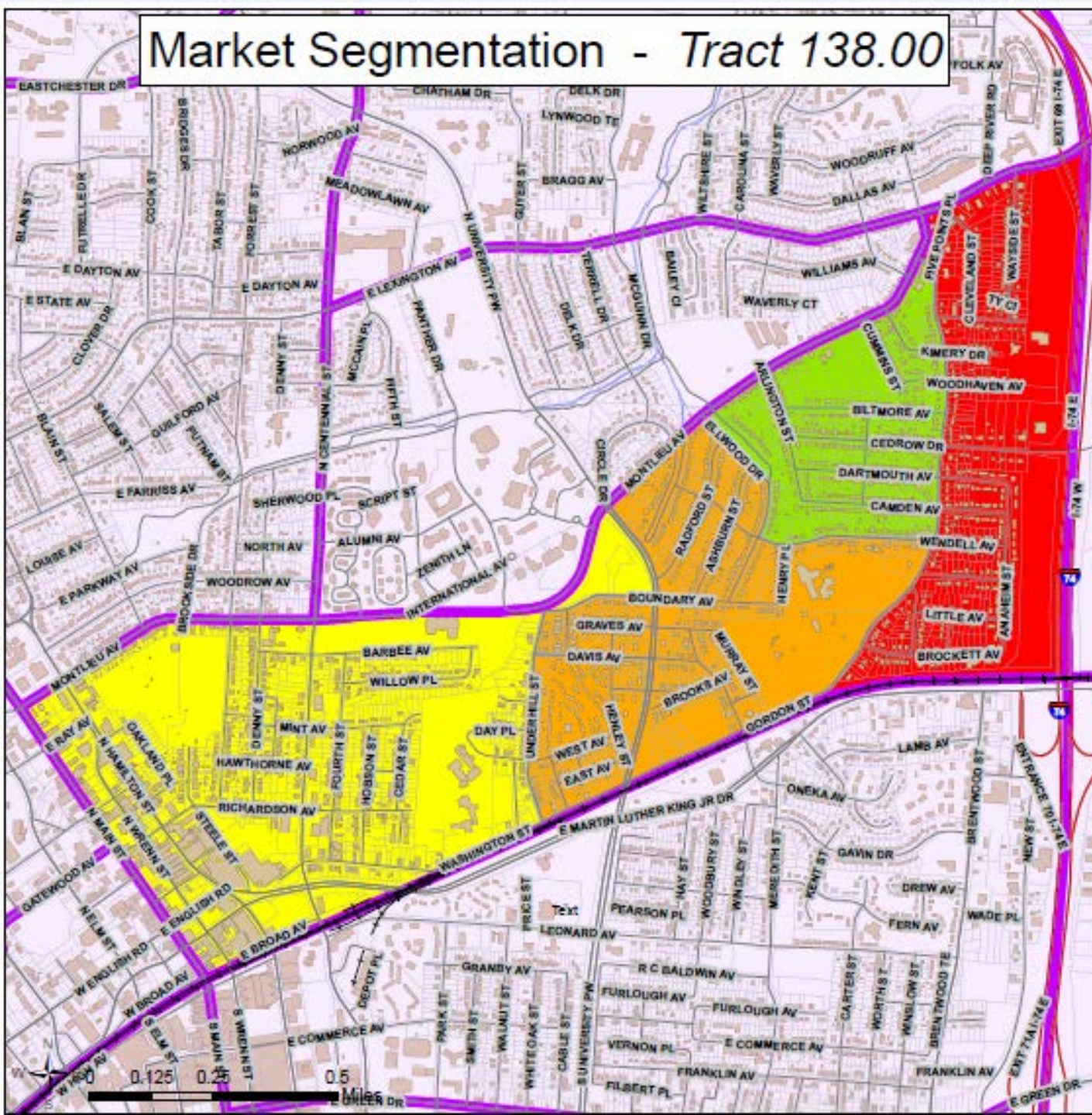
- Housing Market Segmentation Study (UNC-G - Center for Housing & Community Studies)
- Technical Assistance Scholarship Program report (Center for Community Progress)
- Review of parcel level data



Housing Market Segmentation Study

- Conducted 2015 by Center for Housing and Community Studies
- Parcel-level housing stock assessment of the Core-City.
- Provides data to help prioritize redevelopment and revitalization activities
- Block groups are divided in to five ratings based on data.
 - **Stable** – high home values, low vacancy rates, high homeownership.
 - **Functioning** – moderate home values, varied vacancy rates and moderate homeownership.
 - **Constrained** – moderate home values, higher vacancy rates, low homeownership, more substandard properties, higher poverty and unemployment.
 - **Weak** – low home values, higher vacancy rates, low homeownership, substandard homes, many vacant lots, poverty and unemployment is very high.
 - **Extremely Weak** – lowest home values, highest vacancy rates, highest rental rates, substandard homes and many lots are vacant. Poverty and unemployment is the highest.

Market Segmentation - Tract 138.00



Insights from the Market Study

- Very informative strategically, less so tactically
- Indicates where further analysis is needed
- Updateable data sources are crucial
- Need parcel level data to better understand communities
- Begs the question of why!

November 2016

IMPLEMENTING A COORDINATED APPROACH TO ADDRESS THE SYSTEMIC CAUSES OF VACANCY AND ABANDONMENT IN HIGH POINT, NORTH CAROLINA

Center for Community Progress Report to High Point, North Carolina
2016 Technical Assistance Scholarship Program Recipient

2016 TASP

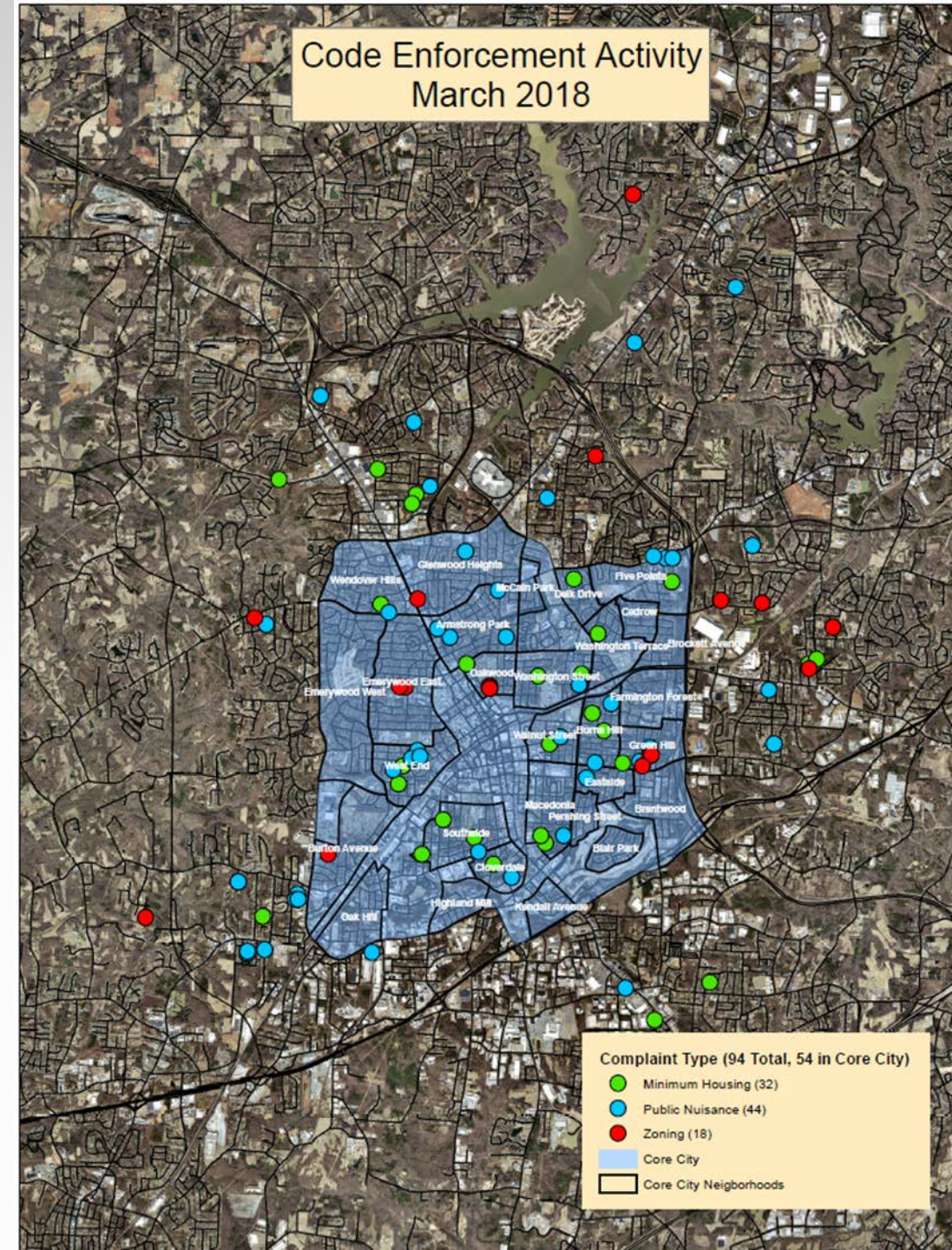
- Relationship began in 2015 with CPLI
- Data can be used to inform policy decisions
- Very informative strategically and tactically
- Parcel level data is needed to be actionable
- Updateable data sources are crucial
- Tremendous amount of useful data generated by City & County
- Other data sources can be very useful (RealtyTrac, MLS, Polk City Directory)
- GIS is your friend!
- <https://www.highpointnc.gov/DocumentCenter/View/7023>

What we learned from the TASP Report

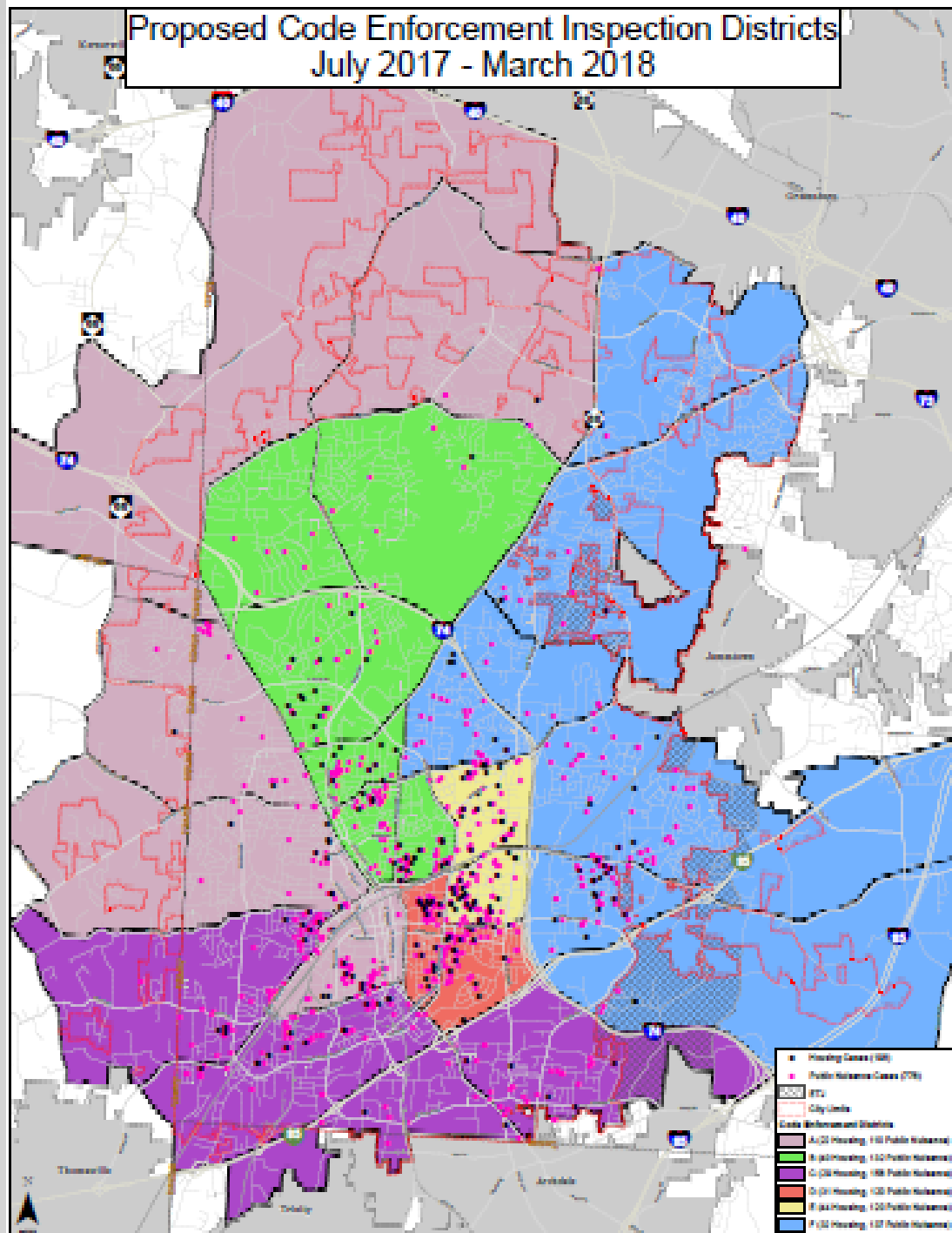
- Data can be used to inform policy decisions
- Very informative strategically and tactically
- Parcel level data is needed to be actionable
- Updateable data sources are crucial
- Tremendous amount of useful data generated by City & County
- Other data sources can be very useful (RealtyTrac, MLS, Polk City Directory)
- GIS is your friend!

Advantages of Parcel Level Data

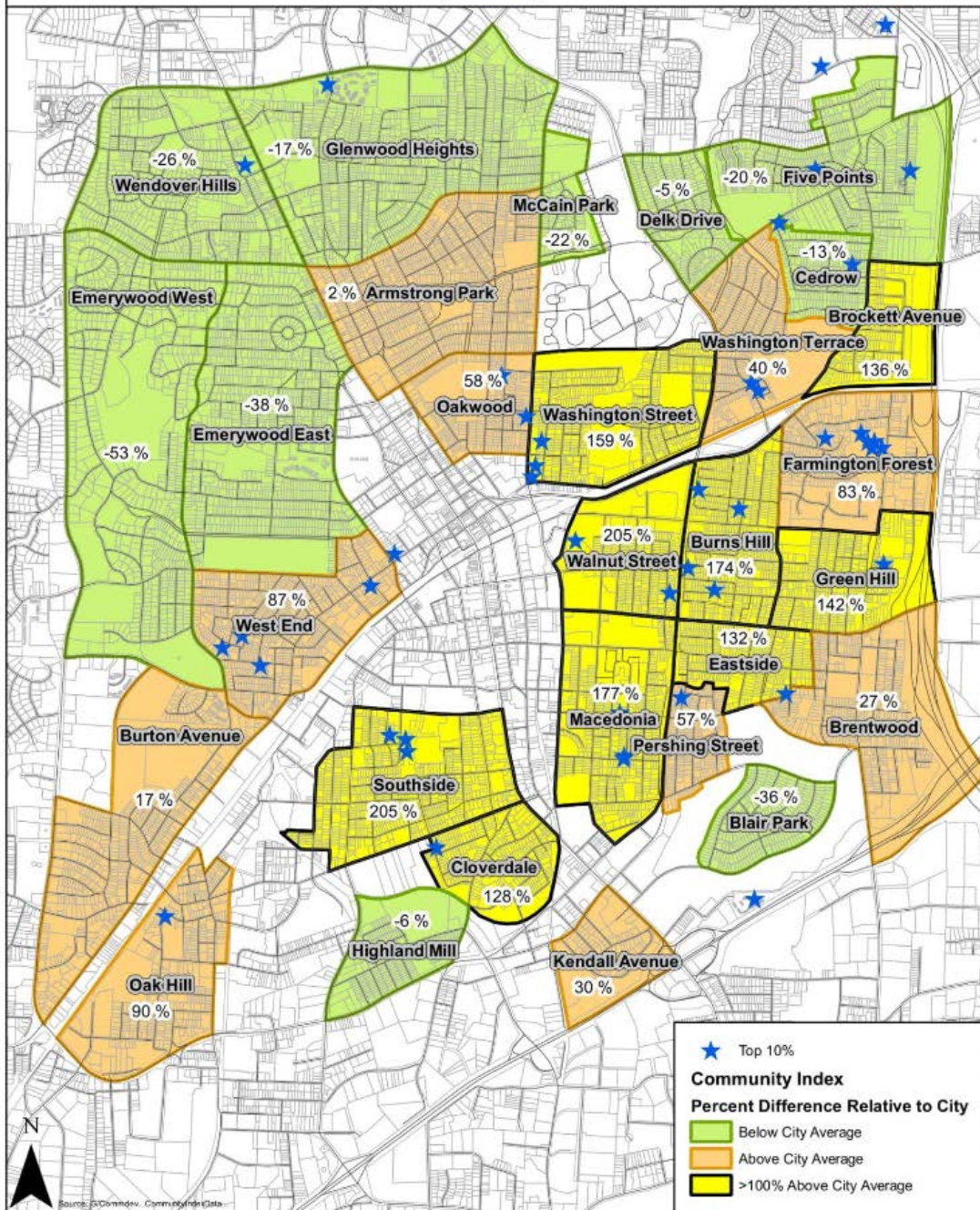
- Allows for comparisons across user definable areas
- Can be used to “right size” resources with needs.
- Provides better insights on trends



FY 2017-18 Code Enforcement Activity



Community Index Core City Neighborhoods

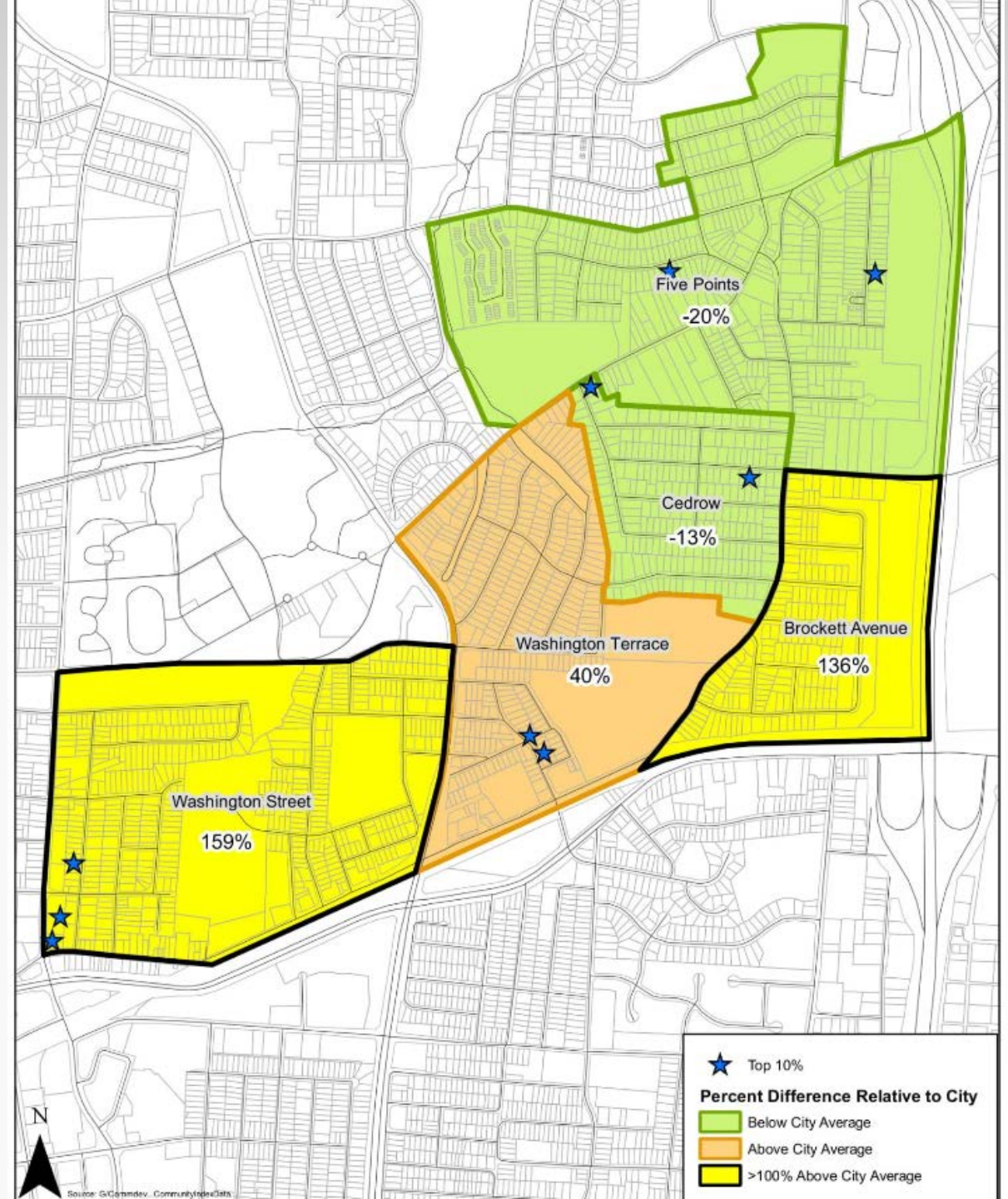
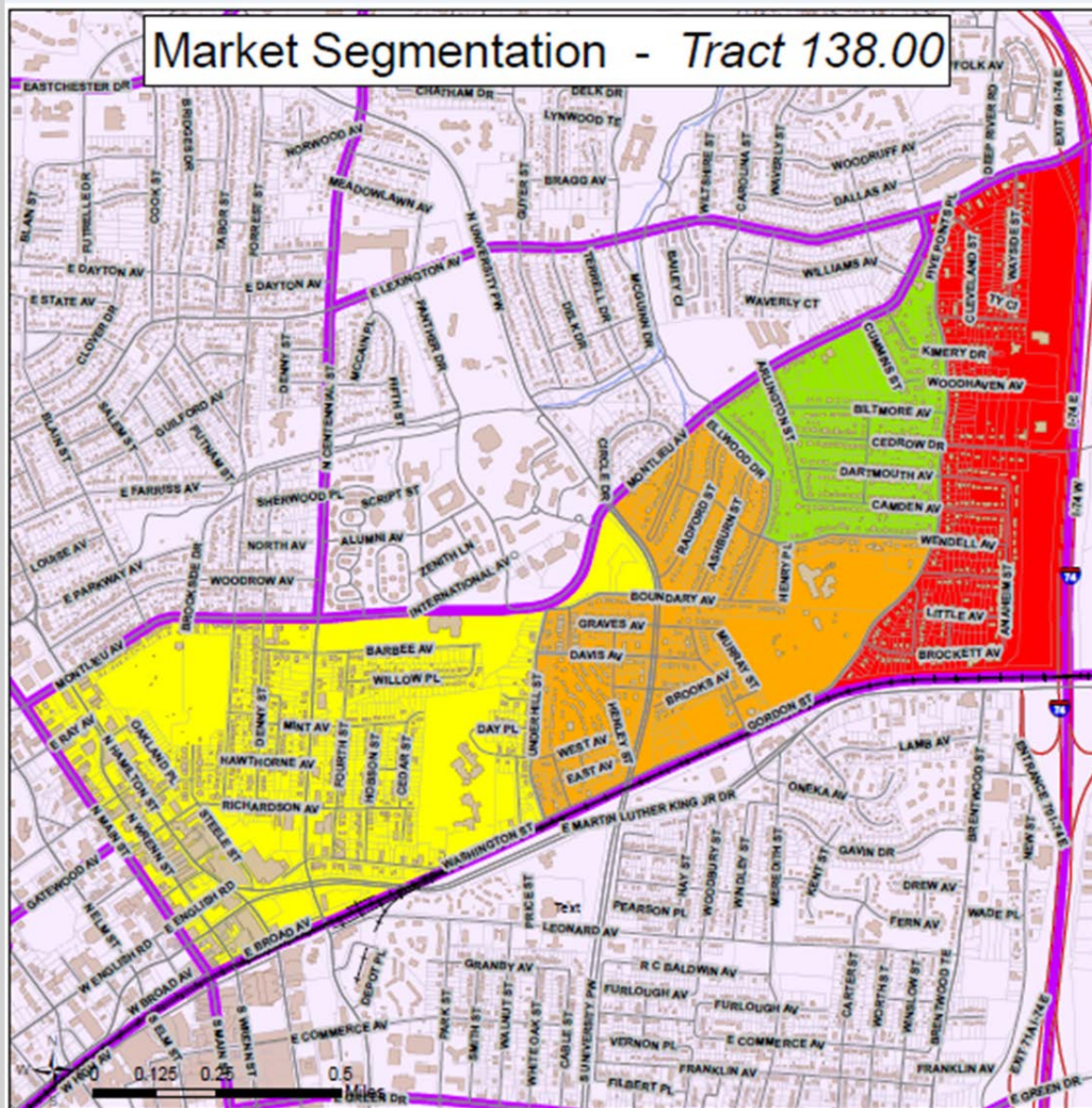


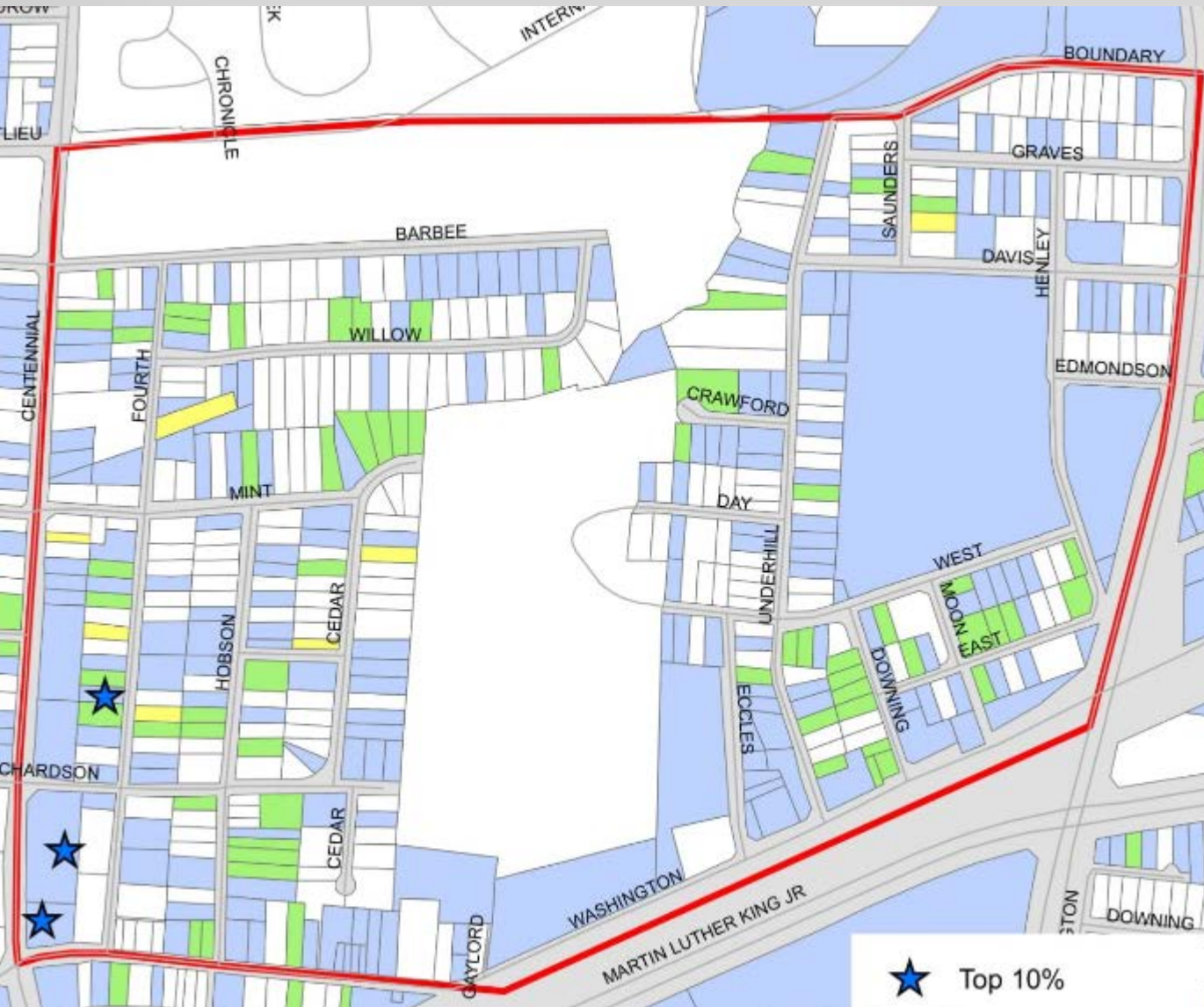
Comparing Neighborhoods

Data sources to determine a Community Index score:

- Criminal Offenses
- Open Code Violation
- Tax Delinquency
- Environmental Services Collection - Dumping
- Vacant Property
- The Top 10% of Targeted Criminal Offenses is also shown.

Analyzing Market Study Data





Next steps

- Refine our analysis
- Develop on the ground parcel data inventory
- Analyze needs
- Lay foundations for neighborhood action plans

Wrap Up

- Department overview and functions
- Ongoing activities
- Analyzing data to better understand communities

Questions

Michael E. McNair

M.P.A.

Director, Community Development Department

336-883-3676

Michael.McNair@highpointnc.gov

Ribbon-Cutting Ceremony Held for Kirkwood Crossing April 6, 2018

April 6, 2018 by Madison Fisler Lewis



A ribbon-cutting ceremony was held to celebrate the grand opening of Kirkwood Crossing. This new construction family housing development will house XXX families in High Point. In attendance at the event was Representative John Faircloth who also spoke at the ceremony, Nick Wilkinson of the office of Senator Tillis and Addison McDowell of the office of Congressman Budd.

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –1615 Fowler Pl.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 1/16/18

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1615 Fowler Place.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 10/4/17. No action occurred by the compliance date of 11/10/17. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1615 Fowler Pl.

OWNER:

Heirs of Glenn E. Strickland

**REASON FOR
INSPECTION:**

Inspector observed hole in the roof and initiated an inspection

**FIRST
INSPECTION:**
4/25/17

Summary of Major Violations

1. Repair or replace entire roof structure
2. Repair or replace damaged, rotten fascia boards
3. Repair or replace plumbing and fixtures in bathroom
4. Repair or replace plumbing and fixtures in kitchen
5. Repair sheetrock throughout house (wall and ceilings)

**HEARING
RESULTS:**
9/1/17

No One appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:**
10/4/17

Order to Repair or Demolish
Date of Compliance 11/10/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

The inspector has spoken with the owner's daughters and they have stated they do not have the money to repair or demolish the property. The property is also delinquent on Guilford County Taxes in the amount \$1,371.67.









CITY OF HIGH POINT

AGENDA ITEM



Title: Public hearing for Amada North America, Inc.

Date of public hearing: 3 pm, Wednesday, April 18, 2018

From: Sandy Dunbeck and Loren Hill, High Point Economic Development Corporation

PURPOSE:

The High Point City Council will consider a request from Amada North America, Inc., to authorize up to \$1,171,000 in performance-based incentives for the company's potential manufacturing location and expansion.

BACKGROUND ON THE COMPANY:

- Amada North America, Inc., is a manufacturer of a full line of precision, sheet metal fabricating equipment including CNC turret punch presses, lasers, press brakes, flexible manufacturing systems, software and tooling.
- Amada North America includes U.S, Canadian, and Mexican operations. The company was established in Seattle, Washington, in 1971. The headquarters is in Buena Park, California.
- Amada North America has a Japanese parent company.

BACKGROUND ON THE PROJECT:

- The company is considering building new facilities at 2545 and 2565 Penny Road – adjacent sites in the Premier Center business park in High Point.
- The company is also considering sites in the states of South Carolina and Tennessee.
- The project involves the creation of 201 new jobs between 2020 to 2024.
 - The average wage for the proposed new jobs is \$37,721/year.
 - The 201 positions include:

<i>68 factory assemblers</i>	<i>24 welders</i>	<i>11 production managers</i>
<i>39 machine operators</i>	<i>11 engineers</i>	<i>7 quality control staffers</i>
<i>37 production control staffers</i>		<i>4 administration staffers</i>
- The project will involve adding \$82,000,000 to the tax base.
 - Phase I – an investment of \$25 million in real property and \$16 million in personal property;
 - Phase II – an investment of an additional \$25 million in real property and an additional \$16 million in personal property.
- The State of North Carolina is considering participating in this project.
- The Guilford County Board of Commissioners will hold a public hearing on April 19, 2018, to consider authorizing up to \$990,000 in performance-based incentives for the project.

BUDGET IMPACT:

If the company meets the benchmarks outlined in its performance agreement, it could receive up to \$1,171,000 in installment payments. The source of that funding would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues.

ACTION REQUESTED:

The staff of the High Point EDC recommends that the High Point City Council authorize up to \$1,171,000 in performance-based incentives for the Amada North America, Inc., project and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

AMENDMENT TO UTILITIES AND
INTERSECTION IMPROVEMENT
AGREEMENT

This **AMENDMENT TO UTILITIES AND INTERSECTION IMPROVEMENT AGREEMENT** ("Amendment") is made and entered into this 18th day of April, 2018, by and between the **CITY OF HIGH POINT**, a North Carolina municipal corporation located at 211 South Hamilton Street, High Point, NC, 27260 ("City") and **HIGH POINT UNIVERSITY**, a North Carolina non-profit corporation, located at One University Parkway, High Point, NC, 27268 ("HPU"). HPU and City referred to individually as "Party" or collectively "the Parties."

RECITALS:

WHEREAS, the Parties previously entered into a Utilities and Intersection Improvement Agreement ("Agreement") on September 18, 2017; and

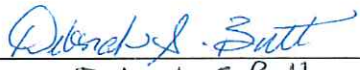
WHEREAS, the Parties wish to amend the terms of the Agreement for clarification of terms and costs associated with the Improvements;

NOW THEREFORE, for good and valuable consideration received and acknowledged by the parties hereto, the terms of the Agreement are amended as follows:

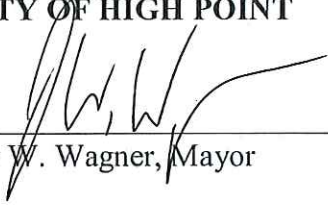
- (1) Paragraph 2. Estimated Cost of the Improvements is amended as follows:
 2. ***Estimated Cost of the Improvements.** The estimated cost of the Improvements, including but not limited to, labor, materials, trenching, removal of utility poles and lines, installation of electric, traffic, and fiber optic conduits and facilities, is ~~\$1,208,968~~ **\$1,280,368**. (City estimates the amount of ~~\$856,703~~ **\$640,184** as its cost to perform the City's portion of the Improvements as set forth in Section 1. HPU estimates the amount of ~~\$352,265~~ **\$640,184** as its cost.) ~~to perform HPU's portion of the Improvements as set forth in Section 1.~~*
- (2) Paragraph 3. Additional Contribution to Costs is amended as follows:
 3. ***Additional Contribution to Costs.** ~~In addition to performing the duties set forth in Section 1, HPU agrees to pay City \$260,000 to assist with City's expenses associated with the Improvements, thereby reducing the City's total expenditures to approximately \$596,703 with the Improvements. HPU agrees to make said payment no later than thirty (30) days after the completion of Improvements~~ **within thirty (30) days of execution of this Amendment.***
- (3) All other provisions of the MOU not modified by this Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed under seal as of the day and year first written above.

HIGH POINT UNIVERSITY

By: 
Name: Deborah S. Butt
Title: VP Financial Affairs

CITY OF HIGH POINT

By: 
Jay W. Wagner, Mayor