

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
Monday, July 21, 2025 - 4:00 PM
Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260**

CALL TO ORDER

Mayor Jefferson called the Special Meeting of the High Point City Council to order at 4:00 PM and stated the following members were present:

Present: Mayor Cyril Jefferson, Mayor Pro Tempore Britt Moore, At Large, Council Member Amanda Cook, At Large, Council Member Vickie McKiver, Ward 1, Council Member Tyrone Johnson, Ward 2 (arrived at 4:09 p.m.), Council Member Monica Peters, Ward 3, Council Member Patrick Harman, Ward 4, Council Member Tim Andrew, Ward 5, Council Member Michael Holmes, Ward 6 (arrived at 4:09 p.m.)

ADOPTION OF AGENDA

A motion was made by Council Member Andrew, seconded by Mayor Pro Tempore Moore, to adopt the agenda as presented.

The motion passed with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tempore Moore, Council Member Cook, Council Member McKiver, Council Member Peters, Council Member Harman, Council Member Andrew

Absent: Council Member Johnson, Council Member Holmes

PRESENTATION OF ITEMS

2025-307 **Presentation on the 2025-2029 5-year Consolidated Plan and 2025 Annual Action Plan**

City Council will receive a presentation regarding the 2025-2029 5-year Consolidated Plan and 2025 Annual Action Plan.

Nena Wilson, Community Development & Housing Director, presented the item and gave an overview of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs.

She spoke on the 5-year Consolidated Plan and explained it was developed every 5 years to assess housing and community development needs, and used census data and research to identify needs and how the greatest impact can be achieved to meet these needs. She explained the Annual Action Plan and said the strategic initiatives for

the plan were taken from the 5-year Consolidated Plan and primarily focus on the use of CDBG and HOME funds.

Ms. Wilson went over the citizen participation process, including stakeholder meetings, the resident survey, and public meetings. She showed a graph of the CDBG and HOME 5-year funding history and went over some of the highlights.

She spoke on anticipated funding, including federal allocations, awards, and the City General Fund.

She highlighted the draft priorities and goals including housing and homeless needs, special needs population, community development, and the planning and administration for these goals. She spoke on the steady growth in population and housing prices and said these factors have influenced both housing prices and monthly rents. She pointed out that the location of High Point and its proximity to major highways brings an influx of homeless persons to the area. She spoke on the increase in special needs populations and the need for expansion in support services to meet the needs of this population. She emphasized the importance of the City of addressing the housing, homeless and special needs population needs, as well as the need to address the aging infrastructure to improve the quality of life for all residents. She stressed the necessity for sound management and administration of the CDBG and HOME programs and strategic planning initiatives.

Ms. Wilson provided a breakdown of the proposed use of CDBG and HOME funds.

She shared that the draft Consolidated Plan/Annual Action Plan would be available for public review and comment for a 30-day period from July 2-August 1. She indicated there would be a public hearing and submission approval at the August 4, 2025, City Council meeting.

She acknowledged that the plan was not indicative of the quality she would have liked due to time constraints on the consultants' side, and said the inconsistencies would be corrected before it was presented at the City Council Meeting.

In response to Council Member Holmes, Ms. Wilson said that the minimum amount of funding set aside for non-profit developers is 15 percent, but that they typically used about 75 or 80 percent due to the fact that the HOME funds were primarily used for single-family home construction.

A conversation ensued about leveraging funding sources, how return-on-investment is produced with the funding, and how federal changes are affecting funding for housing.

In response to Council Member Harman, Ms. Wilson said that although no new funding has been identified for rental assistance, the City did have HOME-ARP funds for rental assistance and other supportive services. She pointed out that the Council had approved the HOME-ARP plan in March 2023 and new construction houses and

supportive services were part of that plan. She explained the request-for-application process to address the most vulnerable populations and that the implementation process would start sometime in the next several weeks. She shared that there was about \$200,000 budgeted for support services. City Manager Tasha Logan Ford pointed out other agencies that were also offering assistance. Ms. Wilson explained the City was focusing on affordable housing because there weren't really any other agencies focusing on housing.

In response to Mayor Jefferson, Ms. Wilson said she would provide information on how the goals and objectives were met regarding the previous Consolidated Plan.

2025-306 **Presentation Regarding the Targeted Investment Areas Incentive Policy**

City Council will receive a presentation regarding the Targeted Investment Areas Incentive Policy.

Peter Bishop, Economic Development Director, provided the history of the program and spoke on how the Catalyst program propelled City Council to approve more incentives, and indicated the Targeted Investment Areas Incentive Policy had expired.

He explained the purpose of the policy, including increasing employment opportunities, increasing the tax base, and continuation of the redevelopment of the Green Drive and downtown areas by lowering entry costs and providing inducements. He spoke on the targeted areas and pointed out the policy applied to office, retail, and similar commercial leasing in the Downtown & Green Drive Investment Area. He went over the eligibility criteria and showed maps of the targeted areas.

He explained how grant awards were calculated and distributed and the legal and procedural factors involved in the policy.

He provided an overview of the projects that had received grants in the past and indicated all were still in operation and successful. He explained the return-on-investment on the projects and emphasized that 231 jobs had been created through the seven projects. He shared that the pledged investment from these businesses was about \$5.1 million. He spoke on the 2023 economic impact analysis of the policy and that the analysis found that those projects created a total economic impact of almost \$17 million for the City. He said that the total fiscal impact to the tax revenues was projected at \$1.17 million.

In response to Council Member Holmes, Mr. Bishop said that the City looked at what other communities offered in their downtown areas. He pointed out that no other community offered rental reimbursement.

In response to Council Member Peters, Mr. Bishop said that one application was received for the West Green District and one was submitted for the Downtown area before the June 30, 2025 expiration date of the policy.

A discussion ensued on the steps needed to continue the program. By general consensus, the Council decided that an item regarding the renewal of the policy would be added to the agenda for the City Council meeting later that evening.

2025-282 **Closed Session**

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development.

Council Member Holmes made a motion, seconded by Council Member Johnson, to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(4) for Economic Development.

The motion passed with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tempore Moore, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, Council Member Andrew, and Council Member Holmes

Closed session began at 4:38 p.m.

Mayor Pro Tempore Moore made a motion, seconded by Council Member Andrew, to end the Closed Session and resume Regular Session.

The motion passed by the following vote:

Aye: Mayor Jefferson, Mayor Pro Tempore Moore, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, Council Member Andrew, and Council Member Holmes

Regular Session resumed at 4:50 p.m.

ADJOURNMENT

There being no further business to come before the Special Meeting, the meeting adjourned at 4:51 p.m.

Respectfully Submitted,

Cyril Jefferson, Mayor

Attest:

Alison Glynn, Deputy City Clerk