

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
Monday, September 22, 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 p.m. He stated that all members were present except for Council Member Tyrone Johnson and Council Member Vickie McKiver. He noted that Council Member Monica Peters was present but currently not in the room.

Present: Mayor Cyril Jefferson, Mayor Pro Tempore Britt Moore, At-Large, Council Member; Amanda Cook, At-Large; Council Member Vickie McKiver, Ward 1 (arrived at 4:03 p.m.); Council Member Tyrone Johnson, Ward 2 (arrived at 4:36); Council Member Monica Peters, Ward 3 (arrived at 4:07 p.m.); Council Member Patrick Harman, Ward 4; Council Member Tim Andrew, Ward 5, and Council Member Michael Holmes, Ward 6.

ADOPTION OF AGENDA

A motion was made by Council Member Holmes, seconded by Council Member Andrew, to adopt the agenda as presented.

Motion passed with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Britt Moore, Council Member Cook, Council Member Harman, Council Member Andrew, and Council Member Holmes

Nay: None

Absent: Council Members: Johnson, McKiver, and Peters

PRESENTATION OF ITEMS

2025-393 **Municipal Service Districts Presentation**
Staff will present information on municipal service districts.

Stephen Hawryluk, Budget and Performance Director, provided a presentation on Municipal Service Districts (MSDs), noting that these districts, also referred to as Business Improvement Districts, are defined areas within a city where the elected body levies an additional property tax to fund enhanced services beyond what the city currently provides. He emphasized that revenues from an MSD cannot be used to replace existing services but must enhance them. For example, if the city currently

collects garbage once per week, MSD revenues could be used to fund a second weekly collection but not to replace the existing one.

Council Member McKiver arrived at 4:03 p.m.

Mr. Hawryluk explained that establishing an MSD requires several statutory steps, including preparing a formal report that must contain a map with clearly defined boundaries, a statement of need citing allowable service categories such as downtown revitalization, and a plan for providing the services. The report must be available for public inspection for at least four weeks. In addition, a public hearing must be held, with notice published at least one week in advance and mailed to all property owners within the proposed district four weeks prior. The governing body must then adopt an ordinance, not a resolution, creating the district, and the effective date would be July 1 of the following fiscal year.

Council Member Peters arrived at 4:07 p.m.

In terms of providing services, Mr. Hawryluk stated that the city could provide them directly or contract with an outside organization through a competitive bid process. Contracts may not exceed five years, require an additional public hearing before award, and must include annual reporting and accounting requirements. Common services in other MSDs include enhanced streetscapes, additional cleaning and safety measures, ambassador programs, marketing and branding efforts, and business support such as grant programs for renovations.

Data on downtown growth was presented to demonstrate the potential need for enhanced services, including 869 new jobs since 2019, over three million visitors in 2024 reflecting a fifteen percent increase in recent years, the opening of a new hotel in October, thirty new housing units completed with nearly three hundred more planned by 2028, and several new businesses expected by 2026.

The proposed boundaries for a potential High Point MSD focus on the commercial core of downtown while typically excluding residential areas as a best practice. Boundaries may be adjusted later through a similar statutory process.

Council inquired about whether districts must be contiguous and whether multiple MSDs could exist within the city, with staff noting these points would be researched further.

Financially, the proposed district includes approximately \$217 million in taxable property value. Using a 99 percent collection rate, an eight-cent tax rate would generate about \$171,000 annually, while a nine-cent rate would generate about \$193,000, similar to rates used in Greensboro and Winston-Salem. Council would ultimately determine how revenues are allocated among potential services.

Mr. Hawryluk noted that High Point is the only major city in North Carolina without an MSD and that Wilmington and Winston-Salem implemented theirs within the last decade, while most others were created much earlier.

Council requested additional information on when other cities established MSDs relative to their downtown revitalization efforts to help determine whether High Point is at the right stage of growth for implementation.

Questions were raised regarding staffing capacity to manage the district, timing of implementation, impacts on showroom properties within the boundary, and the adequacy of revenues for proposed services such as grant programs.

Staff noted that some initial outreach to businesses has occurred through downtown strategic planning, but formal engagement and input from affected property owners would follow Council direction.

Council also discussed the trade-offs between establishing the district early to capture future growth versus waiting until downtown development is further along.

The presentation concluded with next steps to gather additional information on other cities' experiences, complete formal outreach to downtown property owners and stakeholders, and provide Council with a more comprehensive analysis before preparing the preliminary report and proceeding with any required public hearings or ordinance adoption.

Council Member Johnson arrived at 4:36 p.m.

2025-400 **High Point 2045 Implementation Task Force Update**

Staff and members of the High Point 2045 Implementation Task Force will provide an update.

Andy Piper, Planning Administrator, provided the report on behalf of the Implementation Task Force for the High Point 2045 Comprehensive Plan and thanked the Mayor and Council for the opportunity to present. He was joined by task force members Rashonda Moses and Joe Blosser, who assisted in presenting the update. He explained that the Comprehensive Plan, adopted in May of last year, identified three major priorities necessary to achieve the desired outcomes of the plan: cultivating a sense of community and unity to connect different parts of the city, strengthening downtown vitality and continuing momentum in that area, and diversifying and integrating housing, land use, and transportation options. Each of these priorities contains five strategic initiatives, forming the basis of implementation tables that guide progress and public accountability. The City and Council established the Implementation Task Force earlier this year to refine and guide the process, update the tables as needed, and make them publicly available. The task force has met several times, including a workshop at City Lake in June where members reviewed the strategic initiatives, success measures, target dates, lead organizations, and partners

involved in each area. Members broke into groups, evaluated each initiative, and reached consensus on updates now being presented to Council.

Rashonda Moses presented first, focusing on the initiatives related to cultivating a sense of community and unity. She noted that while some initiatives remain in the exploratory stage, others have already seen measurable progress, including the completion of the Community Development and Housing Market Study in August and a minor increase in the budget under strategic initiative number two. She expressed appreciation for the city's support of the growing Housing Impact Fund and highlighted collaboration with partners to revitalize the Southwest area, including work underway to develop standards and regulations for transitional industrial space and plans for increasing housing by sixty units in the Southwest Mill District. She praised the City's efforts in the Washington Street Community, noting strong participation by city staff in association meetings and the successful completion of underground utility projects with minimal disruption to businesses. She also reported on the Shop on Washington initiative, where Business High Point has engaged business partners and updates are expected soon. She expressed gratitude to Council Member McKiver for attending recent community meetings and engaging directly with residents about the city's vision and initiatives.

Joe Blosser then spoke about the initiatives focused on downtown revitalization, emphasizing education about available business incentives and excitement surrounding projects such as the RAISE grant and the Greenway. He noted that the Municipal Service District proposal had been discussed in detail earlier in the meeting and reflected ongoing conversations within the task force about its timing, particularly whether it should be implemented before or after additional residential units are constructed downtown. The group recognized the potential value of an MSD but shared differing views on whether early implementation would incentivize or discourage business investment. Housing emerged as a top priority, with a target of two hundred fifty new residential units by 2030, though members expressed interest in accelerating that timeline to spur downtown vitality. He noted that the Planning Department typically works within long-range timelines but that both the task force and Council members have urged efforts to advance certain projects sooner. Additional discussion focused on a master streetscape plan, place-making efforts, branding and identity initiatives, and ensuring downtown investments create a distinctive and recognizable district.

Andy Piper concluded the presentation by discussing the city's ongoing work to update the Development Ordinance to support these initiatives, including diversifying housing types, improving sidewalk standards, implementing the Complete Streets policy for more walkable and bikeable areas, and enhancing transit opportunities. He reported that the Planning and GIS staff had completed a citywide sidewalk inventory and would next assess improvement priorities with the Transportation Department. He also introduced early conversations with the Piedmont Triad Regional Council and neighboring jurisdictions regarding a potential Green Belt Program, envisioned as a

regional network of open spaces, parks, greenways, and natural areas to support recreation, environmental sustainability, and inward-focused development patterns.

Council members inquired about opportunities for public feedback on the plan's implementation. Staff responded that comments may be submitted through the email address listed on the High Point 2045 Comprehensive Plan website or directly to the Planning and Development Department, with all feedback documented for review by the task force. Council members and staff emphasized that the task force remains highly engaged, with annual updates planned to monitor progress, refine goals, and maintain transparency through online reporting of implementation efforts.

The presentation concluded with appreciation for the work of the task force members, city staff, and community partners in advancing the goals of the Comprehensive Plan and a commitment to ongoing collaboration as initiatives move forward.

2025-401 **Development Ordinance Update**

Staff will provide information on the Development Ordinance Update project.

Andy Piper, Planning Administrator, introduced the Development Ordinance Update Project and explained that the process has been ongoing since February. He was joined by Sam Hinnant from the Planning and Development Department to provide an update on public and stakeholder engagement. Mr. Piper noted that the purpose of the presentation was to summarize community feedback and give Council an overview of what had been heard so far. He explained that a detailed written report, including all comments and an appendix with supporting materials, had been provided for Council's review, and the presentation would focus on key highlights before opening the floor for questions.

Mr. Piper shared that three in-person open houses were held in June and July at locations including Stock and Grain during lunchtime, the High Point Public Library in the early evening, and the Deep River Recreation Center later in the month. In total, 40 participants attended these events. An online survey was also made available with the same information and exercises for those unable to attend in person, resulting in an additional 21 responses. Recognizing that development ordinances can be highly technical, the City worked with its consultant, Inspire Placemaking Collective, to host 12 additional stakeholder meetings designed for more in-depth conversations with subject matter experts. Through this combination of public meetings, surveys, and stakeholder sessions, more than 160 individuals participated in the engagement process. Participants included members of the High Point Regional Association of Realtors, neighborhood leaders, and other community representatives.

The public was asked where they live, work, and play in order to ensure that input came from a broad cross-section of residents and stakeholders. Attendees provided feedback on several key topics related to the development ordinance, including expanding the types of housing available in the city, particularly "missing middle"

options between single-family homes and larger apartment complexes. Examples such as cottage courts were shared, and participants were asked if they would like to see more of these options in future development. Feedback was also gathered on land use within designated activity centers, ranging from regional to neighborhood levels, by allowing participants to identify preferred uses through an interactive exercise. Additional input was collected on parking, streetscaping, and development incentives, with a focus on regulatory trade-offs—such as increased building height or density in exchange for community benefits like open space. Mr. Piper emphasized that while the presentation highlighted key findings, the full engagement summary in the Council’s packet provided much greater detail.

Sam Hinnant then addressed the stakeholder engagement portion of the process. He explained that 12 targeted meetings were held with more than 100 participants, including representatives from the Congdon Family Foundation, neighborhood associations, the Technical Review Committee (TRC), local developers, land use attorneys, architects, and city staff. These sessions identified ten emerging themes for potential inclusion in the updated ordinance, ranging from natural resource protection and stormwater management standards to zoning flexibility and strategies to encourage infill development. Mr. Hinnant noted that these emerging ideas would be balanced with both general public input and the goals of the 2045 Comprehensive Plan before being incorporated into draft ordinance language.

Mr. Hinnant also described the project’s organizational structure, which includes three key groups providing input: the core project staff from the Planning and Development Department; the user group consisting of the TRC, Community Development, and Economic Development staff; and the working group made up of external professionals such as developers, real estate experts, and land use attorneys. Moving forward, the ordinance will be divided into modules, or smaller sections, to allow for more manageable review by these groups, City Council, and the general public. Two more rounds of meetings with the user group and working group are planned for 2025, followed by two additional rounds in 2026. After public input sessions on the draft modules, the updated ordinance will be presented to the Planning and Zoning Commission and then to City Council for formal public hearings, with adoption anticipated later in 2026.

Mr. Piper and Mr. Hinnant concluded by thanking Council for its support and explaining that opportunities for ongoing updates and feedback will be provided throughout the process. They noted that the full engagement summary, including all public and stakeholder comments, begins on page twelve of the Council packet and encouraged members to review the document for more detailed information. A project website is also available for the public to stay informed and share input as the process continues.

2025-371 **Closed Session - Economic Development**

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

A motion was made by Council Member Peters, seconded by Council Member Andrew, to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development.

Motion passed with the following vote:

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

Nay: None

Closed Session began at 5:07 p.m.

A motion was made by Council Member Harman, seconded by Council Member Cook, to end Closed Session and Resume Regular Session.

Motion passed with the following vote:

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

Nay: None

Closed Session ended at 5:17 p.m.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 5:17 p.m.

Respectfully Submitted,

Cyril Jefferson, Mayor

Attest:

Sandra Keeney, City Clerk