

HIGH POINT CITY COUNCIL SPECIAL MEETING
Monday, April 20, 2026 - 4:00 PM
Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260

CALL TO ORDER

Mayor Pro Tem Monica Peters called the Special Meeting to order at 4:00 p.m. and stated Mayor Jefferson, Council Member Moore and Council Member Williams were participating virtually and Council Member Tyrone Johnson was absent.

Present: Mayor Pro Tem Monica Peters, Ward 3, Council Member Vickie McKiver, Ward 1, Council Member Patrick Harman, Ward 4, Council Member Tim Andrew, Ward 5, and Council Member Michael Holmes, Ward 6

Absent: Council Member Tyrone Johnson, Ward 2

Virtual: Mayor Cyril Jefferson, Council Member Britt Moore, At Large, and Council Member Chris Williams, At Large

ADOPTION OF AGENDA

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

The motion passed with the following vote:

Aye: Mayor Pro Tem Peters, Council Member McKiver, Council Member Harman, Council Member Andrew, and Council Member Holmes

Nay: None

Absent: Council Member Johnson

Mayor Jefferson, Council Member Moore, and Council Member Williams did not vote due to attending virtually.

PRESENTATION OF ITEMS

2026-117 **Consideration of City Hall Options**
Staff will present options for a new City Hall building at 405 N. Main Street.

Tasha Logan Ford, City Manager, provided introductory remarks and historical context regarding City Hall facilities in High Point. She explained that prior to 1923, City functions were housed across multiple facilities, including a fire station and jail. Discussions began in 1921 to construct a centralized City Hall, resulting in the 1926

facility. She further noted that the City quickly outgrew that building, leading to the construction of the current City Hall, which opened in June 1975. She stated that the City is once again evaluating its long-term facility needs.

City Manager Ford introduced Eric Olmedo, Assistant City Manager, who has coordinated the project with the architectural firm Creech & Associates.

Mr. Olmedo explained that the firm has worked with the City for approximately ten years on space needs analysis and has also been involved in projects such as the police department redesign and the shared use kitchen. He introduced Brent Green and Peter Wasmer as the lead consultants presenting the study.

The consultants presented background on the City's space needs, noting that previous studies identified a requirement of approximately 90,000 to 100,000 square feet. They explained that earlier concepts focused on expanding the current site, but limitations such as parking and operational inefficiencies led to exploration of alternative locations, including the church property under consideration.

The consultants reviewed site context, describing surrounding landmark buildings, architectural character, and scale transitions from downtown to the immediate project area. They emphasized the importance of designing a facility that reflects High Point's architectural heritage while meeting modern civic needs.

Discussion then turned to the feasibility of preserving the existing church sanctuary on the proposed site. The consultants explained that maintaining the sanctuary presents significant challenges due to its location, size, structural limitations, and incompatibility with the City's programmatic needs. They noted that the building's large volume, sloped floor, and lack of supporting infrastructure such as restrooms would make reuse difficult. They also explained that code requirements would necessitate buffer zones, limiting site development flexibility.

Clarification was requested regarding what specifically makes the space unusable. The consultants responded that the sanctuary is too large for intended uses such as Council chambers, cannot easily accommodate additional floors, and would require extensive renovation to meet modern standards. They added that incorporating necessary support spaces would be difficult and inefficient.

Inquiry was made as to whether additions could be constructed onto the existing building. The consultants explained that while additions are technically possible, doing so would significantly constrain site design and create challenges related to fire code requirements, transparency, and building layout.

Further discussion addressed whether any option retained the church structure. The consultants confirmed that the primary options presented did not, but they had studied alternatives incorporating the sanctuary and found them impractical.

Mayor Pro Tem Peters expressed concerns about demolishing a historic church, and suggested that the City consider ways to honor the building's history while creating a modern facility.

The consultants acknowledged that adaptive reuse was explored, including concepts where the church served as a focal point or was integrated into the design. They explained that these options created inefficient spaces, limited usability, and did not align with the City's operational needs. They also noted that many successful church reuse projects nationally involve retail or restaurant uses rather than civic functions.

Two primary design concepts were presented. The first concept, referred to as "Radiance," features a centralized, multi-story building positioned prominently along Main Street, with a strong architectural presence and surrounding public spaces. The second concept, "Embrace," features a lower-profile design organized around a central civic plaza intended for community gatherings and events.

A request for explanation was made regarding why the Radiance concept was designed at approximately seven floors rather than a taller structure. The consultants explained that the height is driven by the required square footage and efficient floor plate sizes, noting that additional height would not be practical given program needs.

Discussion included potential retail space and green space integration. Staff explained that the designs include flexibility for future mixed-use development, including retail activation at the street level and the possibility of wrapping parking structures with additional development in the future.

Consideration was given to the potential inclusion of a future theater and amphitheater space. Staff noted that a smaller theater could meet community needs and that green space could be adapted over time depending on future development.

Continued concerns were expressed regarding the demolition of the church, along with a desire to explore creative solutions that preserve the structure. The consultants responded that while preservation is possible, it would require tradeoffs in efficiency, usability, and cost.

Mayor Pro Tem Monica Peters thanked the consultants for the presentation.

2026-121

Closed Session - Attorney Client Privilege

City Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege.

A motion was made by Council Member Holmes, seconded by Council Member Andrew, to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege.

The motion passed with the following vote:

Aye: Mayor Pro Tem Peters, Council Member McKiver, Council Member Harman, Council Member Andrew, and Council Member Holmes

Nay: None

Absent: Council Member Johnson

Mayor Jefferson, Council Member Moore, and Council Member Williams did not vote due to attending virtually.

Closed Session began at 4:47 p.m.

A motion was made by Mayor Pro Tem Peters, seconded by Council Member Holmes, to end Closed Session and Resume Regular Session.

The motion passed with the following vote:

Aye: Mayor Pro Tem Peters, Council Member McKiver, Council Member Harman, Council Member Andrew, and Council Member Holmes

Nay: None

Absent: Council Member Johnson

Mayor Jefferson, Council Member Moore, and Council Member Williams did not vote due to attending virtually.

Closed Session ended at 5:19.

ADJOURNMENT

There being no further business to come before the Special Meeting, the meeting adjourned at 5:19 p.m.

Respectfully Submitted,

Cyril Jefferson, Mayor

Attest:

Sandra Keeney, City Clerk