



City of High Point Meeting Agenda Community Development Committee

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

Council Member Tyrone Johnson, Chair
Committee Members:
Council Member Tim Andrew
Council Member Chris Williams
Council Member Vickie M. McKiver

Mayor Cyril Jefferson (Alternate)
Mayor Pro Tempore Monica Peters (Alternate)

Tuesday, June 2, 2026

4:00 PM

Council Chambers

Community Development Committee - Council Member Tyrone Johnson, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

- 2026-183 **Community and School Garden Update**
Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an annual update on the Community and School Gardens Program in High Point for program year 2025-2026.
- 2026-181 **Consideration of a Resolution Approving Conveyance of Real Property to D-UP, INC.**
City Council is requested to consider a Resolution Approving Conveyance of Real Property to a Nonprofit Corporation, conveying 722 Washington Street to D-UP, INC., and to authorize the appropriate City official to execute all necessary documents.

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Community and School Garden Update

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
June 2, 2026

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

ATTACHMENTS:
1. Presentation

PURPOSE: Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an annual update on the Community and School Gardens Program in High Point for program year 2025-2026.

BACKGROUND: The role of the Community and School Garden Agent is to assist individuals, communities, agencies and schools with establishing and sustaining community and school gardens through an asset-based community development model.

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: Presentation Only.

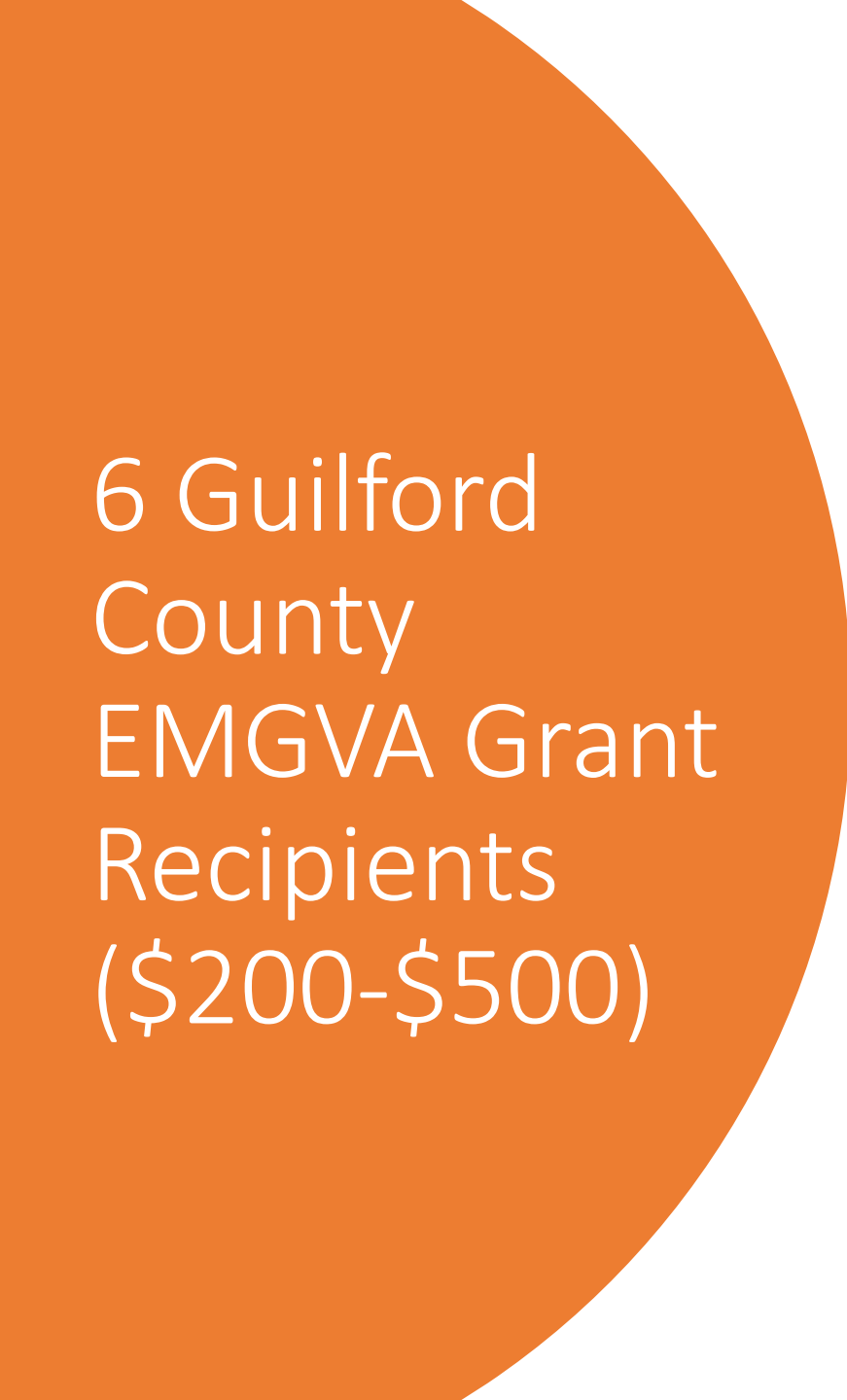


Community & School Gardens Program High Point Community

Extension Agent Advisory Report
July 1, 2025 – June 30, 2026

61 Community & School Gardens in High Point

- **7 Neighborhood Gardens:** Bountiful Harvest, Burns Hill, Cedar St, East Ave, Gatewood, Howard Place, Southside
- **15 Community Organizations:** Covenant UMC, Fairview Resource Center, High Point Kiwanis, High Point Library Teaching Garden, Highland Village Commons, Morehead Recreation, Mosaic Community Garden, Oakview Recreation, Pennybyrn, Salvation Army Hope Center, Temple Memorial, Triad Health Project, Wild & Free @ The Arc of High Point, Village Life Legacy Community Garden
- **5 GHP Urban Acres:** White Oak & Apiary, Pershing Greenhouses, Beeson, Berry Ridge, High Point Hop Yard, Backyard Garden
- **5 GHP Urban Farm Network:** Garden in the Hood, Furlough Garden, Thissell Grow Garden, Anderson Place Garden, Backyard Garden
- **23 School Gardens:** Allen Jay Elem, Andrews HS, Fairview Elem, Ferndale MS, Florence Elem, High Point Central HS, High Point Friends, Johnson Street Global Studies, Kirkman Park Elem, Montlieu Academy, Northwood Elem, Oak View Elem, Parkview Village Elementary Expressive Arts, Penn-Griffin School for the Arts, Pruette Scale Academy, Shadybrook Elem, Southwest Guilford Elem, Southwest Guilford HS, Southwest Guilford MS, Triangle Lake Montessori, Tri-City Christian Academy, Union Hill Elementary, Welborn Academy of Science & Technology
- **5 Youth Gardens:** Bailey's Enrichment ECE, D-Up, Macedonia Child Development Center, Salvation Army Boys & Girls Club, YWCA Afterschool Program
- **1 Teaching Gardens:** High Point Public Library

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6 Guilford County EMGVA Grant Recipients (\$200-\$500)

High Point School Gardens:

- High Point Central HS
- Johnson Street Global Studies
- Oak View Elementary
- Parkview Village Elementary Expressive Arts
- Pruette Scale Academy
- Southwest Guilford HS

“The garden will continue to serve students in our Adaptive Curriculum classes in collaboration with science classes for years to come. It also provides a meaningful leadership opportunity for our Eagle Scout candidate to give back to her school community.” — Teacher Quote

Congratulations
2025-2026
School Garden Grant
Recipients





NC COOPERATIVE
EXTENSION



NC STATE
UNIVERSITY

SW Guilford HS Site Visit

NC STATE EXTENSION

Master Gardener | Guilford County



Community Garden Contest Winners

2026 City of High Point Community Garden Assistance Recipients

Neighborhood Gardens, Urban Agriculture, Community Organizations and Schools

- Andrews High School
- Burns Hill CG
- Ferndale Middle School
- Howard Place CG
- Pruette Scale School Garden
- The Arc of High Point, Wild & Free Garden
- Triad Health Project
- Welborn Academy
- Wesley Methodist Church
- Growing High Point Urban Acres/Community Gardens:
 - Backyard Garden
 - Beeson CG
 - Berry Ridge
 - Cedar St
 - Park St
 - Pershing Greenhouses
 - Thissell St
 - Walnut St
 - White Oak & Apiary

Support for New and Existing Gardens

CITY OF
high
point.

2026

**COMMUNITY
GARDEN
ASSISTANCE
APPLICATION**



**SOIL
COMPOST
WOOD MULCH
LEAF MULCH**

18 Grants Received Totaling \$970.35

(City of High Point spent for 2026)

- 34 tons of wood mulch
- 18 tons of leaf mulch
- 79 tons of topsoil
- 94 tons of compost

FAIR MARKET VALUE: \$4,690

- \$17/ton – mulch (\$884)
- \$22/ton – everything else (\$3,806)

SAVINGS \$3,719.65

2026 Seeds to Share Event (reached 67 people)





2026 Container Gardening Workshop (reached 15 people)





2026 Falls Grove Neighborhood Assoc. Board Mtg



Training for Guilford County School Garden Leaders

February 16, 2026
9:30am – 11:30am
via Zoom

This training prepared school garden leaders to use best practices of gardening that they can implement in their school gardens.
(Reached 28 people)





NC COOPERATIVE
EXTENSION



2026 Triad Health Project Site Visit

NC STATE EXTENSION

Master Gardener | Guilford County



Community Gathering Event at Oakview Recreation 2026

Reached 44 people



Gardening Events 2026

Gardens Under Glass
March 14

3-Season Gardening
Mar-May-Sept

CG Contest Begins
June 8

Free Plant Give Away
June 13

Container Gardening
Sat, March 28

Growing Cucumbers
Sat, May 16

Fall Gardening
Sat, September 12



Gardens Under Glass Workshop for Seniors

Reached 6 people

Three Season Gardening Series 2026



Spring



Summer

Thank you!

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Consideration of a Resolution Approving Conveyance of Real Property to D-UP, INC.

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
June 2, 2026

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

- ATTACHMENTS:**
1. Resolution
 2. Non-Warranty Deed
-

PURPOSE: To continue the revitalization of Core City neighborhoods, reduce slum and blight, and provide needed investment of resources, the Community Development and Housing Department seeks City Council approval to convey 722 Washington Street to D-UP, INC., a nonprofit corporation, for a public purpose in accordance with North Carolina General Statute § 160A-279. In the short term, the conveyance will facilitate a community garden, with long-range plans to develop low-to-moderate income housing.

BACKGROUND: D-UP, INC. has taken a leadership role in the Washington Street Community Association and in the revitalization of the Washington Street neighborhood. The organization currently has office and program space on Washington Street, and planned construction of a multi-use STEM complex. Conveyance of this property will further support their mission in serving this community.

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: City Council is requested to consider a Resolution Approving Conveyance of Real Property to a Nonprofit Corporation, conveying 722 Washington Street to D-UP, INC., and to authorize the appropriate City official to execute all necessary documents.

**RESOLUTION OF THE HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE OF REAL PROPERTY
TO A NONPROFIT CORPORATION PURSUANT TO N.C.G.S. §160A-279**

WHEREAS, the City of High Point (“City”) owns Guilford County REID 171570 located at 722 Washington Street and further described in Deed Book 8889 Page Number 2988 of the Guilford County Registry of Deeds (the “Property”);

WHEREAS, North Carolina General Statute (“N.C.G.S.”) § 160A-279 authorizes the City to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds, under which the provisions of N.C.G.S. § 160A-267 shall apply; and

WHEREAS, the City of High Point intends to convey the Property to D-UP, INC., a North Carolina nonprofit corporation (“D-UP”), to be used for a permissible public purpose under North Carolina law, which may include but not be limited to, the establishment of a community garden or construction of low-to-moderate income housing on the Property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of High Point that:

Section 1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property identified as Guildford County REID 171570 to D-UP.

Section 2. The consideration for the conveyance is D-UP’s use of this property only for a permissible public purpose under North Carolina law, including but not limited to, providing a community garden or low-to-moderate income housing. If for any reason the Property ceases to be used for a public purpose under North Carolina law, the Property shall revert to the City. A statement to this effect shall be placed in the deed of conveyance.

Section 3. In compliance with N.C.G.S. § 160A-267, a notice summarizing this resolution shall be published once after adoption, and the conveyance shall not be consummated until at least ten (10) days after its publication.

Section 4. This resolution shall take effect immediately upon adoption.

ADOPTED this the ____ day of _____ 2026.

CITY OF HIGH POINT

By: _____
Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, City Clerk

Prepared By: City Attorney's Office, High Point, North Carolina
PO Box 230, High Point, NC 27261

Return To Grantee: 3009 Royalton Drive, Greensboro, NC 27406

Parcel Identification Number: 7800-462-174

Excise Tax: Exempt

NORTH CAROLINA

NON-WARRANTY DEED

GUILFORD COUNTY

THIS NON-WARRANTY DEED, made and entered into this _____ day of _____, 20____, by and between the **CITY OF HIGH POINT**, a North Carolina municipal corporation (PO Box 230, High Point, NC 27261), hereinafter referred to as the GRANTOR, and **D-UP, INC.**, a North Carolina nonprofit corporation (3009 Royalton Drive, Greensboro, NC 27406), hereinafter referred to as GRANTEE:

WITNESSETH:

WHEREAS, the GRANTOR, for valuable consideration provided by GRANTEE, the receipt and legal sufficiency of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

See attached **Exhibit A**

The property hereinabove described was acquired by the GRANTOR by instrument(s) recorded in Deed Book 8889, Page 2998, Guilford County Registry (the "Property").

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to the GRANTEE, its successors and/or assigns, free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions, rights-of-way and other encumbrances, if any, and ad valorem taxes for current and subsequent years.

The consideration of this conveyance is GRANTEE'S agreement to use this Property only for a public purpose, such as operating a community garden for public use and enjoyment or providing low-to-moderate income housing on the Property. If for any reason the Property ceases to be used for a permissible public purpose, the Property shall revert back to the GRANTOR.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

GRANTOR and GRANTEE includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

The property does not include the primary residence of GRANTOR.

[Signature page follows]

IN WITNESS WHEREOF, the GRANTOR has duly executed this Non-Warranty Deed by its duly authorized representative.

CITY OF HIGH POINT

By: _____

Cyril Jefferson, Mayor

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____

[Insert name of signatory]

Date: _____

Official Signature of Notary: _____

Notary's Printed or Typed Name: _____, Notary Public

My Commission Expires: _____

(Official Seal)

EXHIBIT A

Property Description

BEGINNING at a stake, Green Boman's corner on the South side of Washington Street; and running thence West with said Washington Street 50 feet to a stake, Handy Robinson's corner; thence South with Handy Robinson's line 136 feet to a stake; thence East parallel with said Washington Street 50 feet to a stake in Green Boman's line; thence North with Green Boman's line 136 feet to the point and place of BEGINNING.

Address: 722 Washington Street, High Point, NC 27260

REID: 171570

PIN: 7800-462-174

Deed Reference: Deed Book 8889, Page 2998, Guilford County Registry