

City of High Point

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



Meeting Agenda

Wednesday, July 7, 2021

9:00 AM

Council Chambers

Prosperity and Livability Committee

*Wesley Hudson - Chair
Michael Holmes
Cyril Jefferson
Monica Peters
Jay Wagner, Mayor (Alternate)
Britt Moore, Mayor Pro Tem (Alternate)*

**Prosperity and Livability Committee - Council Member Wesley Hudson,
Chair**

CALL TO ORDER

PRESENTATION OF ITEMS

[2021-275](#)

**Discussion-Donation of City-Owned Property for the Washington Street
Cultural Arts Museum**

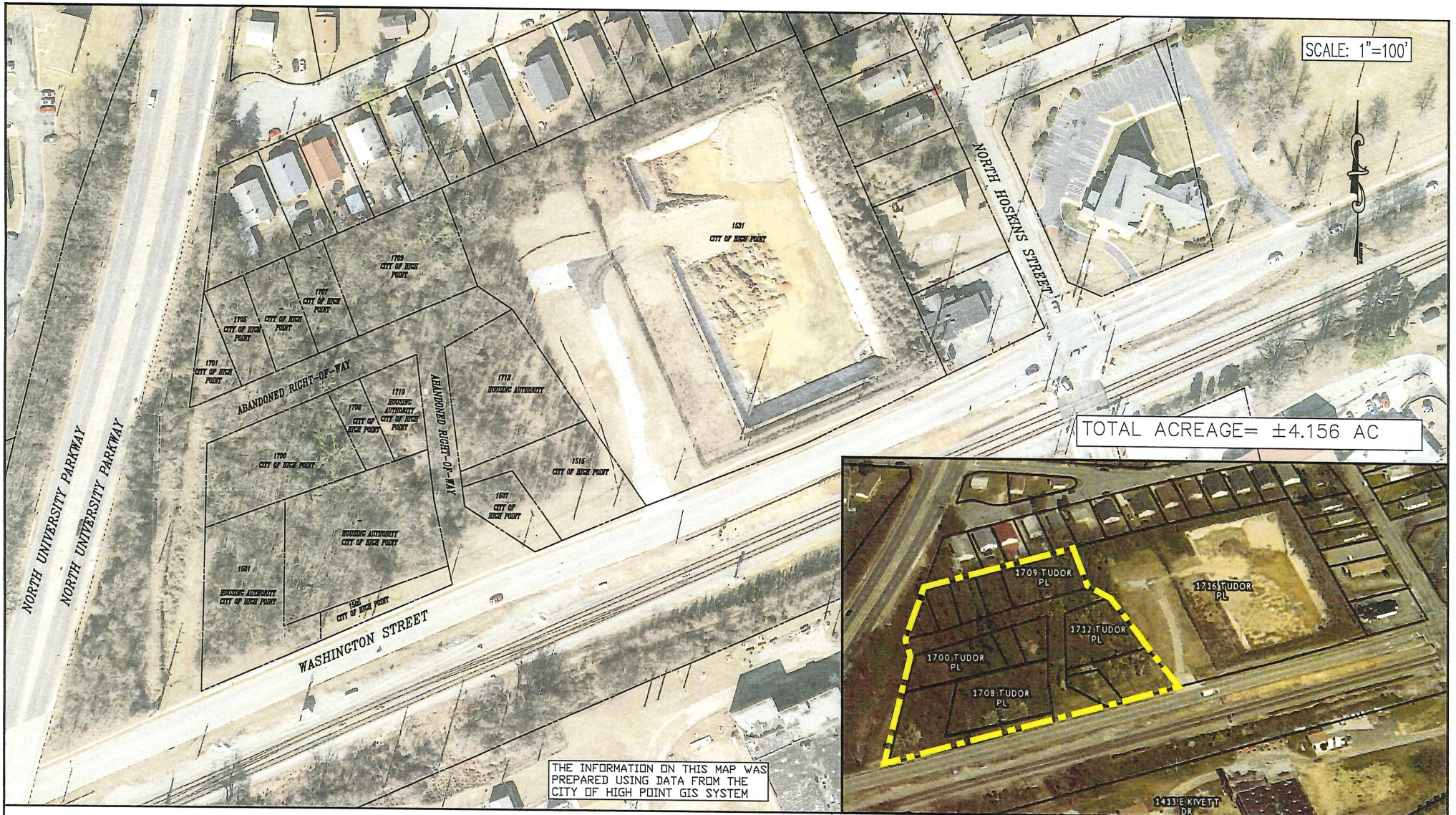
Staff will be discussing the donation of City-Owned Property for the Washington Street Cultural Arts Museum.

[2021-277](#)

**Discussion-Adding Forward High Point's "Rock the Point" Block Parties to
the City's Sponsored Events List**

Staff will be discussing adding Forward High Point's "Rock the Point" Block Parties to the City's Sponsored Events List.

ADJOURNMENT



PRELIMINARY MAP AT WASHINGTON STREET AND NORTH UNIVERSITY PARKWAY BRIDGE

PREPARED BY
CITY OF HIGH POINT
ENGINEERING SERVICES DEPARTMENT
JUNE 2021

PROJECT: 2570



1970 aerial



2018 aerial





City of High Point

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

Master

File Number: 020087

File ID: 020087

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: Finance Committee

File Created: 04/01/2002

File Name: West Macedonia Property Conveyance - S.
Centennial Street

Final Action: 04/04/2002

Title: Council is requested to approve the conveyance of city owned property located at the corner of S. Centennial Street and Lake Avenue to Wesley Memorial United Methodist Church pursuant to NCGS 160A-269.

Notes:

Sponsors:

Enactment Date:

Attachments: West Macedonia Conveyance to Wesley Memorial
UMC 2002.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	04/01/2002	recommended for approval, consent agenda				Pass
Notes: <i>Note: The decision on this matter will be made by the High Point City Council sitting as the High Point Redevelopment Commission.</i>							
<i>This matter to be placed on Thursday's Agenda with a favorable recommendation for adoption by the High Point Redevelopment Commission for approval of the conveyance of city owned property located at the corner of S. Centennial Street and Lake Avenue to Wesley Memorial United Methodist Church.</i>							
1	City Council	04/04/2002	approved				Pass
Notes: <i>At this time, the High Point City Council recessed and the High Point Redevelopment Commission convened to take action on this particular matter.</i>							
<i>The High Point Redevelopment Commission approved the conveyance of city owned property located at the corner of S. Centennial Street and Lake Avenue to Wesley Memorial United Methodist Church which is part of the Macedonia Redevelopment Project.</i>							

Text of Legislative File 020087

ATTACHMENT TO QUITCLAIM DEED DATED _____, 2002, FROM HIGH POINT REDEVELOPMENT COMMISSION, GRANTOR, TO THE BOARD OF TRUSTEES, WESLEY MEMORIAL UNITED METHODIST CHURCH, WESTERN NORTH CAROLINA CONFERENCE OF THE UNITED METHODIST CHURCH, GRANTEE:

PERPETUAL COVENANTS AND CONDITIONS

This conveyance is subject to the following covenants and conditions, the material violation of which, or the material failure to comply with which, shall result in the reversion of title to the property conveyed to the Grantor:

1. Within eighteen (18) months of the date of this conveyance, the Grantee shall construct a community resource center (the "Center") on the property conveyed.
2. The Center shall be at least 22,000 square feet of enclosed space in size and shall be constructed and operated in compliance with Urban Design Guidelines associated with the West Macedonia Development Plan as heretofore adopted by the High Point Redevelopment Commission.
3. Within eighteen (18) months of the date of this conveyance, the Center shall begin operation and shall continually operate thereafter; provided, temporary suspension in the operation of the Center for emergency, necessary or appropriate business reasons shall not be deemed a violation of this covenant. By way of illustration and not limitation, the Grantee, or any lessee, licensee or other designee of the Grantee, or any transferee of or successor to the Grantee, or any lessee, licensee or other designee of any transferee or successor to the Grantee, may operate the Center (the entity operating the Center being called the "Center Operator" herein).
4. The Center shall be operated by the Center Operator to provide programs and services primarily for the benefit of residents of the area in which the Center is located, but may also be operated for the benefit of others. By way of illustration and not limitation, such services may include child day care; parent education; child care education; health care education; family counseling and education; vocational education; and other training and/or community use and programming.
5. The Center Operator shall
 - (a) employ an Executive Director and such other staff from time to time as is reasonably necessary to manage the Center and its programs;
 - (b) maintain the Center in reasonable order and repair;
 - (c) maintain adequate insurance covering the Center against loss or damage by fire and other risks in amounts and under terms which a reasonably prudent owner of the Center would do; and

- (d) operate the Center on a non-profit basis directly or indirectly by a governing board having approximately one-third of its members who shall be residents of or affiliated with the general area of High Point, North Carolina known as Macedonia.
- 6. The Grantee shall indemnify and hold harmless the Grantor and its agents or employees from any and all liability for suits or claims, whether arising in tort, contract or negligence, of any kind or type whatsoever, in any way connected with the construction or operation of the Center. This indemnity is for the exclusive benefit of the Grantor and its agents and employees, and is not for the benefit of any other person, firm, corporation or entity whatsoever.
- 7. The Center shall not deny participation in any of its programs, activities or services because of a person's race, color, creed, national origin, or religious beliefs or affiliations.
- 8. Notwithstanding anything herein to the contrary, the Grantor acknowledges and the Grantee declares that this conveyance is made and accepted in trust that the property conveyed shall be kept, maintained, and disposed of for the benefit of The United Methodist Church and subject to the usages and the disciplines of The United Methodist Church. This provision is solely for the benefit of the Grantee and the Grantor reserves no right or interest in the property conveyed except its right of reversion in the event of any material violation of the aforesaid perpetual covenants and conditions.

These covenants and conditions are perpetual, shall run with the land, and shall be binding on all heirs, assigns, purchasers, grantees, or other successors in interest in the property conveyed.



City of High Point

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

Master

File Number: 020055

File ID: 020055

Type: Agreement

Status: Approved

Version: 1

Reference:

In Control: Finance Committee

File Created: 03/04/2002

File Name: Memorandum of Understanding Agreement Between
City of High Point and YMCA of Greater High Point-
Carl Chavis Branch for the donation of property located
on Brentwood Street.

Final Action: 03/07/2002

Title: Council is requested to authorize the Mayor to execute the Memorandum of Understanding providing for the donation of a 2.582 acre tract of property located on Brentwood Street Drive to the YMCA of Greater High Point for a branch YMCA facility. The YMCA will begin construction of a branch YMCA facility on this 2.582 acre tract of property within 36 months of the date of this agreement. The conveyance will contain a reversionary clause, which will revert title to the City if the property ceases to be used for a YMCA branch facility.

Notes:

Sponsors:

Enactment Date:

Attachments:

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	03/04/2002	recommended for approval, consent agenda				Pass
	Notes: The Committee recommended that this matter be placed on Thursday's Agenda with a favorable recommendation. However, due to one dissenting vote from Councilman Campbell, this matter will be placed on the Regular Agenda.						
1	City Council	03/07/2002	approved				Pass
	Notes: Approved and authorized the Mayor to execute the Memorandum of Understanding Agreement between the City of High Point and the YMCA of Greater High Point regarding the donation of a 2.582 acre tract of property located on Brentwood Street to the YMCA of Greater High Point.						

Text of Legislative File 020055

Considerations for Conditions Associated with Land Donation

- A. Set specific construction schedule
- B. Set specific specifications for construction
such as size of building or number of parking spaces
- C. Set specific dates to begin operations
- D. Set specific programming levels or services offered
- E. Set specific maintenance requirements
- F. Set specific insurance requirements
- G. Set specific fundraising goals
- H. Require professional study to determine suitable annual operating cost and
the community's ability to support the operation

P&L 7-7-2021



North Carolina General Assembly
House of Representatives

REPRESENTATIVE CECIL BROCKMAN
60TH DISTRICT

June 29, 2021

To the Mayor and City Council of High Point:

I write in support of Phyllis Bridges and her effort to establish an African American art and cultural center in High Point. While it may not receive the same attention as other cities across our state, High Point is one of North Carolina's vibrant centers of culture and commerce. A cultural project will further enrich this reputation and solidify High Point's status as a desirable North Carolina destination.

With a focus on African American art and culture, this project will become a destination for both residents and tourists alike. It will engage our community and visitors to our great city by fostering an environment of growth and learning, one that will lead to the next generation of leaders and creators. Additionally, a center that teaches about multicultural achievement will have a place in achieving equality and increasing inclusion during a time when those values are of high priority.

Not only will a cultural center project have an impact culturally, it will also benefit our city economically. It will be a cornerstone of the revitalization of the Washington Street area—a particular point of pride for High Point. It will also create job and internship opportunities for our local citizens while providing a place for youth mentorship.

Further, I believe in this project due to the steady leadership of Phyllis Bridges. In the time I have known her, she has proven to be a hard-working and dedicated member of the High Point community. After spending nearly a decade on this project, I know that her passion is with establishing a cultural center and that she will do everything in her power to help improve High Point through this work.

For my part, I will advocate for this project at the state level. In my budget requests for this year, I have included a provision for \$2 million in matching funds from the state to support this project. I have always made securing funding for High Point-specific projects a priority of mine. I will continue to do that as the state budget process progresses. I hope you will give this project your full consideration as well.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Brockman".

Rep. Cecil Brockman

THE EARL AND KATHRYN CONGDON FAMILY FOUNDATION

City of High Point
211 S. Hamilton
High Point, NC 27261

RE: Yalik's African American Art & Cultural Movement

To Whom It May Concern:

The Earl and Kathryn Congdon Family Foundation will review a grant application from Yalik's African American Art and Cultural Center which will request \$1,000,000 for capital funding for construction of the facility proposed to be located on property currently owned by the City of High Point and the High Point Housing Authority. Our upcoming grants review meeting will be held in September or October of 2021 in which this grant request will be reviewed. If accepted, either in full or partially, the funding may be distributed as early as January of 2022.

The Earl and Kathryn Congdon Family Foundation is a High Point based private foundation that invests in organizations within the greater High Point area and beyond that promotes improved quality of life by reducing barriers to opportunity. Our work is focused in three primary areas in which we hope to make a deep and lasting impact:

1. increasing access to and the quality of education,
2. addressing critical community needs, and
3. supporting economic development for revitalization and stabilization.

The program and facilities plan currently proposed by Yalik's African American Art & Cultural Movement aligns with our foundation's mission and areas of focus and we look forward to reviewing their application for a grant to support this work.

Sincerely,

Megan E. Oglesby

Megan Oglesby
Executive Director
The Earl and Kathryn Congdon Family Foundation
megan@congdonfoundation.org

From: [Raymond Gibbs](#)
To: [Britt Moore](#); [Christopher Williams](#); [Cyril Jefferson](#); [Eric Olmedo](#); [Greg Ferguson](#); [Jay Wagner](#); [JoAnne Carlyle](#); [Lisa Vierling](#); [Michael Holmes](#); [Monica L. Peters](#); [Randy McCaslin](#); [Tyrone Johnson](#); [Victor Jones](#); [Wesley Hudson](#)
Cc: [Bill Bencini](#); [David Covington \(davcov@aol.com\)](#); [hmajors@ywcaph.com](#); [Lenny Peters \(ljpcny@gmail.com\)](#); [patrickatserve](#); [Alex Moore](#); [Doyle Early - Wyatt Early Harris Wheeler \(dearly@wehwlaw.com\)](#)
Subject: Downtown Special Events
Date: Tuesday, June 29, 2021 3:11:07 PM
Attachments: [Request to City for Sponsorship.pdf](#)

Mayor Wagner & City Council

Please see the Attached Letter – A request for assistance with Downtown Special Events and Festivals.

Thank you.

Ray Gibbs



Ray Gibbs, PLA, ASLA

President

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High Point, NC 27260

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TRANSFORMING DOWNTOWN HIGH POINT:
AN EXTRAORDINARY AND VIBRANT
DESTINATION TO LIVE, WORK, STUDY AND PLAY.

June 29, 2021

Mayor Wagner & City Council
City of High Point
211 South Hamilton Street
PO Box 230
High Point, NC 27261

Dear Mayor Wagner and Member of City Council,

As you all are aware, one of the tasks given to Forward High Point is to Activate & Market the downtown area. One of the ways that we have planned to do that is through Special Events and Promotions, a typical function of most every Downtown Development Organization. We had planned to start those events last year, but like everything else, COVID set us back a year or more.

Now that our community is open again, we are looking to set out on what we feel is a very exciting schedule of events that will be open to the community. Currently we have scheduled to produce Eight (8) "Rock the Point" block parties for the two hours prior to home Rocker's Games on Saturdays. The first concert is scheduled for 4 pm on July 17th. These will be held on Gatewood Avenue outside of the stadium gates.

We are also already scheduled to host a High Point Food Truck Rodeo on Saturday, July 24th from 4 pm to 9 pm. This will be held on Church and Elm Streets. A tour of Downtown Restaurants and Pubs on September 18th, a Street Festival call "Pups @ the Point" on October 9th, a 15-day display of an International-Interactive Art Display from October 9 to October 23 and an "Octoberfest" on October 22 & 23, 2021.

Finally we are currently negotiating to host several events within the "Home-Grown Music Series" featuring Jazz, Blues and R&B, with some assistance from our Showplace West developer to wake up Main & High Avenue.

We truly feel that this will bring tremendous fun, excitement and PEOPLE back to downtown. Which is something we so vitally need, so as to encourage new restaurants, apartments, hotels and shops. Even with everything we do, true revitalization only works with people.

Unfortunately, the annual funding allocation that Forward High Point receives from the City (and now some from the County) just covers our management and overhead cost. It leaves us very little, if anything for programs, like I described above. Those costs are considerable.

While we feel we have been fairly successful so far in finding some sponsors, those donations will not cover but a fraction of our cost. Currently Forward High Point is looking at cover the remainder of the cost from fund reserves we have been trying to build over the past five years.

Forward High Point - 6/29/2021

Letter to Mayor & City Council

Special Events

We have been working with the City Departments in all of our planning, but due to current policy, all of the equipment that we use must be rented and personnel paid per hour. From the budgets that we have been looking at, approximately 50% of our cost for each event will be for checks we will write to the City of High Point.

Therefore, on behalf of Forward High Point, our board and our volunteers, I would ask if you would consider adding our "Rock the Point" Series and maybe some of our other events to the list of "City Sponsored Events" for FY 2021-2022. Or being a Financial Sponsor or Donor to the events.

Our hope is to only add to the events that are held and bring our community together downtown, but this will take a significant commitment of time, volunteer and staff hours and dollars.

Please let me know if you have any questions or need additional information.

Thank you for your consideration and commitment to downtown.

Sincerely,



Ray Gibbs, PLA, ASLA
President

cc. Randy McCaslin
Greg Furguson
Eric Olmedo
Forward High Point Officers