



City of High Point

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

Meeting Agenda

Prosperity and Livability Committee

Wesley Hudson - Chair

Michael Holmes

Cyril Jefferson

Monica Peters

Jay Wagner, Mayor (Alternate)

Britt Moore, Mayor Pro Tem (Alternate)

Wednesday, April 7, 2021

9:00 AM

Council Chambers

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link www.HighPointNC.gov/VirtualPublicMeeting.

Prosperity and Livability Committee - Council Member Wesley Hudson, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

[2021-133](#)

Washington Street Cultural Center

Phyllis Bridges will provide a presentation on the Washington Street Cultural Center.

Attachments: [Yalik's African American Art Cultural Center Powerpoint - City of High Point.pdf](#)

ADJOURNMENT



Executive Summary

Yalik's African American Art & Cultural Movement

YAAACM

High Point, N.C.

ACKNOWLEDGEMENT

A special thank you to Johnny Sigers, Director of Diversity & Inclusion of the Samet Corporation.

John L. Drinkard, Principal of CJMW Architecture and his staff for seeing the vision and for contributing their time, energy and talent in helping make this project happen.

YAAACM Board Members



Phyllis Bridges
President/CEO



Avis P. Robinson
Board Member



Angela Roberson
Board Member



Victor Baldwin
Treasurer



Linda Willard
Secretary

**After twelve years of seeing a vision and ten years of laying the foundation
it is now time for it to come to fruition.
Let The Movement Begin...**



***“WE are not just a cultural center
WE are a movement!”***



VISION For visitors to be immersed in the cultural experience of history through visual art, exhibits and performances.

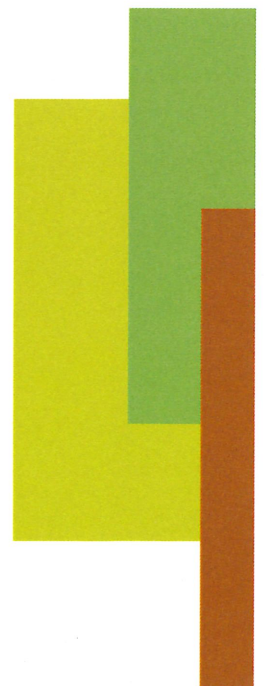
MISSION

Yalik's African American Art & Cultural Center will inspire life-long learning, advance knowledge, strengthen our community's awareness of the African American contribution and enhance the communities multicultural experience.

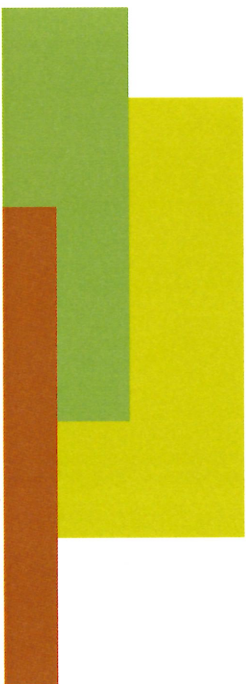


GOALS

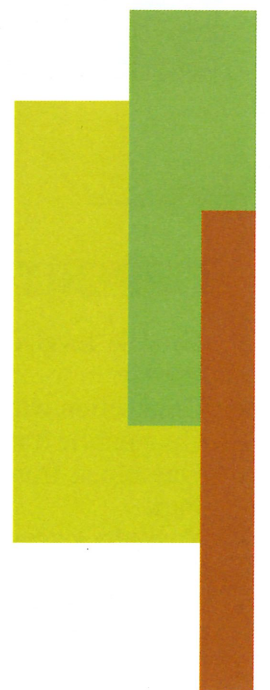
Our goal is to preserve history, teach history, and encourage the experience of a cross-cultural understanding, through multiple platforms and sensory applications of art.



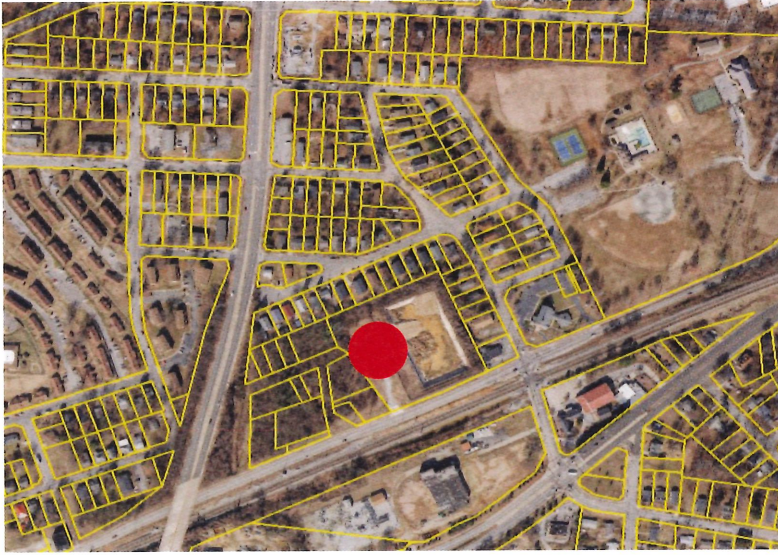
We Are Catalyst For



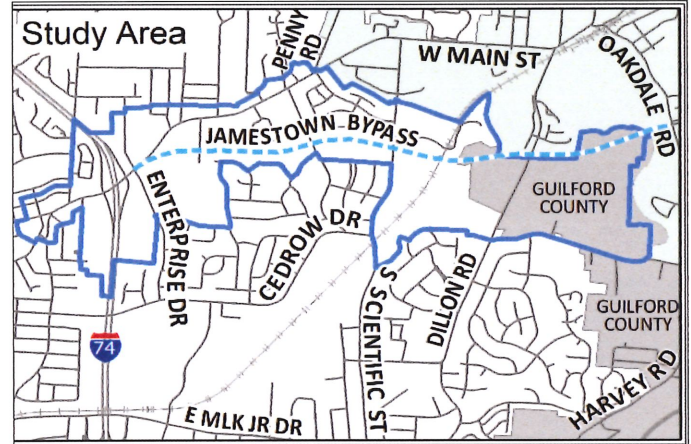
The Revitalization



THE PROPERTY



The potential site has approximately eight acres of land and is currently owned by the City of High Point and the High Point Housing Authority. As of now there are no plans for its use.



OPPORTUNITIES

- * Land is leveled, with a tree line to act as a sound barrier
- * Connection with the neighborhood
- * On a public transportation route
- * One block from the Historical Washington Terrace Park
- * Two blocks from the childhood home of jazz great, John Coltrane
- * Three blocks from the Historical Washington St. District

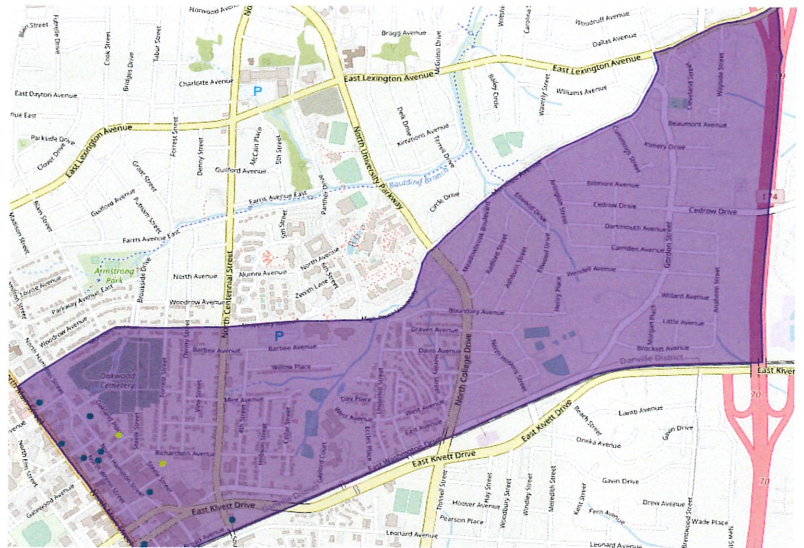
Jamestown Bypass

- * Part of the New Front Door into the city is 1.4 miles from the entrance of a historical district that is rich in culture and history
- * Core City Plan / Pedestrian Friendly
- * Potential Developers/Investors

OPPORTUNITY ZONE

What is a Qualified Opportunity Zone Fund?

A Qualified Opportunity Fund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a Qualified Opportunity Zone.

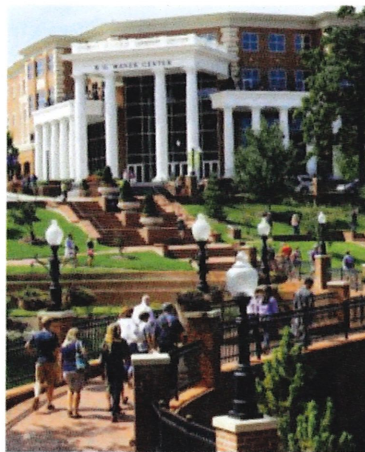


East Central High Point

Higher education in Downtown High Point Two higher education campuses are an important part of Downtown High Point.



An Art & Cultural Center will serve as a Third level of education for downtown High Point.



High Point University

High Point University has been growing in programs, facilities, workforce, and students, with a recent focus on graduate health sciences and pharmacy programs.

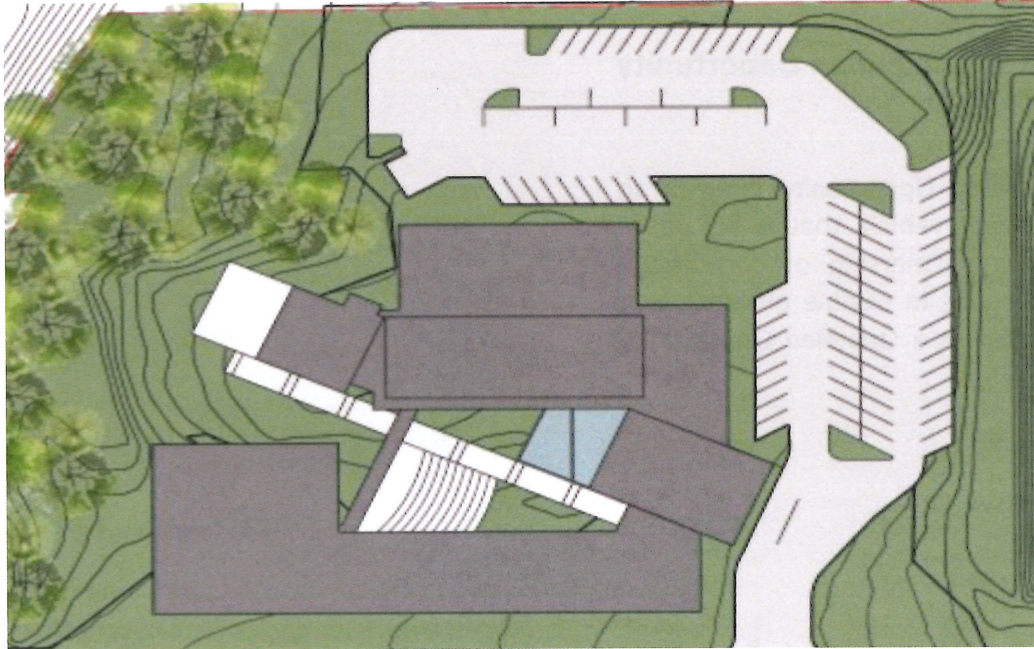
- The new graduate health sciences facility offers advanced research facilities and lab space that rival the best in the nation, including a human biomechanics and physiology lab, biomedical research facilities, a gross anatomy lab, standardized client space, medical simulation labs and more.
- HPU has nine academic schools. In addition to health sciences (physician assistant, physical therapy, exercise science, athletic training), those academic schools include business, pharmacy, engineering, arts and sciences, communication, education, art and design, and undergraduate sciences.
- The university is High Point's sixth largest employer, with more than 1,900 employees.
- More than 100,000 visitors come to campus to tour HPU or attend major campus events.

Guilford Tech – High Point Campus

The High Point campus of Guilford Technical Community College has eight buildings, covering 16 acres and over 200,000 square feet.

- The campus serves 2,500 students each semester in programs such as Pharmacy Technology, Human Services Technology, Simulation and Gaming Design, continuing education, and more.
- The High Point Campus is also home of the Larry Gatlin School of Entertainment Technology, which has a large, state-of-the-art studio, as well as lighting, sound, and music labs.





THE FACILITY

Yalik's African American Art & Cultural Movement will be located in the heart of High Point, near the Historical District of Washington Street. It will serve as one of the entry points to experience the rich history of what was previously known as one of the most prominent Black communities in High Point.

This contemporary 53,000 sq. ft. facility will be designed to house multiple exhibition galleries, a professional theatre with state-of-the-art audio-visual capabilities for performances, a multipurpose space that can be utilized for a variety of events.

This spectacular venue will explore the African American community from it's earliest Black settlers to today's current leaders; there is always a time to put leadership on display.

BENEFITS + IMPACTS

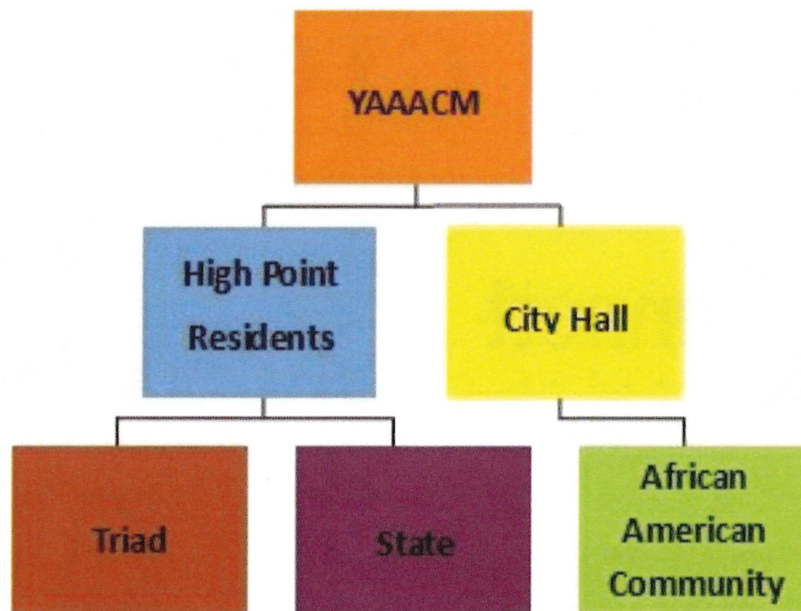
An African American cultural center could:

Bridge Communities: Bring together residents from all over High Point and would connect the African American community to the triad & state.

Be a leader in equity + inclusivity: Play a leading role in issues related to equity and a perceived disparity between City leadership and the African American community.

Provide an unfiltered experience: Be a space where the history and culture of the African American community is shared in their word & from their own perspectives.

Set a precedent for a sustainable building: Be a leader in sustainable building in High Point.



PROGRAM OPPORTUNITIES

- * Permanent + temporary exhibitions
- * Youth-specific educational programming
- * Hands-on educational programming for all ages
- * Performing Arts, Film Presentations, Lectures
Broadcast/Podcast
- * Festivals and special events programming
- * Arts, nonprofit and community rentals



HIGH POINT
UNIVERSITY



WINSTON-SALEM
STATE UNIVERSITY

USES, USERS + PARTNER

POTENTIAL PARTNERS

Local School System

- * Develop and delivery of educational programs

Regional Cultural Events: such as:

Black Theater Festival-Winston Salem, N.C.
African American Cultural Festival-North Carolina
History Museum, Raleigh, N.C.

- * Programming partnerships
- * Marketing partnerships

Regional Colleges and Universities

- * Research functions to support
- * exhibitions and programs
- * Partnerships for Lectures
- * Connections to existing archives and
collections

Regional & Public Radio

- * On-site programming



THE UNIVERSITY OF NORTH CAROLINA

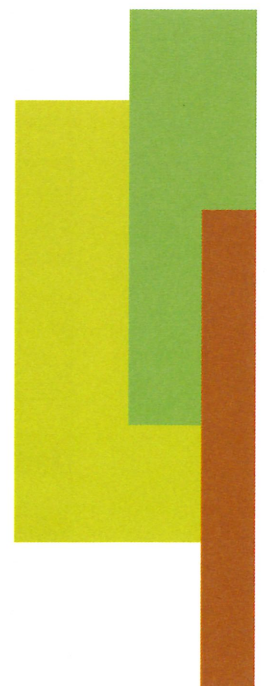
GREENSBORO



NORTH CAROLINA AGRICULTURAL
AND TECHNICAL STATE UNIVERSITY

PERFORMANCE OPERATING BUDGET

- * A performance operating budget has been projected for the new cultural center, starting the first year, and extending through the first five years of operations.
- * We first projected earned income, which comes mostly through rentals and internal programs. Then we forecast staff and other operating expenses based on that growing set of activities. Finally, we suggest what sources and levels of contributed income are required to sustain operations.
- * Overall, the center will be fully activated and will deliver significant value to the community from the outset, with over one-half of the budget supported by earned income.



Pro Forma Income Statement Year 1 Quarter 1				
Income Statement ▾	Month 1 ▾	Month 2 ▾	Month 3 ▾	Quarter ▾
Revenues	477,598.33	491,926.28	506,684.07	1,476,208.69
COGS	95,519.67	98,385.26	101,336.81	295,241.74
Gross Profit	382,078.67	393,541.03	405,347.26	1,180,966.95
Expenses				
Salary	59,102.33	59,102.33	59,102.33	177,307.00
Labor	2,531.58	2,531.58	2,531.58	7,594.73
Advertising	500.00	500.00	500.00	1,500.00
Office Expen.	400.00	412.00	424.36	1,236.36
Rent	1,000.00	1,000.00	1,000.00	3,000.00
Utilities	2,350.00	2,420.50	2,493.12	7,263.62
Legal / Account	250.00	250.00	250.00	750.00
Insurance	200.00	200.00	200.00	600.00
Depreciation	2,000.00	2,000.00	2,000.00	6,000.00
Other	500.00	500.00	500.00	1,500.00
Total Expenses	68,833.91	68,916.41	69,001.39	206,751.71
EBIT	313,244.76	324,624.62	336,345.87	974,215.25
Interest Expense	-	-	-	-
EBT	313,244.76	324,624.62	336,345.87	974,215.25
Taxes	65,781.40	68,171.17	70,632.63	204,585.20
Net Income	247,463.36	256,453.45	265,713.24	769,630.04

Pro Forma Income Statement - Common Size				
Income Statement ▾	Month 1 ▾	Month 2 ▾	Month 3 ▾	Quarter ▾
Sales Growth	3.00%	3.00%	3.00%	6.09%
Revenues	100.00%	100.00%	100.00%	100.00%
Cost of goods Sold	20.00%	20.00%	20.00%	20.00%
Gross Profit	80.00%	80.00%	80.00%	80.00%
Expenses				
Salary	15.47%	15.02%	14.58%	15.01%
Labor	0.66%	0.64%	0.62%	0.64%
Advertising	0.13%	0.13%	0.12%	0.13%
Office Expenses	0.10%	0.10%	0.10%	0.10%
Rent	0.26%	0.25%	0.25%	0.25%
Utilities	0.62%	0.62%	0.62%	0.62%
Legal / Account	0.07%	0.06%	0.06%	0.06%
Insurance	0.05%	0.05%	0.05%	0.05%
Depreciation	0.52%	0.51%	0.49%	0.51%
Other	0.13%	0.13%	0.12%	0.13%
Total Expenses	18.02%	17.51%	17.02%	17.51%
EBIT	81.98%	82.49%	82.98%	82.49%
Interest Expense	0.00%	0.00%	0.00%	0.00%
Earnings before taxes	81.98%	82.49%	82.98%	82.49%
Taxes	21.00%	21.00%	21.00%	21.00%
Net Income	60.98%	61.49%	61.98%	61.49%

Pro Forma Income Statement Year 1 Quarter 2				
Income Statement ▾	Month 1 ▾	Month 2 ▾	Month 3 ▾	Quarter ▾
Revenues	521,884.59	537,541.13	553,667.37	1,613,093.09
COGS	104,376.92	107,508.23	110,733.47	322,618.62
Gross Profit	417,507.68	430,032.91	442,933.89	1,290,474.47
Expenses				
Salary	59,102.33	59,102.33	59,102.33	177,307.00
Labor	2,531.58	2,531.58	2,531.58	7,594.73
Advertising	500.00	500.00	500.00	1,500.00
Office Expen.	437.09	450.20	463.71	1,351.00
Rent	1,000.00	1,000.00	1,000.00	3,000.00
Utilities	2,567.91	2,644.95	2,724.29	7,937.15
Legal / Account	250.00	250.00	250.00	750.00
Insurance	200.00	200.00	200.00	600.00
Depreciation	2,000.00	2,000.00	2,000.00	6,000.00
Other	500.00	500.00	500.00	1,500.00
Total Expenses	69,088.91	69,179.06	69,271.91	207,539.88
EBIT	348,418.77	360,853.85	373,661.98	1,082,934.59
Interest Expense	-	-	-	-
EBT	348,418.77	360,853.85	373,661.98	1,082,934.59
Taxes	73,167.94	75,779.31	78,469.02	227,416.26
Net Income	275,250.83	285,074.54	295,192.96	855,518.33

Pro Forma Income Statement - Common Size				
Income Statement ▾	Month 1 ▾	Month 2 ▾	Month 3 ▾	Quarter ▾
Sales Growth	3.00%	3.00%	3.00%	6.09%
Revenues	100.00%	100.00%	100.00%	100.00%
Cost of goods Sold	20.00%	20.00%	20.00%	20.00%
Gross Profit	80.00%	80.00%	80.00%	80.00%
Expenses				
Salary	14.16%	13.74%	13.34%	13.74%
Labor	0.61%	0.59%	0.57%	0.59%
Advertising	0.12%	0.12%	0.11%	0.12%
Office Expenses	0.10%	0.10%	0.10%	0.10%
Rent	0.24%	0.23%	0.23%	0.23%
Utilities	0.62%	0.62%	0.62%	0.62%
Legal / Account	0.06%	0.06%	0.06%	0.06%
Insurance	0.05%	0.05%	0.05%	0.05%
Depreciation	0.48%	0.47%	0.45%	0.46%
Other	0.12%	0.12%	0.11%	0.12%
Total Expenses	16.55%	16.09%	15.64%	16.08%
EBIT	83.45%	83.91%	84.36%	83.92%
Interest Expense	0.00%	0.00%	0.00%	0.00%
Earnings before taxes	83.45%	83.91%	84.36%	83.92%
Taxes	21.00%	21.00%	21.00%	21.00%
Net Income	62.45%	62.91%	63.36%	62.92%

Pro Forma Income Statement Year 1 Quarter 3				
Income Statement ▼	Month 1 ▼	Month 2 ▼	Month 3 ▼	Quarter ▼
Revenues	570,277.39	587,385.71	605,007.28	1,762,670.37
COGS	114,055.48	117,477.14	121,001.46	352,534.07
Gross Profit	456,221.91	469,908.57	484,005.82	1,410,136.30
Expenses				
Salary	59,102.33	59,102.33	59,102.33	177,307.00
Labor	2,531.58	2,531.58	2,531.58	7,594.73
Advertising	500.00	500.00	500.00	1,500.00
Office Expen.	437.09	450.20	463.71	1,351.00
Rent	1,000.00	1,000.00	1,000.00	3,000.00
Utilities	2,567.91	2,644.95	2,724.29	7,937.15
Legal / Account	250.00	250.00	250.00	750.00
Insurance	200.00	200.00	200.00	600.00
Depreciation	2,000.00	2,000.00	2,000.00	6,000.00
Other	500.00	500.00	500.00	1,500.00
Total Expenses	69,088.91	69,179.06	69,271.91	207,539.88
EBIT	387,133.00	400,729.51	414,733.91	1,202,596.42
Interest Expense	-	-	-	-
EBT	387,133.00	400,729.51	414,733.91	1,202,596.42
Taxes	81,297.93	84,153.20	87,094.12	252,545.25
Net Income	305,835.07	316,576.31	327,639.79	950,051.17

Pro Forma Income Statement - Common Size				
Income Statement ▼	Month 1 ▼	Month 2 ▼	Month 3 ▼	Quarter ▼
Sales Growth	3.00%	3.00%	3.00%	6.09%
Revenues	100.00%	100.00%	100.00%	100.00%
Cost of goods Sold	20.00%	20.00%	20.00%	20.00%
Gross Profit	80.00%	80.00%	80.00%	80.00%
Expenses				
Salary	12.95%	12.58%	12.21%	12.57%
Labor	0.55%	0.54%	0.52%	0.54%
Advertising	0.11%	0.11%	0.10%	0.11%
Office Expenses	0.10%	0.10%	0.10%	0.10%
Rent	0.22%	0.21%	0.21%	0.21%
Utilities	0.56%	0.56%	0.56%	0.56%
Legal / Account	0.05%	0.05%	0.05%	0.05%
Insurance	0.04%	0.04%	0.04%	0.04%
Depreciation	0.44%	0.43%	0.41%	0.43%
Other	0.11%	0.11%	0.10%	0.11%
Total Expenses	15.14%	14.72%	14.31%	14.72%
EBIT	84.86%	85.28%	85.69%	85.28%
Interest Expense	0.00%	0.00%	0.00%	0.00%
Earnings before taxes	84.86%	85.28%	85.69%	85.28%
Taxes	21.00%	21.00%	21.00%	21.00%
Net Income	63.86%	64.28%	64.69%	64.28%

Pro Forma Income Statement Year 1 Quarter 4				
Income Statement ▼	Month 1 ▼	Month 2 ▼	Month 3 ▼	Quarter ▼
Revenues	623,157.50	641,852.22	661,107.79	1,926,117.51
COGS	124,631.50	128,370.44	132,221.56	385,223.50
Gross Profit	498,526.00	513,481.78	528,886.23	1,540,894.01
Expenses				
Salary	59,102.33	59,102.33	59,102.33	177,307.00
Labor	2,531.58	2,531.58	2,531.58	7,594.73
Advertising	500.00	500.00	500.00	1,500.00
Office Expen.	437.09	450.20	463.71	1,351.00
Rent	1,000.00	1,000.00	1,000.00	3,000.00
Utilities	2,567.91	2,644.95	2,724.29	7,937.15
Legal / Account	250.00	250.00	250.00	750.00
Insurance	200.00	200.00	200.00	600.00
Depreciation	2,000.00	2,000.00	2,000.00	6,000.00
Other	500.00	500.00	500.00	1,500.00
Total Expenses	69,088.91	69,179.06	69,271.91	207,539.88
EBIT	429,437.09	444,302.72	459,614.32	1,333,354.13
Interest Expense	-	-	-	-
EBT	429,437.09	444,302.72	459,614.32	1,333,354.13
Taxes	90,181.79	93,303.57	96,519.01	280,004.37
Net Income	339,255.30	350,999.15	363,095.31	1,053,349.76

Pro Forma Income Statement - Common Size				
Income Statement ▼	Month 1 ▼	Month 2 ▼	Month 3 ▼	Quarter ▼
Sales Growth	3.00%	3.00%	3.00%	6.09%
Revenues	100.00%	100.00%	100.00%	100.00%
Cost of goods Sold	20.00%	20.00%	20.00%	20.00%
Gross Profit	80.00%	80.00%	80.00%	80.00%
Expenses				
Salary	11.86%	11.51%	11.17%	11.51%
Labor	0.51%	0.49%	0.48%	0.49%
Advertising	0.10%	0.10%	0.09%	0.10%
Office Expenses	0.09%	0.09%	0.09%	0.09%
Rent	0.20%	0.19%	0.19%	0.19%
Utilities	0.52%	0.52%	0.52%	0.52%
Legal / Account	0.05%	0.05%	0.05%	0.05%
Insurance	0.04%	0.04%	0.04%	0.04%
Depreciation	0.40%	0.39%	0.38%	0.39%
Other	0.10%	0.10%	0.09%	0.10%
Total Expenses	13.86%	13.47%	13.10%	13.47%
EBIT	86.14%	86.53%	86.90%	86.53%
Interest Expense	0.00%	0.00%	0.00%	0.00%
Earnings before taxes	86.14%	86.53%	86.90%	86.53%
Taxes	21.00%	21.00%	21.00%	21.00%
Net Income	65.14%	65.53%	65.90%	65.53%

Pro Forma Income Statement Annual Summary				
Income Statement ▼	Quarter 1 ▼	Quarter 2 ▼	Quarter 3 ▼	Quarter 4 ▼
Revenues	1,476,208.69	1,613,093.09	1,762,670.37	1,926,117.51
COGS	295,241.74	322,618.62	352,534.07	385,223.50
Gross Profit	1,180,966.95	1,290,474.47	1,410,136.30	1,540,894.01
	-	-	-	-
Expenses	-	-	-	-
Salary	177,307.00	177,307.00	177,307.00	177,307.00
Labor	7,594.73	7,594.73	7,594.73	7,594.73
Advertising	1,500.00	1,500.00	1,500.00	1,500.00
Office Expen.	1,236.36	1,351.00	1,351.00	1,351.00
Rent	3,000.00	3,000.00	3,000.00	3,000.00
Utilities	7,263.62	7,937.15	7,937.15	7,937.15
Legal / Account	750.00	750.00	750.00	750.00
Insurance	600.00	600.00	600.00	600.00
Depreciation	6,000.00	6,000.00	6,000.00	6,000.00
Other	1,500.00	1,500.00	1,500.00	1,500.00
Total Expenses	206,751.71	207,539.88	207,539.88	207,539.88
	-	-	-	-
EBIT	974,215.25	1,082,934.59	1,202,596.42	1,333,354.13
Interest Expense	-	-	-	-
EBT	974,215.25	1,082,934.59	1,202,596.42	1,333,354.13
Taxes	204,585.20	227,416.26	252,545.25	280,004.37
Net Income	769,630.04	855,518.33	950,051.17	1,053,349.76

Pro Forma Income Statement Annual Summary - Common Size				
Income Statement ▼	Month 1 ▼	Month 2 ▼	Month 3 ▼	Quarter ▼
Revenues	100.00%	100.00%	100.00%	100.00%
Cost of goods Sold	20.00%	20.00%	20.00%	20.00%
Gross Profit	80.00%	80.00%	80.00%	80.00%
Expenses				
Salary	15.01%	13.74%	12.57%	11.51%
Labor	0.64%	0.59%	0.54%	0.49%
Advertising	0.13%	0.12%	0.11%	0.10%
Office Expenses	0.10%	0.10%	0.10%	0.09%
Rent	0.25%	0.23%	0.21%	0.19%
Utilities	0.62%	0.62%	0.56%	0.52%
Legal / Account	0.06%	0.06%	0.05%	0.05%
Insurance	0.05%	0.05%	0.04%	0.04%
Depreciation	0.51%	0.46%	0.43%	0.39%
Other	0.13%	0.12%	0.11%	0.10%
Total Expenses	17.51%	16.08%	14.72%	13.47%
EBIT	82.49%	83.92%	85.28%	86.53%
Interest Expense	0.00%	0.00%	0.00%	0.00%
Earnings before taxes	82.49%	83.92%	85.28%	86.53%
Taxes	21.00%	21.00%	21.00%	21.00%
Net Income	61.49%	62.92%	64.28%	65.53%

Five Year Projection

Pro Forma Income Statement - Base					
Income Statement	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	6,778,089.67	6,981,432.36	7,190,875.33	7,406,601.59	7,628,799.63
COGS	1,355,617.93	1,396,286.47	1,438,175.07	1,481,320.32	1,525,759.93
Gross Profit	5,422,471.73	5,585,145.88	5,752,700.26	5,925,281.27	6,103,039.71
Expenses					
Salary	709,228.00	719,866.42	730,664.42	741,624.38	752,748.75
Labor	30,378.92	31,290.29	32,229.00	33,195.87	34,191.74
Advertising	6,000.00	6,060.00	6,120.60	6,181.81	6,243.62
Office Expen.	5,289.37	5,342.27	5,395.69	5,449.65	5,504.14
Rent	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00
Utilities	31,075.06	31,385.81	31,699.67	32,016.67	32,336.83
Legal / Account	3,000.00	3,030.00	3,060.30	3,090.90	3,121.81
Insurance	2,400.00	2,424.00	2,448.24	2,472.72	2,497.45
Depreciation	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00
Other	6,000.00	6,060.00	6,120.60	6,181.81	6,243.62
Total Expenses	829,371.35	841,458.78	853,738.51	866,213.80	878,887.97
EBIT	4,593,100.38	4,743,687.10	4,898,961.75	5,059,067.47	5,224,151.73
Interest Expense	-	-	-	-	-
EBT	4,593,100.38	4,743,687.10	4,898,961.75	5,059,067.47	5,224,151.73
Taxes	964,551.08	996,174.29	1,028,781.97	1,062,404.17	1,097,071.86
Net Income	3,628,549.30	3,747,512.81	3,870,179.78	3,996,663.30	4,127,079.87

Pro Forma Income Statement - Common Size					
Income Statement	Year 1	Year 2	Year 3	Year 4	Year 5
Sales Growth	3.00%	3.00%	3.00%	3.00%	3.00%
Revenues	100.00%	100.00%	100.00%	100.00%	100.00%
Cost of goods Sold	20.00%	20.00%	20.00%	20.00%	20.00%
Gross Profit	80.00%	80.00%	80.00%	80.00%	80.00%
Expenses					
Salary	52.32%	51.56%	50.80%	50.07%	49.34%
Labor	0.56%	0.56%	0.56%	0.56%	0.56%
Advertising	0.11%	0.11%	0.11%	0.10%	0.10%
Office Expenses	0.39%	0.38%	0.38%	0.37%	0.36%
Rent	0.22%	0.21%	0.21%	0.20%	0.20%
Utilities	0.57%	0.56%	0.55%	0.54%	0.53%
Legal / Account	0.22%	0.22%	0.21%	0.21%	0.20%
Insurance	0.04%	0.04%	0.04%	0.04%	0.04%
Depreciation	0.44%	0.43%	0.42%	0.41%	0.39%
Other	0.11%	0.11%	0.11%	0.10%	0.10%
Total Expenses	54.99%	54.18%	53.39%	52.60%	51.83%
EBIT	84.70%	84.93%	85.16%	85.38%	85.60%
Interest Expense	0.00%	0.00%	0.00%	0.00%	0.00%
Earnings before taxes	84.70%	84.93%	85.16%	85.38%	85.60%
Taxes	21.00%	21.00%	21.00%	21.00%	21.00%
Net Income	63.70%	63.93%	64.16%	64.38%	64.60%

Capital Budget

Capital Budgeting - Cash Flow Statement						
Capital Budgeting ▾	Year 0 ▾	Year 1 ▾	Year 2 ▾	Year 3 ▾	Year 4 ▾	Year 5 ▾
Investment	(500,000)					
Net Income		3,628,549	3,747,513	3,870,180	3,996,663	4,127,080
Depreciation		24,000	24,000	24,000	24,000	24,000
Net Cash Flow	(500,000)	3,652,549	3,771,513	3,894,180	4,020,663	4,151,080
NPV	\$15,981,712					
IRR	734%					

PLACES & SPACES THAT DEMONSTRATE THE BIG IDEA

- * Community/Sharing//Gathering
- * Education/Learning—Flexible Education/Multipurpose, Meeting Rooms
- * History/Culture/Tradition-Exhibition
- * Sustainability (Programmatic, Activity and Environmental) - Space that facilitate “sustainability”

OPERATING GOALS

- * Highlight African American heritage and culture in the region for the benefit of all African Americans, the permanent regional population and visitors in the area.
- * Provide affordable access to well-equipped performances, rehearsal, and support spaces to local and regional African American artists and art organizations.
- * Support local businesses, government, the CVB, and citizens with professional meeting and event facilities.
- * Contribute to the economic vitality of High Point and the wider region with active facilities that drive economic and community development; and
- * Utilize a sustainable business model primarily driven by earned income.

The goals will guide leadership towards good decisions in the day-to-day operations of new facilities. Each goal makes sense and seems reasonable. It is the combination of these goals that is challenging-providing access, staying busy, and managing costs in a way that the facility delivers value to the community while remaining financially sustainable.

GOVERNANCE

We would also stress the importance of developing strong partnerships in order to fully realize the potential of the center, we would encourage the further development of partnerships with the following groups:

- * The City of High Point will provide ongoing operating support on the basis of programs and activities that serve a range of city residents.
- * Regional and School Districts-a partnership in the development and delivery of programs serving local school children.
- * Local and Regional Colleges-can provide student labor, support exhibition efforts and also partner on various programs.
- * Regional Cultural Facilities and Programs-also a partner on program development and delivery plus support for regional marketing efforts.

ECONOMIC IMPACTS

Beyond quantitative impacts, a African American cultural center can have additional qualitative impacts:

- * This project could be a catalytic for revitalization in the historical Washington St. area, growth and development in the east-central core area.
- * The center can play a role in corporate recruitment, and attracting more progressive and diverse companies, workers and residents to High Point.
- * The center could be an important aspect of developing more tourism attracting African Americans from throughout the region.

East Central High Point



Annual Black Fine Art Show



Tourism



Hotel Stay



INTERNSHIPS:

Interning at Yalik's African American Art & Cultural Movement will be a perfect opportunity for area students to explore and work towards their goals while creating meaningful mentor relationships with visual and performing artists as well as arts and culture employees.

JOB OPPORTUNITIES:



MEMBERSHPS:

- * Unlimited admission to Yalik's Modern Art Gallery Visual Art Exhibits
- * Private exhibitions previews
- * Personalized membership card

Each level includes the benefits of all preceding levels. The tax-deductible portion of your gift is listed at each level.

Individuals - \$00

(Fully tax-deductible)

Membership benefits for one adult

Join / renew

Senior Citizens / Students - \$00

(Fully tax-deductible)

Students must show Student ID Card

Membership benefits for one senior citizen (62 yrs. +) or student

Join / renew



Family - \$00

(\$55 tax – deductible)

Membership benefits for two adults and children under 18

Join / renew

Patron - \$000

(\$450 tax-deductible)

Invitations to special programs and preview receptions

Join / renew

Donor - \$0000

(\$950 tax-deductible)

Priority notification of select donor events including private receptions with visiting artists, authors.
Invitation to special exhibits.

Join / renew

VOLUTEER OPPORTUNITIES:

Yalik's Art & Cultural Movement volunteers will work directly with visitors and staff to add to the visitor's experience as well as provide critical behind the scenes support.

Benefits of Volunteering

Volunteers enjoy a variety of rewards, including:

- * Contributing to the success of arts and culture in the triad area.
- * Expanding their knowledge about African American art, the history and culture of High Point.
- * Forming new friendships.



CASE STATEMENT:

With a eight acre site in the east central core area identified and the land donated to the project by the city of High Point, the cultural center will propose to tell the story of African Americans in High Point.

This will be the place that brings people together, provide education and celebrate African American history and culture in the triad area.

The center will also provide a much-needed facility for the local community and will further enhance High Point's plan for a more culturally diverse community. The center will be sustained with an appropriate and achievable mix of earned and contributed income. For those reasons, the African American Art & Cultural Center is a project worthy of support.

The cultural center wishes to strengthen communities by fostering unity, self-determination, cooperative economics, collective work, and creativity at a level of excellence.



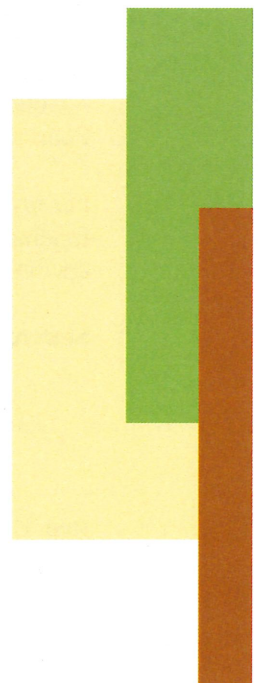
CONCLUSIONS + RECOMMENDATIONS

FACILITY RECOMMENDATIONS

A regional African American Art & Cultural Center in the east central core area.

- * Focuses on providing education and experiences related to regional African American history and culture.
- * Serves as a regional designation and resource that is also centered on community.
- * Operates as a cultural center as opposed to a museum.
- * Includes informal and flexible spaces.
- * Is authentic to the local and regional African American experience.

An African American cultural facility would be a key tourist attraction to the City of High Point and the triad area. It will also be an educational experience for it will show the contributions of African Americans to the City of High Point.





North Carolina General Assembly
House of Representatives

REPRESENTATIVE CECIL BROCKMAN
60TH DISTRICT

December 10, 2020

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 increasing equality and 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 the past I have made securing funding for High Point-specific projects a priority of mine. I will continue to do that in the upcoming session. I hope you will give this project your full consideration as well.

Sincerely,

A handwritten signature in blue ink that reads "C. Brockman".

Rep. Cecil Brockman



**GUILFORD COUNTY
BOARD OF COUNTY COMMISSIONERS**

P.O. Box 3427
GREENSBORO, NORTH CAROLINA 27402

TELEPHONE (336) 641-3351
FAX (336) 641-6833
www.guilfordcountync.gov

December 18, 2020

To Whom It May Concern,

I am honored to offer my support to establish Yalik's African American Museum and Cultural Movement as a center where African American history, contributions and achievements are explored and celebrated within the City of High Point. African American museums are important institutions that preserve traditions and community values, and High Point deserves a space dedicated to chronicling and commemorating the important role this city, region and state have played in advancing the African American legacy.

Beyond its role as a repository of African American accomplishments, the museum has the potential to drive economic growth in this area by serving as a national, even international, tourist attraction and special events venue. Museum visitors will dine in restaurants and purchase goods from retailers within High Point, Guilford County and the Piedmont region, circulating revenue that can be used to support our local schools, organizations and businesses.

Again, I wholeheartedly support establishing Yalik's African American Museum and Cultural Movement as an archival institution in the City of High Point and look forward to partnering in this initiative to preserve and celebrate African American history and heritage.

Sincerely,

A handwritten signature in cursive script, reading "J. Carlvena Foster".

J. Carlvena Foster, Vice Chair
Guilford County Board of Commissioners – District 1



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YALIK'S

AFRICAN AMERICAN ART
& CULTURAL MOVEMENT

Yalik's
African American

Art & Cultural Movement

Let The Movement Begin...

Introduction



- Yalik's African American Art & Cultural Center, a new contemporary center with a global perspective.
- State-of-the-art venue.
- Designed to house multiple exhibition galleries, a professional theatre with state-of-the-art audio-visual capabilities for performances, a multipurpose space that can be utilized for a variety of events.

Mission, Vision & Goals



Mission: Yalik's African American Art & Cultural Center will inspire lifelong learning, advance knowledge, strengthen our community's awareness of the African American contribution and enhance the community's multicultural experience.

Vision: For visitors to be immersed in the cultural experience of history through visual art, exhibits and performances.

Goals: Our goal is to preserve history, teach history, and encourage the experience of a cross-cultural understanding, through multiple platforms and sensory applications of art.



What Do Yalik's Mean...



The capacity to change the world for the better and the spirit of the community.



State of the Art Facility/Dramatic Exterior



Community Friendly Street Scape



The center will offer a walkable, bikeable surrounding connecting friendly routes to our destination and making it safe and convenient for people to walk, run, bike.

Immersed in a multicultural experience

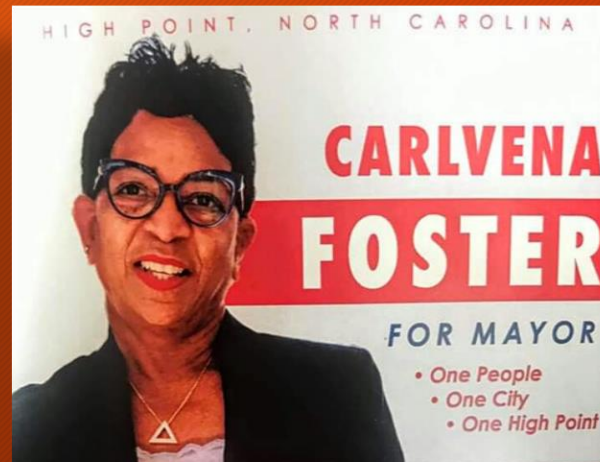
Visitors will be transported through the history of High Point as well as other multicultural historical contributions. Through an extensive array of exhibits and theatrical performances each visitor will be drawn into a bygone time but hope for an uplifted future.



Community Contribution



From High Point's earliest Black settlers to today's current leaders; there is always a time to put leadership on display.



Interactive Sensory Exhibits



Interactive kiosks will provide an opportunity for visitors to actively engage with exhibits. This medium will enhance the learning experience for all ages while showcasing historical content in an exciting and accessible way.

Persistent Challenges of History



1950s



1960s



2020

Like other cities throughout the country, High Point is not immune to civil unrest. Explore the city's historical involvement in civil unrest from the early days of the civil rights movement to today's current climate.

Legacy/Donors Space

Dr. Robert (Bob) J. Brown is the CEO & Founder of B&C International, a global business management consulting firm. a pioneer in crisis management, multi-cultural communication and race relations, Brown advised, traveled with, and raised money for the late Dr. Martin Luther King, Jr. He. was a close friend and confidant to the Mandela family. Brown assisted in the election of Robert F. Kennedy into the United States Senate. He served as Special Assistant to President Richard Nixon.



Partnership with Local Museums



Local and regional museums can collaborate on projects, exhibits, programs, lectures, guest speakers, etc. to bring a more diverse group of visitors to explore all that High Point has to offer.



Space for Local/Up & Coming Artists

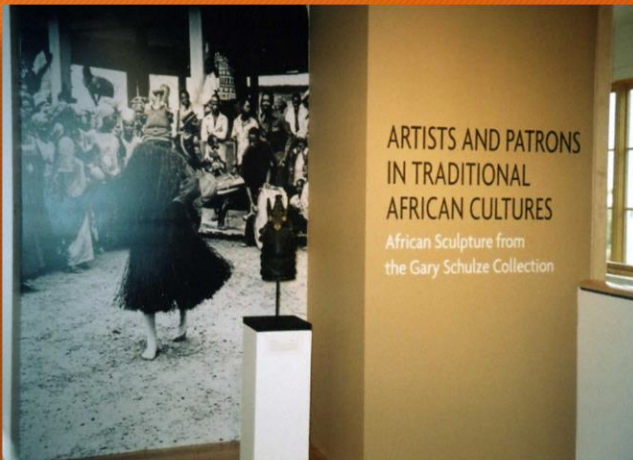


Art Classes



Art classes for all ages

Special Collections



The history of African textiles spans centuries in time and reflects the ancestral traditions of the African people. Learning about the types of fabrics used in cloth-making and understanding their cultural significance are major African people have a long history of producing intricate textiles, which we know from evidence ranging from the fabrics themselves to renderings on ancient tombs and pyramids. And in general, African sculpture represents human form, occasionally animal or both (as in a totem figure) and may be spiritual in nature.

Special Exhibits and Installations

Travelling Installations &
Exhibits from across the country



Library & Lecture Hall



Multipurpose space that can be utilized for meetings, forums, lectures and workshops; a library with a large array of literature and artifacts focused on African American history, culture & life.



Current African American Cultural Centers



National Museum of African American History & Culture - 1991
Richmond, Virginia. 350,000 sq. ft. 10 stories. \$540 million

Birmingham Civil Rights Institute – 1992
Birmingham, Alabama. 58,000 sq. ft. 3 stories ?? million

International Civil Rights Museum – 2001
Greensboro, NC. 30,000 sq. ft. 2 stories. \$\$??

Harvey Gantt African American Arts & Cultural Center– 2009
Charlotte, NC. 46,500 sq. ft. 4 stories. \$18.6 million

National Memorial for Peace & Justice (The Lynching Memorial) – 2018
Montgomery, Alabama. 11,000 sq. ft. 2 Stories. \$20 million

Mississippi Civil Rights Museum – 2017
Jackson, Mississippi. 112,500 sq. ft. 3 stories. \$17 million

International African American Museum – 2022
Charleston, SC. 40,000 sq. ft. 3 Stories. \$90 million



Nearest African American Cultural Centers

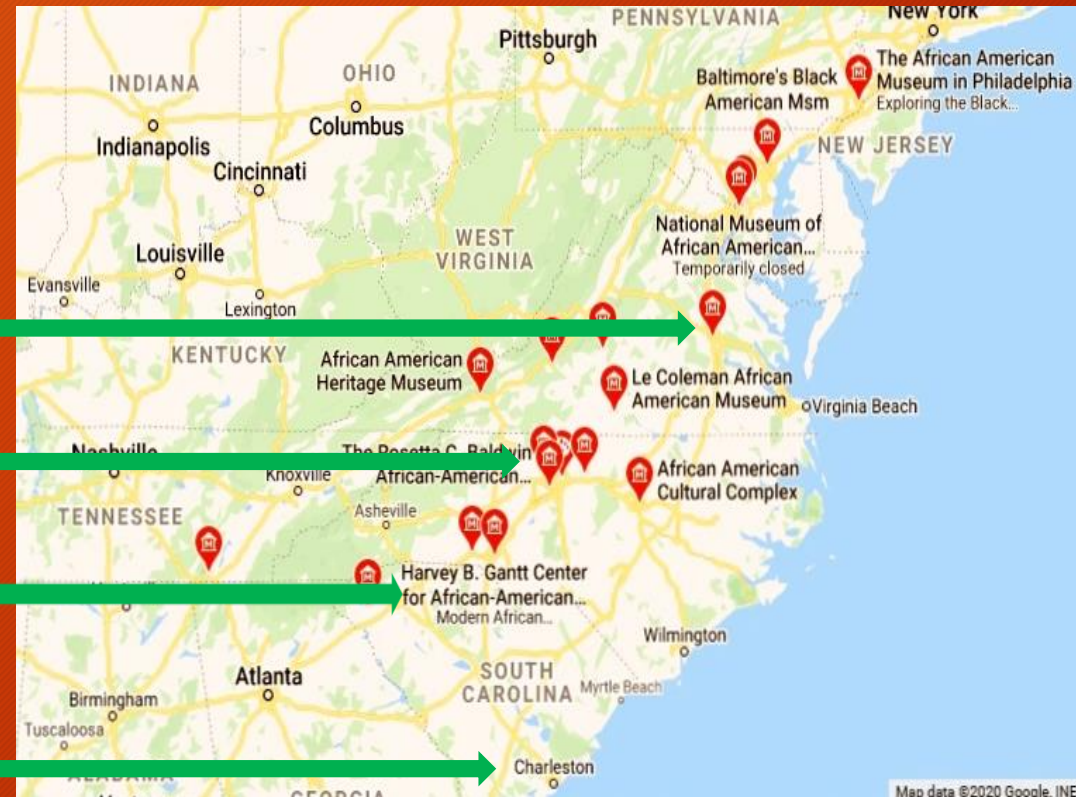


National Museum of African American History & Culture -
Richmond V.A.

Yalik's African American Art & Cultural Movement –
High Point N.C.

Harvey Gant Center for African American Arts & Culture -
Charlotte, N.C.

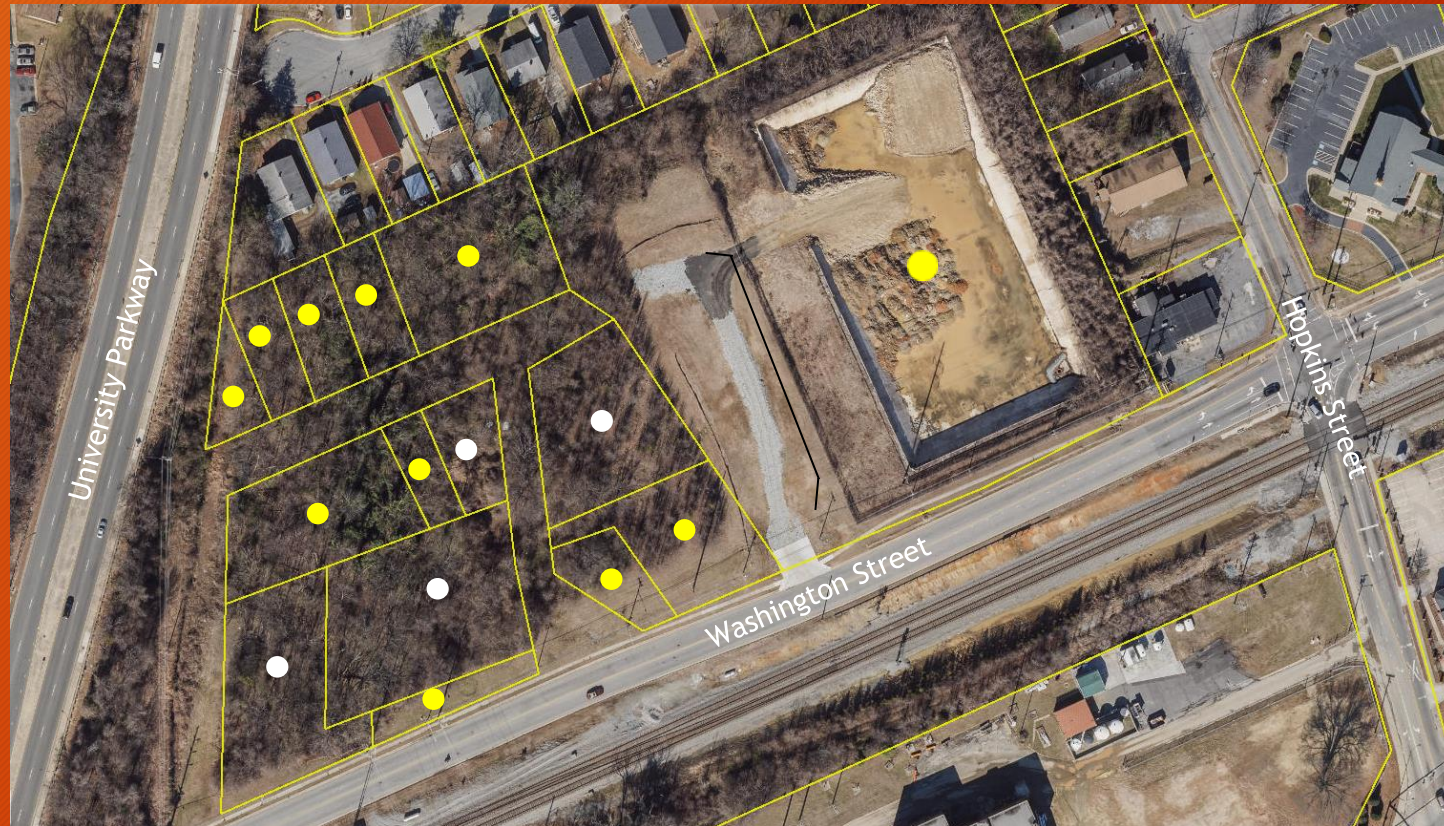
International African American – Charleston S.C.



Potential Site

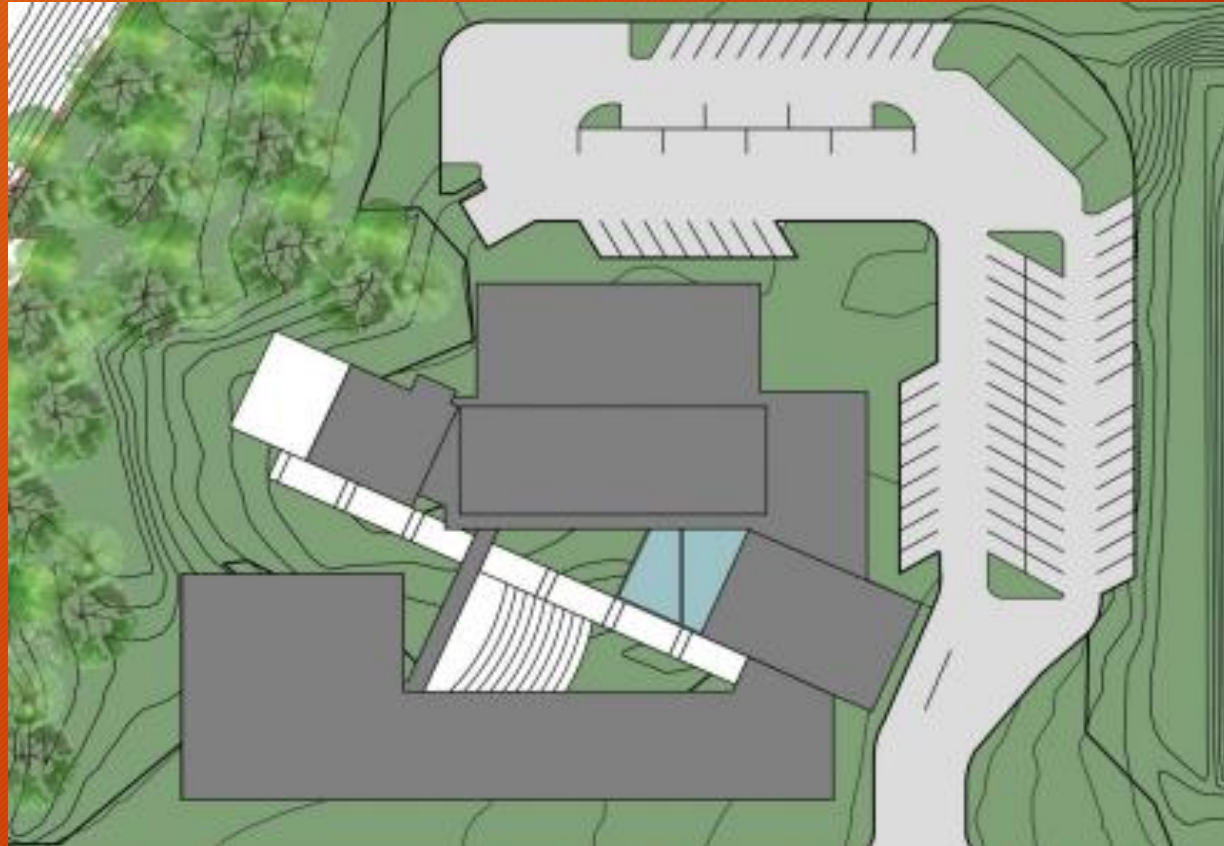
Property Owners

- City of High Point
 - High Point Housing Authority
- Currently zoned as: Lite Industrial



Potential Site – East Central High Point

Samet Corp.
CJMW Architecture,
Winston Salem, NC



Floor Plan

53,000 sq. ft.
State-of-the Art Facility



Exterior Facade



Forward Together



The Cultural Center wishes to strengthen communities by fostering unity, self-determination, cooperative economics, collective work, and creativity at a level of excellence.



“We are not just a cultural center; we are a movement.”

RESOLUTION
APPROVING DONATION OF SURPLUS COMPUTER EQUIPMENT
TO FAIR GROVE FIRE DEPARTMENT
PURSUANT TO S.S. 160A-280

WHEREAS, the City of High Point owns Motorola XTS 5000 radios which are no longer useful to the City and should be declared as surplus to the City's needs; and

WHEREAS, N.C.G.S. 160A-280 allows cities to donate to a nonprofit corporation any personal property that the City Council deems surplus, obsolete, or unused; and

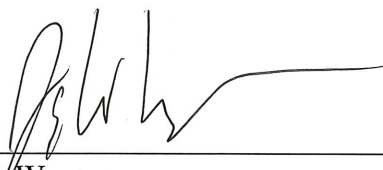
WHEREAS, City staff recommends that the above-described City equipment be declared surplus and be donated to Fair Grove Fire Department, a nonprofit organization incorporated in the State of North Carolina; and

WHEREAS, pursuant to the provisions of N.C.G.S. 160A-280, the High Point City Council has caused a public notice of this proposed donation to be posted at least five days prior to the adoption of this Resolution approving the donation.

NOW, THEREFORE, BE IT RESOLVED, by the High Point City Council that (1) the equipment identified above is hereby declared to be surplus to the needs of the City of High Point based upon its age and condition; and (2) public notice of this proposed Resolution has been posted at least five days prior to the adoption of this Resolution approving the donation.

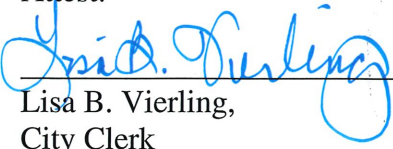
BE IT FURTHER RESOLVED that the High Point City Council hereby approves the donation of the surplus equipment, and that the City Manager is hereby authorized to execute, on behalf of the City of High Point, the necessary documents to convey ownership of the above-described equipment by donation to Fair Grove Fire Department pursuant to the provision of N.C.G.S. 160A-280.

Adopted this the 19th day of January, 2021.



Jay W. Wagner,
Mayor

Attest:



Lisa B. Vierling,
City Clerk



CITY OF HIGH POINT

AGENDA ITEM

**Title: Radio Donation – Fair Grove Fire Department****From:** Eric Olmedo, Assistant City Manager**Meeting Date:** January 4, 2021**Public Hearing:** N/A**Advertising Date:** N/A**Advertised By:** N/A**Attachments:**

PURPOSE:

A resolution to consider donating surplus handheld radio equipment to Fair Grove Fire Department.

BACKGROUND:

The Fair Grove Fire Department contacted the City asking for a donation of 10 used surplus Motorola XTS 5000 radios.

The Fair Grove Fire Department services a 30 square mile area in Davidson and Randolph County. The department has 70 paid and volunteer staff and operates three stations. The Radio Shop division currently has surplus radios available that are slated to be sold on the GovDeals online auction service. The last time these were sold on GovDeals the sale price was \$25.00 per unit.

BUDGET IMPACT:

The estimated value of the units is \$250, based on previous auction pricing.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends and asks the Council to approve the donation to Fair Grove Fire Department and authorizes the appropriate city official to execute all necessary documents.



RESOLUTION
APPROVING DONATION OF SURPLUS COMPUTER EQUIPMENT
TO FAIR GROVE FIRE DEPARTMENT
PURSUANT TO S.S. 160A-280

WHEREAS, the City of High Point owns Motorola XTS 5000 radios which are no longer useful to the City and should be declared as surplus to the City's needs; and

WHEREAS, N.C.G.S. 160A-280 allows cities to donate to a nonprofit corporation any personal property that the City Council deems surplus, obsolete, or unused; and

WHEREAS, City staff recommends that the above-described City equipment be declared surplus and be donated to Fair Grove Fire Department, a nonprofit organization incorporated in the State of North Carolina; and

WHEREAS, pursuant to the provisions of N.C.G.S. 160A-280, the High Point City Council has caused a public notice of this proposed donation to be posted at least five days prior to the adoption of this Resolution approving the donation.

NOW, THEREFORE, BE IT RESOLVED, by the High Point City Council that (1) the equipment identified above is hereby declared to be surplus to the needs of the City of High Point based upon its age and condition; and (2) public notice of this proposed Resolution has been posted at least five days prior to the adoption of this Resolution approving the donation.

BE IT FURTHER RESOLVED that the High Point City Council hereby approves the donation of the surplus equipment, and that the City Manager is hereby authorized to execute, on behalf of the City of High Point, the necessary documents to convey ownership of the above-described equipment by donation to Fair Grove Fire Department pursuant to the provision of N.C.G.S. 160A-280.

Adopted this the 19th day of January, 2021.

Jay Wagner
Mayor

Attest:

Lisa Vierling
City Clerk

For Publication on December 29, 2020

**PUBLIC NOTICE
OF RESOLUTION APPROVING THE DONATION OF (10) MOTOROLA XTS 5000
RADIOS TO FAIR GROVE FIRE DEPARTMENT, INC.
PURSUANT TO THE PROVISIONS OF N.C.G.S. 160A-280**

The City Council of the City of High Point intends, at its regular meeting to be held at 5:30 p.m., on Monday, January 4, 2021 to adopt a Resolution approving the donation of a ten (10) surplus Motorola XTS 5000 Radios used by the City of High Point to the Fair Grove Fire Department, Inc., a North Carolina non-profit corporation, pursuant to N.C.G.S. 160A-280. The virtual meeting will be held in the Council Chambers, Third Floor, High Point Municipal Building, 211 South Hamilton Street.

In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting will be conducted electronically. As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed. Once the City Council is in session on January 4, 2021 at 5:30 p.m., please visit www.HighPointNC.gov/VirtualPublicMeeting to listen to the meeting.

All persons interested in this matter are invited to submit comments that will be forwarded to the Mayor and City Council and will be incorporated into the permanent proceedings of the meeting. Comments can be submitted by calling 336-883-3522 and leaving a message, or by emailing written comments to publiccomment@highpointnc.gov. Written comments can also be placed in the city of High Point's utility payment drop-boxes located on the Green Drive and the Commerce Avenue parking lots on both sides of the Municipal Building located at 211 S. Hamilton Street. The deadline for submitting comments will be Friday, January 1, 2021 at 5:00 p.m.

Lisa B. Vierling, MMC
High Point City Clerk

FAIR GROVE FIRE DEPARTMENT

211 Cedar Lodge Road
THOMASVILLE, NC 27360

November 25, 2020

Mr. Steve Lingerfelt
Director of Information Technology
City of High Point

Mr. Lingerfelt the Fair Grove Fire Department will graciously accept the donation of (10) Motorola XTS 5000 Radios donated to the Fair Grove Fire Department from The City of High Point. We understand that the equipment is to be used by and for our fire and rescue crews for the purpose of fire suppression and rescue efforts. We also accept full responsibility and all liability for the communication equipment. This will enable our department to provide more updated communications equipment in the hands of our First Responders. We sincerely thank you for this generous donation.

Scott Rudisill
Fire Chief
Fair Grove Fire and Rescue Department
211 Cedar Lodge Road
Thomasville, N.C. 27360

(336) 472-7712 (Office)
(336) 442-7314 (Cell)

scott.rudisill@fairgrovefire.net

"Proudly Serving Since 1957"