



**Salisbury-Rowan County Convention and Visitors Bureau Board of Directors Meeting
Wednesday, July 27, 2016, Noon, Gateway Building**

MEETING MINUTES

Board Members Attending: Krista Osterweil (Board Chair) Dan Peters, Mark Lewis, Craig Pierce, Suzanne Jones, Barbara Perry, Vivian Hopkins, Ed Norvell, Whitney Wallace, Steve Hall, Thad Howell, Michelle Patterson Tony Shaw, Shannon-Stewart Hill and Karen Alexander

Tourism Staff: James Meacham, Lesley Pullium, Tara Ludwig, Lauren Litaker

Attending Guests, Liaisons, and Officials: Andy Abramson, CVB Attorney, Bill Burgin, CVB Architect

Not Attending: Kelly Alexander and Brian Miller

I. SRCVB Call to Order

Board Chair, Krista Osterweil called the SRCVB Board meeting to order. Osterweil reviewed with the CVB Board that they are gathered today to discuss the Railwalk Development project and to consider acquisition of a piece of property in the Railwalk.

II. Railwalk development: Consideration of Property

James Meacham, SRCVB CEO presented the CVB Board of Directors with an overview of an opportunity to purchase a piece of property in the Railwalk for purposes outlined in the Rowan County Tourism Industry Master Plan and pursuant to allowable uses of grant funds received by Wells Fargo Corporation for redevelopment of the Railwalk/Lee Street area.

The property under consideration is the Rouzer Motor Parts Company's storage building located on Kerr Street between the Railwalk line and the Emporium Parking Lot; Rowan County Tax Parcel ID # 011 25202, Plat Reference: Lot 41 as shown on Plat Book or Slide 9995 at Page(s) 104.

The CVB Board reviewed aerial images and 3D ground images of the structure and property. The property has been identified by the CVB Board and the CVB's Capital Committee as a critical piece of the Railwalk development project and was conceptual rendered as an open air flex space for a market, cultural entrainment, and improved access to the 400 block of Lee Street and the Railwalk. Additionally, it was determined as an ideal property to acquire given it is landlocked, in disrepair and is located in the center of the Railwalk across from Lee Street Theater.

CVB Architect, Bill Burgin and the Board discussed that it will take time to fully examine the options available for redevelopment, but initial concepts include opening up the sides of the building, removing the elevated floor in the structure, taking it down to ground level and increasing the front access bay from Kerr Street.

The CVB Board discussed a variety of avenues and considerations for the property that would need to be examined by the Capital Committee with input from stakeholders and adjacent property owners.

James Meacham and the CVB Attorney presented the Board of Directors with a letter of intent to purchase that was submitted to Allan Rouzer, Principal, with Allan Rouzer Motors. The letter of intent was non-binding and only expressed an interest to purchase the property for a price of \$30,000. If the letter of intent was accepted it was required to be presented to the CVB Board for consideration.

The CVB Board discussed the offer and felt it was a very fair price and the CVB should move forward with acquiring the property pending a Phase 1 environmental report is completed and a clean report is given on the property.

Board Chair Krista Osterweil called for a motion in regards to the property under consideration:

Motion: Ed Norvell: *Made a motion to instruct and authorize CVB staff to obtain the property for a price of \$30,000 pursuant to receiving a completed and clean Phase 1 environmental report.*

Second: Shannon-Stewart Hill

Discussion: No additional discussion

Motion; Approved Unanimously

With no additional business to present or discuss, Board Chair Osterweil adjourned the meeting at 12:45pm.

Submitted:
Salisbury-Rowan County Convention and Visitors Bureau