



Minutes of the Regular Meeting of the
Asset Management Advisory Board
Tuesday, December 12, 2017
Lake Lure Municipal Center

Present: Charlie Ellis, Chair
Bob Wald
Andy Bell
Tom McKay
Mike Holden
Linda Turner

Also Present: Bob Keith, Mayor
John Moore, Commissioner
Shannon Baldwin, CD Director

CALL TO ORDER

Chairman Ellis called the meeting to order at 9:00 a.m. and welcomed those present.

APPROVAL OF THE AGENDA

Bob Wald made a motion to approve the Agenda as presented. Linda Turner seconded and the motion carried 6-0.

APPROVAL OF THE MINUTES

Chairman Ellis reported that the Minutes from the Board's October meeting were not completed and that they would be carried over to their next meeting.

DISCLOSURE OF POTENTIAL CONFLICTS

Chairman Ellis asked if any Board members had any potential conflicts with the items on the Agenda. There were none.

STATUS REPORTS

1. Potential Acquisitions – No properties have been identified for acquisition.
2. Properties Identified for Disposition – No properties have been identified for disposition.
3. Property Development Activity
 - i. 2564-2570 Memorial Highway (Strip Center) – Chairman Ellis requested an update regarding the ABC Store Request for Proposal (RFP) process. Mr. Baldwin reported that RFP templates

had been sent to the Town Manager, but he was not certain where the project now stood. Clarification will be sought from the Town Manager at the next meeting.

UNFINISHED BUSINESS

Update on TOLL Property Holdings Inventory List and Map - Chairman Ellis stated that the Board is in need of their property notebooks being updated and that the Spruce Hill Lots and Strip Center properties have been added to the Town's inventory. The Board requests that their asset inventory notebook be updated in the following priority:

1. Property Map
2. Excel Spreadsheet
3. Abstract/Data Sheet
4. Cover Sheet (letting reader know when the information was last updated)

Continue Review of all Abstracts for TOLL Land Assets – The Board began review of the property holdings and abstracts, covering properties twenty-one (21) through thirty-two (32). The Board discussed in detail the potential uses for lots 7, 8, and 9 of the Morlan Subdivision. Suggested uses included a pocket park style development with lake access, picnic area, restrooms, and parking. The Board also discussed the increased demand for boat slips, noting waiting lists for slips in the Town Marina and Rumbling Bald Resort. Mr. Baldwin suggested that Dean Givens, Lake Operations Director, prepare a feasibility study of placing public slips at this site for the Board's consideration.

Beach, Marina and Tour Boat Concession Agreement – Mr. McKay reported that negotiations were underway between Mr. Nalley, Mr. Bill Ashman and Mr. George Wittmer with Lake Lure Tours. He reminded the Board that three responses to the Request for Proposals were received by the Town; however, one bid was withdrawn and one bid did not meet the bid specifications. Mr. Bell stated that while the process took longer than expected, it was a good committee that learned a lot from one another. Mr. Bell also felt that the committee can still add value by assisting the Town with this operation in the future, with an eye towards eventually operating the services ourselves. Chairman Ellis stated that based on what he has heard, the process created a better agreement in the end.

NEW BUSINESS

Adoption of the 2018 Meeting Schedule – The Board discussed the schedule of meeting dates and times noting that the Board will hold its meetings at 9:30 a.m. on the fourth Tuesday of each month. Following discussion, Bob Wald made a motion to adopt the 2018 Meeting Schedule. Linda Turner seconded and the motion carried 6-0.

ADJOURNMENT

There being no new or further business, Mr. Holden made a motion to adjourn the meeting. Mr. Bell seconded and the motion passed 6-0. The meeting was adjourned at 10:30 a.m.

ATTEST

Charlie Ellis, Chair

Michelle Jolley, Interim Town Clerk