



Minutes of the Regular Meeting of the
Asset Management Advisory Board
Tuesday, February 14, 2017
Lake Lure Municipal Center

Present: Charlie Ellis, Chair
Bob Wald
Andy Bell
Mike Holden
Linda Turner
John Moore, Council Liaison
Ron Nalley, Town Manager

Absent: Tom McKay
Jonathan Hinkle

Also Present: Bob Keith, Mayor

Call to Order

Chairman Ellis called the meeting to order at 8:35 a.m. and welcomed those present.

APPROVAL OF THE AGENDA

The Board reviewed the agenda. Mike Holden made a motion to approve the Agenda as presented. Linda Turner seconded and the motion carried 5-0.

APPROVAL OF THE MINUTES

Mike Holden made a motion to approve the Minutes of the November 8, 2016 regular meeting as presented. Andy Bell seconded and the motion carried 5-0.

REVIEW AND UPDATE STRATEGIC PROPERTIES AND RECOMMENDATIONS

Chairman Ellis reviewed the strategic properties identified in the Task Force Report of spring 2015. The Board discussed the properties associated with the Rocky Broad Gateway area near the Flowering Bridge and properties associated with the Town Center. The Board asked staff to update the list at least quarterly and to distribute copies of any plans or renderings for their notebooks.

UNFINISHED BUSINESS

Discussion of ABC Store Property – Chairman Ellis and Mr. Nalley updated the Board on the progress of the relocation of the ABC Store to the strip mall. Mr. Nalley presented the most recent draft of the floorplans and explained that he believes that it meets the ABC Board’s needs as expressed at their last meeting. The small office expansion identified in the plan also allows for two additional viable rental units. Ric Thurlby, the architect for the project, will now work with Rick Turner to finalize the interior layout of the store. Chairman Ellis reiterated that this Board and the Board of Commissioners should engage the public in dialogue and allow for robust discussion on what to do with the property. Chairman Ellis agreed to work with staff on the lease agreement with the ABC Board and the community engagement process. The Board then discussed the effect this move has on the Town Center plan and what infrastructure improvements the Town needs to make in advance of redeveloping this area.

Deep Water Access Discussion – The Board decided to delay discussion on this matter until their next meeting.

Westside Connector (Sand Branch Road) Update – Chairman Ellis distributed a copy of a letter from Jim Rhodes, President of Rumbling Bald Resort, agreeing to enter into conversations with the Town and others affected by developing the Sand Branch Road area. The Rumbling Bald Resort Board is interested in accurately determining the positive and negative effects of a limited access gate in the Highland Shores area. The Board was encouraged by the letter and stated that they would be willing to participate and help in these discussions.

NEW BUSINESS

Conflict of Interest Policy – Due to the absence of several Board members, the Board decided to reagenda this discussion until their next meeting.

ADJOURNMENT

There being no new or further business, Mike Holden made a motion to adjourn the meeting. Andy Bell seconded and the motion passed 5-0. The meeting was adjourned at 11:00 a.m.

ATTEST

Charlie Ellis, Chair

Andi Calvert, Town Clerk