



Minutes of the Regular Meeting of the
Asset Management Advisory Board

Tuesday, June 13, 2017

Lake Lure Municipal Center

Present: Charlie Ellis, Chair

Bob Wald

Andy Bell

Tom McKay

Mike Holden

Linda Turner

Absent: Jonathan Hinkle

Also Present: John Moore, Board Liaison

Bob Keith, Mayor

Stephen Webber, Commissioner

Ron Nalley, Town Manager

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

APPROVAL OF THE MINUTES

Mr. Nalley reported that the Minutes from the Board's April 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
 - a. 177 Tryon Bay Circle – Mr. Nalley reported that the Town has begun enforcement of its Public Nuisance Ordinance against the owners of the property. At the same time, the Town has learned that the County has now begun foreclosure proceedings against the property owners. Based on the rising costs associated with the project, Mr. Nalley believes that it is not feasible for the Town to continue to pursue this property. The Board agreed and requested that the property be removed from the Potential Acquisitions list.
 - b. Riverside Development Park Plan – Chairman Ellis gave a brief overview of the Riverside Development Park Plan presented by Kevin Cooley at the April Board meeting mentioning that the property meets several goals of the Town including being consistent with the Rocky Broad River Gateway Plan and that there is a friendly seller, meaning that they are willing to work with the Town instead of placing the property on the market. The Board asked staff to begin working with Mr. Cooley on an agreement for the possible purchase of the property. The Board will consider this matter further at their next meeting.
 - c. Weed Patch Mountain Tract – Mr. Nalley reported that the surveying, appraisal and title work for the property is in the process of being completed. Once completed, the Town will work with the Carolina Mountain Land Conservancy on an announcement celebrating the transfer of the property to the Town.
2. Properties Identified for Disposition
 - a. Boathouse at Hydroelectric Dam – Chairman Ellis reported that the disposition of this property was on hold pending a final decision by the North Carolina Department of Transportation on the relocation of the bridge crossing the hydroelectric dam. In response to a question from Chairman Ellis, Mr. Nalley stated that to his knowledge, the Department of Transportation had still not scheduled a public meeting to discuss the potential locations of a new bridge with the community.
3. Property Development Activity
 - a. 2564-2570 Memorial Highway (Strip Center) and Adjacent Lakefront Property – Mr. Nalley reported that the Town had received its demolition permits for the strip center and that the architect was now working on the construction drawings for the new building. The next step is for the Town to finalize a lease agreement with ABC Board. Chairman Ellis expressed his desire to hold a community meeting to encourage dialogue on what the community feels is important in the redevelopment of this area. Commissioner Moore agreed, stating that the meeting should provide information to the public, but also provide them an opportunity for envisioning what they would like to see and not like to see on this property. This information, along with a discussion on the sale versus a long term lease of the property, and then whatever may be decided, placed in the context of the Town Center Master Plan need to be discussed by the Board.
 - b. Spruce Hill Road Lots – Chairman Ellis asked for an update on any activity concerning these lots. Mr. Nalley reported that due to the importance and timing of other projects, the Spruce Hill Road lots have not been high on the priority list with the Board and that staff will hold off on any action on this project for now.

UNFINISHED BUSINESS

Deep Water Lake Access – Chairman Ellis gave a brief update on the importance of developing deep water lake access for the public, specifically for contractors working on the lake. The Board agreed to continue to work on this project and asked staff to update the Board on any possible solutions that may come up.

Beach Area Parking Plan – Chairman Ellis reported that years ago, the North Carolina Department of Transportation developed a revised parking plan for the beach area in order to lessen the traffic congestion in that area. When asked for an update, Mr. Nalley informed the Board that this plan, along with other recommended improvements, have been folded into the Town Center Master Plan. When funding is made available, the Town will work with NCDOT on improving this area.

Concession Agreement – Mr. Bell gave a brief update on the Committee’s work with developing a Request for Proposal for the beach, marina and tour boat operations, mentioning the structure and process of developing the RFP, shortening the timeframe of the lease term and making sure that a perspective or idea about the operation has not been inadvertently left off. Mr. Bell will continue to update the Board on the Committee’s progress.

NEW BUSINESS

Review of Strategic Properties and Recommendations (Spring 2015) – The Board briefly reviewed the list of strategic properties from their Spring 2015 document giving an updated status on each of the properties. Chairman Ellis reminded the Board that the strategic properties list was based off the property holdings inventory and that the Board was tasked with deciding the status of each property using the following descriptions: 1) mission critical; 2) held for future use; and 3) no current use and no future use. Chairman Ellis stated that the goal for most properties had to do with stewardship rather than funding. The Board agreed that further review and an update to the strategic properties document is needed.

Request for TOLL Staff to Update Property Holdings Inventory List – Based on the Board’s discussion of strategic properties, the Board felt that it was important for the property holdings inventory and map be updated. Mr. Nalley agreed to check with Shannon Baldwin about accomplishing the updates for the Board.

ADJOURNMENT

There being no new or further business, Andy Bell made a motion to adjourn the meeting. Bob Wald seconded and the motion passed 6-0. The meeting was adjourned at 10:00 a.m.

ATTEST

Charlie Ellis, Chair

Andi Calvert, Town Clerk