



Minutes of the Regular Meeting of the
Asset Management Advisory Board
Tuesday, July 11, 2017
Lake Lure Municipal Center

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

Also Present: Bob Keith, Mayor
Stephen Webber, Commissioner
Ron Nalley, Town Manager

Absent: Jonathan Hinkle

CALL TO ORDER

Chairman Ellis called the meeting to order at 8:30 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. Bob Wald seconded and the motion carried 6-0.

APPROVAL OF THE MINUTES

Mr. Nalley reported that the Minutes from the Board's June 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. Riverside Development Park Plan – Chairman Ellis gave a brief review of the proposed Plan. Tom McKay expressed support for pursuing this property based on its strategic value to Town, its importance as a connector between Lake Lure and Chimney Rock Village and because the property already generates parking revenue. Several other Board members agreed and Chairman Ellis stated that further consideration of this property will be held later in the meeting.
 - b. Weed Patch Mountain Tract – Mr. Nalley reported that the surveying and appraisal for the property has been finished and that the only remaining step is for the title work to be completed, which he believes will be within the next thirty to sixty days.
2. Properties Identified for Disposition – No properties have been identified for disposition.
3. Property Development Activity
 - a. 2564-2570 Memorial Highway (Strip Center) – Mr. Nalley reported that Town crews are working on the interior demolition of the units and hopes that construction drawings will be ready for bidding by early next month.
 - b. Boat House Property – This project has been placed on hold until a determination is made by the North Carolina Department of Transportation for the replacement of the bridge across the hydroelectric dam.

UNFINISHED BUSINESS

Continue Review of Strategic Properties and Recommendations – Chairman Ellis reviewed the Board's method of evaluating potential property acquisitions noting that properties that are highly strategic and easy to acquire should be pursued. Based on the method of evaluation and previous discussions by the Board, including Mr. McKay's earlier statements, it seems to him that that the Riverside Development property should be pursued by the Town. Board members agreed with Chairman Ellis' assessment of the property indicating that the highly strategic property is a catalyst for positive change. Tom McKay made a motion to recommend to Town Council that they pursue the purchase of the Riverside Development Park property. Linda Turner seconded and the motion carried 6-0.

The Board then continued their review of strategic properties from their Spring 2015 document noting specifically the Morton/Nealon properties including the hair salon, gas station and Army/Navy store located in the Rocky Broad Gateway area and the Keeter and Moore property located in the Town Center. 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 – Mr. Nalley reported that with Suzy Smoyer leaving the Town, the Community Development Department is short staffed and that an effort will be made to update the list by fall of this year.

NEW BUSINESS

Discussion of Potential Meeting Date Change – Mr. Nalley requested the Board's consideration of changing the meeting date of their regular Board meetings. After reviewing personal calendars, the Board agreed to keep the same meeting schedule until January and to adjust their regular meeting from the second Tuesday of the month to the fourth Tuesday of the month beginning with the new year. The Board

agreed to move their regular meeting time from 8:30 a.m. to 9:00 a.m. beginning with their meeting in August.

Discussion of the Asset Management Advisory Board Story – The Board discussed the need to remind residents of why the Asset Management Advisory Board was created, what purpose it serves the community and the importance of its work. Chairman Ellis agreed to work with Mr. Nalley and Valerie Hoffman to develop a narrative for meeting this objective.

ADJOURNMENT

There being no new or further business, Mike Holden made a motion to adjourn the meeting. Andy Bell seconded and the motion passed 6-0. The meeting was adjourned at 10:15 a.m.

ATTEST

Charlie Ellis, Chair

Andi Calvert, Town Clerk