

CITY OF EDEN, N.C.

A special meeting of the City Council, City of Eden, was held on Friday, May 15, 2020 at 2 p.m. in the conference room at Eden City Hall.

Mayor:	Neville Hall
Council Members:	Darryl Carter
	Gerald Ellis
	Jerry Epps
	Angela Hampton
	Phillip Hunnicutt
	Bernie Moore
	Bruce Nooe
City Attorney:	Erin Gilley

Mayor Hall called the special meeting of the Eden City Council to order.

Addition to the agenda: consideration and approval of funding for downtown improvements.

As all Council Members were present and it was determined in good faith that it was essential to discuss and act on the item immediately, Council Member Ellis made a motion to approve the addition to the agenda. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

Closed Session to discuss personnel pursuant to NCGS 143-318.11(a)(6).

A motion was made by Council Member Moore to go into closed session. Council Member Carter seconded the motion. All members voted in favor of the motion. The motion carried.

A motion was made by Council Member Epps to return to open session. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried.

Consideration and approval of funding for downtown improvements.

Economic Development Director Mike Dougherty and Planning & Inspections Director Kelly Stultz joined the meeting. Mr. Dougherty presented a PowerPoint showing before and after pictures of 618 and 624 Washington Street. The same owner, Carpino Investments, was set to purchase the Central Hotel building, located at 625 Washington Street, the following week. That owner had been given a \$20,000 façade grant for 624 Washington Street and was now asking to forgo that grant and get assistance instead for the Central Hotel. The owner did not want a grant for the hotel, as had been discussed by the Strategic Planning Commission (SPC), but was asking for the waiver of meter fees - four for 624 Washington Street and 27 for the Central Hotel. The owner was also requesting a concrete slab be placed in the City's alleyway for a dumpster site. In addition, Council had already approved waiving development fees for downtown projects.

Ms. Stultz said the City traditionally waived fees for economic improvement and this was one project she and many others, included the Historic Preservation Commission, was very interested in. If an owner did not rehabilitate the building, the City would eventually have to make repairs there in an effort to either

save it or keep it from deteriorating. The cost of the improvements would be less than the City would allocate for façade grants at 624 Washington Street (\$20,000 already approved) and the potential grant discussed by the SPC of at least \$50,000.

Council Member Hunnicutt said he was in support of the rehab of buildings downtown and could see the benefit of restoring the Central Hotel, but was concerned about talk he had heard about Carpino Investments failing to pay local contractors.

Mr. Dougherty replied the contractors were going to be paid most likely within the week and before the closing on the Central Hotel. He offered that Council could make the approval of funding contingent on the payment of local contractors being satisfied.

Council Member Nooe agreed that he wanted that contingency in place.

A motion was made by Council Member Hunnicutt to accept the proposal of providing assistance up to \$40,000 to Carpino Investments in the form of waiving water meter fees for four meters at 624 Washington Street and 27 meters at 625 Washington Street, improving the City alleyway behind Central Hotel by pouring a concrete pad for a dumpster site, and the already approved waiver of development fees, with the contingency of local contractors being satisfied (paid). Council Member Carter seconded the motion. All members voted in favor of the motion. The motion carried.

As there was no further business to discuss, a motion was made by unanimous consent to adjourn.

Respectfully submitted,

Deanna Hunt
City Clerk

ATTEST:

Neville Hall
Mayor