

**A-G-E-N-D-A**  
**SPECIAL MEETING**  
**STRATEGIC PLANNING COMMISSION**  
**CITY HALL CONFERENCE ROOM**  
**308 E. STADIUM DRIVE**

**FRIDAY, NOVEMBER 8, 2019**  
**8:00 A.M.**

1. Meeting called to order – Kelly Stultz.
2. Election of Officers.
3. Roll Call.
4. Set Meeting Agenda.
5. Approval of minutes of the regular meeting on August 9, 2019.
6. Financial Report.
7. Old Business – Update on Projects
8. New Business:
  - A. Project Proposals from Commission members.  
Christy Hensley
  - B. Project Proposals from Staff.
    - (1) Kelly Stultz
    - (2) Mike Dougherty
    - (3) Johnny Farmer
    - (4) Cindy Adams
    - (5) Randy Hunt
  - C. Need recommendations for Commission Members to replace Dana Weston and Cindy Corcoran
  - D. Next meetings are: Friday, February 7, 2020, and  
Friday, May 1, 2020.
9. Items from Staff:
10. Items from the Commission:
11. Adjournment.

**We need to establish that a quorum will be present:**  
**PLEASE ADVISE THE PLANNING AND INSPECTIONS DEPARTMENT IMMEDIATELY**  
**OF YOUR PLANS FOR ATTENDING THE MEETING**  
**336-623-2110 OPTION 2 or reply to the email**

**EDEN STRATEGIC PLANNING COMMISSION**  
**August 9, 2019**

A regular meeting of the Eden Strategic Planning Commission was held on Friday, August 9, 2019, at 8:00 A.M. in the conference room at City Hall.

Members present: Dana Weston  
JeSie Morris  
Edgar Robertson  
Christy Hensley  
Sarah G. Heston  
Angela Fowler  
Houston Barrow  
Gerri Hunt  
Merinda Easley  
John LeSueur

Members absent: Ed Wilson  
Cindy Corcoran

Staff Present: Brad Corcoran, City Manager  
Jim Burnette, Councilman  
Kelly Stultz, Director of Planning & Inspections  
Mike Dougherty, Director of Economic Development  
Johnny Farmer, Director of Parks & Recreation  
Cindy Adams, Coordinator of Tourism & Special Events  
Debra M. Madison, Local Codes Administrator/GIS Analyst  
Paul Dishmon, Director of Municipal Services

**1. Meeting Called To Order**

Dana Weston called the meeting to order.

**2. Roll Call**

Debra Madison made a record of everyone in attendance and established a quorum.

**3. Set Meeting Agenda**

The Agenda was set as distributed to the Commission members.

**4. Minutes**

Merinda Easley made a motion to approve the minutes for the regular meeting held on May 3, 2019, as distributed. Angela Fowler seconded the motion and it passed.

**5. Financial Report**

Dana Weston that the City Council had approved \$300,000.00 for the 2019-2010 fiscal year. She reminded the Commission members that \$47,500.00 for downtown revitalization was carried over from the previous fiscal year. Kelly Stultz reviewed the Financial Report that was sent to the Commission members with their agenda package.

**6. Annual Report for Year 2 and Report for Year 3 and Beyond**

Kelly gave a brief overview of the two reports that were included in the agenda package and asked if there were any questions about the reports.

The PowerPoint presentation that was presented in support the Old Business and New Business is attached to these minutes and incorporated herein by reference.

**7. Old Business**

- A. Johnny Farmer provided updates on the resurfacing of the walking tracks at Bridge Street and Mill Avenue Recreation facilities and the resurfacing of the Bridge Street tennis courts.  
Johnny also gave an update on the Splash Pad at Freedom Park and answered questions about the differences between flow through systems and recycling water systems.
- B. Mike Dougherty gave updates on the former SGRTex facility being purchased by a national company, the Mega Park infrastructure projects, and commercial businesses that have recently opened or plan to open soon.
- C. Cindy Adams provided information and shared the video currently being viewed on the “Our State” web site. She also gave updates on the Matrimony Creek Nature Trail amenities, the Smith River Greenway Sunflower Field, the new wire animal art pieces, the Karastan Mosaic, the Tourism brochure, the Spring Grown & Gathered event, the Explore Eden Facebook post boosting results.
- D. Mike Dougherty reported to the members that the new meadery and tapis bar “The Bee Hive” at 622 Washington Street and Mitchell’s Discount Drugs at 544 Morgan Road had received façade grants.

**8. New Business**

- A. Project Proposals from Commission Members:

Angela Fowler stated that Eden needs an Event Center and suggested the following possibilities: (1) Eden Ballroom which is closing could be renovated; (2) Peebles is being converted to a facility for parties; (3) the Lidl building is

36,000 square feet and sits on 3.5 acres; or (4) build an addition on to an existing building instead of building something new.

Dana Weston asked if the City had discussed an event center and that they were asking \$3.3 million for the Lidl building. Kelly said yes it had been discussed but there were funding questions.

Mike said he had talked to the new of the Peebles to determine if he is open to renting the building for events. The events don't pay for themselves.

B. Project Proposals from Staff:

Kelly Stultz – requested \$6,500.00 to remove the concrete island at the intersection of West Meadow Road and West Stadium Drive and add plantings. She answered questions about the type of plants that would be used and how they would be maintained. The \$6,500.00 would include an irrigation system and hose bib. It does not include staff time.

Kelly Stultz – requested \$19,000.00 to replace the historic signs in areas that had been designated as Historic districts. Commission members asked about the age of the existing signs, the style of the signs and if the signs would fit in with the branding study that had been done. They also asked if they could preview the signs before they were installed.

Mike Dougherty – requested \$27,000.00 for the Dan River Nature Trail. He reminded members that this had been considered last year but had been delayed due to damage caused by Tropical Storm Michael. He told the commission that staff members, Paul Dishmon and Darrell Tilley, had told him that they could handle this trail and it would help Karastan.

Mike Dougherty – requested \$20,000.00 for the Entrepreneurship program that Randy Hunt was working on with Rockingham Community College and Rockingham County Economic Development staff. The requested funds would cover the costs of instructors and the initial SCORE chapter costs.

Cindy Adams – requested \$15,000.00 to upgrade the tourism web site. This would be a one-time request and the monthly maintenance fee of \$300 would be paid by the Eden Tourism Development Department budget.

Cindy Adams – requested \$1,860.00 for story boards to be installed at City Hall. They would consist of four acrylic panels installed on the City Hall walls.

Cindy Adams – requested \$5,000.00 for the Spring 2020 Grown and Gathered Event.

Mike Dougherty – requested \$12,500.00 for a bronze otter sculpture to be placed in the Spray traffic circle. He explained that he would have to get permission from NC DOT before it was installed. Dan River Basin Association wants to have an otter habitat in the Smith River and is trying to get a grant from Duke Energy. There was

much discussion about how the community would feel about the sculpture and what would happen if the grant did not come through from Duke Energy.

Cindy Adams – requested \$9,000.00 for Butterfly Art along the Smith River Greenway.

Dana provided a summary of the requests for funds. Kelly withdrew her request for funds for the historic signs until more information could be brought back to the commission.

JeSie Morris made a motion to fund the remaining projects for a total of \$96,860.00. Merinda Easley seconded the motion and it passed.

Jim Burnette asked about the status of the mural on Washington Street. Mike reported that the existing mural should come down next week and moved to the County. Repairs would need to be made to the building before the new mural could be installed.

**9. Items from Staff**

The next meeting is scheduled for November 1, 2019.

**10. Items from the Commission**

None

**11. Adjournment**

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

---

Kelly K. Stultz, Administrative Assistant to  
the Strategic Planning Commission

Attest:

---

**STRATEGIC PLANNING COMMISSION**

2019 - 2010 Financial Report

**COMMISSION APPROVED**

AMOUNT BUDGETED

347,500.00

August 9, 2019

Meadow Road/Stadium Drive Island

6,500.00

Dan River Nature Trail

27,000.00

Entrepreneurship Program

20,000.00

Upgrade Tourism web site

15,000.00

Story Boards for City Hall

1,860.00

Spring Grown & Gathered

5,000.00

Bronze Otter Sculpture

12,500.00

Butterfly Art Along Smith River Greenway

9,000.00

TOTAL

96,860.00

BALANCE OF STRATEGIC PLAN FUNDS

**250,640.00**

Designated for Downtown Revitalization

(47,500.00)

BALANCE OF STRATEGIC PLAN FUNDS AVAILABLE

203,140.00

## Strategic Plan Projects to Date by Strategy Set and Number

### Recreation

- Rec-1 Dog Park
- Rec-2 Trail Amenity Package
- Rec-2 Matrimony Creek Greenway
- Rec-2 Trail Mileage Markers
- Rec-2 Smith River Greenway Sunflowers
- Rec-2 Leaksville Landing Parking Lot Paving
- Rec-3 Bridge Street and Mill Avenue Walking Tracts
- Rec-2 Dan River Nature Trail
- Rec-2 Smith River Butterfly Trail
- Rec-3 Spring Grown and Gathered

### Downtown Revitalization

- DT-1 Creation of the Main Street Manager Position
- DT-1 Four buildings under renovation; one under contract
- DT-2 Fieldcrest Road Public Space
- DT-3 Bridge Street Parking Lot and Sign
- DT-3 Downtown Revitalization Projects /Development Incentives
- DT-2 Branding Study
- DT-2 Downtown Promotional Rack Cards
- DT-2 Story Boards

### Economic Vitality

- EV-1 Wire Sculptures as Public Art
- EV-1 Otter Sculpture Traffic Circle
- EV-1 Karastan Mosaic
- EV-2 Entrepreneurship Classes
- EV-2 Gildan Yarns  
New commercial projects: Planet Fitness, Zip's Car Wash, Ample Storage, new Dollar General  
Reynolds Brewery

EV-5 Water line extension project to Mega Park  
Collaborative efforts with VDOT and NCDOT on highway improvements to benefit Mega Park  
EPA Administrative Order remediation work-on-going

EV-7 Meadow Road and Stadium Traffic Island Landscaping

EV-7 Washington Street Mural

**Engage Citizens**

EC-4 Text Messaging

EC-4 Did You Know

EC-4 Star News

EC-4 Downtown Promotional Rack Cards

EC-4 Our State Magazine

EC-4 Boost Social Marketing

EC-4 Marketing Brochures

EC-4 Explore Eden Website Upgrade





APPLICATION FOR FUNDING FROM  
THE STRATEGIC PLANNING COMMISSION

**INSTRUCTIONS:** Please complete this application and provide the required information. In order for this application to be accepted, all applicable sections of this form must be completed, and all required information provided.

**(1) APPLICANT INFORMATION:**

NAME: CHRISTY HEWSLEY, CAREER DEVELOPMENT COORDINATOR  
DEPARTMENT: MOREHEAD HIGH SCHOOL

**(2) APPLICABLE STRATEGY AREA OF THE STRATEGIC PLAN:**

EV-4 Become an active partner to promote and support the performance of  
Rockingham County Schools

IDEA Box 1 → Identify ways to promote three strategic areas including safe,  
**(3) LOCATION OF PROJECT:** resources, supported & equipped schools & ultimately the Graduation &  
Morehead High School beyond rate.

**(4) TIMELINE:**

December 2019 - February 2020

**(5) ESTIMATED BUDGET FOR PROJECT:**

\$1,200 per water fountain;

4 Fountains = \$4,800

Delta Dental Water Fountains

**(6) APPLICANT CERTIFICATION:**

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Strategic Planning Commission to recommend and the City Council to approve this application for funding from the Strategic Plan Budget.

Christy M. Hensley  
Applicant's Signature

10-22-19  
Date of Signature

Any documents or items to be presented to the Commission need to be attached to this Application

The water fountains in the main building were installed in 1952 with additional classroom and auditorium unit installations in 1960, a library water fountain added in 1968, a gymnasium unit in 1981, and a cafeteria one in 1991. There are currently 12 water fountains throughout the buildings on campus. The water fountains are declining in condition with many falling into disrepair, with some of them not appropriate for water consumption.

According to the Delta Dental Foundation (2019),

“Since children spend the majority of their day at school exerting themselves both in the classroom and on the playground, having access to drinking water is a necessity. Water not only provides a healthy alternative to sugary drinks like soda pop, sports drinks, and juice boxes, but it plays a starring role in combating obesity and boosting cognitive development and energy levels. With the addition of fluoride, water can also aide in the prevention of cavities”.

Morehead High School is seeking to update the water fountains throughout the school to provide clean and safe drinking water for all students. Over 53% of the students attending MHS qualify for free or reduced meals. Students must have access to clean water throughout the school day in order to perform academically. By adding in new Delta Dental water fountains, MHS will ensure students as well as staff have access to clean, healthy water.

#### References

Water's Cool at School: Delta Dental of North Carolina. (n.d.). Retrieved from <https://northcarolina.deltadental.com/en/giving-back/water-s-cool-at-school.html>.



## APPLICATION FOR FUNDING FROM THE STRATEGIC PLANNING COMMISSION

---

**INSTRUCTIONS:** Please complete this application and provide the required information.

---

**(1) APPLICANT INFORMATION:**

NAME: City of Eden Planning Board

DEPARTMENT: Planning and Inspections Department

---

**(2) APPLICABLE STRATEGY AREA OF THE STRATEGIC PLAN:**

Neighborhood Development NH-2

---

**Create and adopt a Unified Development Ordinance and Comply with New State Statutes that take effect January 1, 2021.**

Over the past 30 years, the standard in format for land use regulations across our country has been the adoption of a **Unified Development Ordinance**. Such an ordinance weaves together zoning, subdivision, water supply watershed and flood damage prevention ordinances into one legal document. Thereby ensuring that the land development codes thoroughly implement our Land Use Plan. The Unified Development Ordinance reflects the way modern development occurs, eliminating distinctions between subdivision and zoning that are often arbitrary. For example, in our current Zoning Ordinance you can build a house on an unopened street so long as it is dedicated to the public. Our Subdivision Ordinance does not allow this practice.

In the 1980's, the Eden City Council began to recognize that its land development ordinances - Zoning, Subdivision and Flood Damage Prevention, were 20 years old and needed to be updated. The first step in that process was decided to be the creation of a new staff position of Planning Director. That person's first Council meeting was in February 1989.

Upon the recommendation of that Planning Director, a committee was created consisting of Valerie Eggleston, Tommy Flynt, Martha Holland, Phil Hunnicutt, Bob Long, Joe Maddrey and Kenan Wright. This committee was charged with making recommendations to the Council for the revision of the City's land use ordinances. The recommendations are eerily true nearly 30 years later. The following is a list of the recommendations that came from this committee:

1. There is an inadequate amount of land available to promote a diversity of housing types.
2. There is an inadequate amount of land available to promote a diversity of housing types.
3. There are poor land development patterns in some areas.
4. There are residential and commercial properties that do not have a pleasing community appearance and that lack proper maintenance which may eventually lead to public health and safety concerns.
5. There are opportunities for land use and development in Eden that are either constrained or not fully recognized.
6. There is an insufficient development approval system and an overall inability of the public and land development sectors.
7. Economic Industrial Development.
8. Transportation.
9. Water/Sewer Services.
10. Historic Preservation.
11. Downtown Areas.
12. Open Space and Recreation.
13. Environment.



- 14. Community Appearance.
- 15. Land Development.
- 16. Planning and Development Coordination.

A copy of an article from the "Eden Daily News" on September 15, 1989 is attached and gives more detail on the items above. Three years, thousands of hours and many meetings later a final certified copy of a new Land Use and Development Ordinance was submitted to the City Council by the Planning Board on April 12, 1993.

On July 14, 1993, the headline in the local paper said "Council Kills Zoning Plan". The accompanying article said "It took Eden City Council members less than 20 minutes Tuesday night to end three years of work on the proposed zoning and land use for the area." It was a 4-3 split decision. Fewer than 10 property owners, out of the 8,000 letters we sent, came out to a public hearing to object to provisions in the proposal and only 1 of them was concerned about their map designation.

Since July of 1993, the City of Eden Zoning Ordinance has been amended more than **100** times. Many of the changes that were recommended in the LUDO have been included in our current regulations. However, our land use ordinances are now more than 50 years old and more than 26 years have passed. Our 1977 Land Use Plan was updated in 2007. It too needs to be updated and revised.

As a planner for the City of Eden, I believe as strongly today as I did in 1993, that we owe it to our community to adopt concise and appropriate land use regulations. I believe that it is imperative that we begin the process immediately. I have considered trying to do this work with my current staff and I have come to believe that we cannot take on all of this work and keep up with our other duties.

The "modernization" and amendments to the planning statutes that take effect on January 1, 2021, creates a greater need for our **52 year old regulations** to be updated. Most jurisdictions hire a consultant to come in and take on the tasks necessary to bring such changes to fruition. With the statutory change deadlines and with the amount of work and time involved, I am recommending that we hire a consultant. This still will mean a huge amount of staff time during the process.

**I am asking that the Strategic Planning Commission to fund the drafting and adoption process of a Unified Development Ordinance that is in compliance with North Carolina Statues.**

**(3) LOCATION OF PROJECT:**  
 \_\_\_\_\_  
 N/A

**(4) TIMELINE:**  
 \_\_\_\_\_  
 10-12 months upon award of the project.

**(5) ESTIMATED BUDGET FOR PROJECT:**  
 \_\_\_\_\_  
**\$30,000 for 2019/2020 and \$30,000 for 2020/2021.**  
 \_\_\_\_\_

**(6) APPLICANT CERTIFICATION:**  
 I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Strategic Planning Commission to recommend and the City Council to approve this application for funding from the Strategic Plan Budget.

\_\_\_\_\_  
 Applicant's Signature

\_\_\_\_\_  
 Date of Signature

**Any documents or items to be presented to the Commission need to be attached to this Application**



APPLICATION FOR FUNDING FROM  
THE STRATEGIC PLANNING COMMISSION

**INSTRUCTIONS:** Please complete this application and provide the required information. In order for this application to be accepted, all applicable sections of this form must be completed, and all required information provided.

**(1) APPLICANT INFORMATION:**

NAME: MIKE DOUGHERTY  
DEPARTMENT: ECON. DEVELOPMENT

**(2) APPLICABLE STRATEGY AREA OF THE STRATEGIC PLAN:**

REC 2 EXPAND AND ENHANCE TRAILS, GREENWAYS, AND PARKS BOTH AS A HEALTH PROMOTION AND QUALITY OF PLACE STRATEGY

**(3) LOCATION OF PROJECT:**

SMITH RIVER GREENWAY / ISLAND FORD RIVER ACCESS AREA

**(4) TIMELINE:**

12/1/2019 - 5/1/2020

**(5) ESTIMATED BUDGET FOR PROJECT:**

A \$9454.00 STATE ENERGY GRANT WAS RECEIVED FOR THE PROJECT, BUT IT COULD COST UP TO \$16,800.00. THE CITY MAY BE ABLE TO OFFER IN-KIND MATERIALS, EQUIPMENT AND SERVICES TO DEFRAY THE PROJECT COST. THE REMAINING \$7,356 IS A MAXIMUM AMOUNT NEEDED. IT COULD BE CONSIDERABLY LESS. THE REQUEST IS FOR UP TO \$7,356 TO BE ALLOCATED TO COMPLETE THE PROJECT. AS NOTED ABOVE, IN-KIND DONATIONS MAY REDUCE THIS AMOUNT. ATTACHED DOCUMENT INCLUDES TOTAL PROJECT BUDGET.

**(6) APPLICANT CERTIFICATION:**

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Strategic Planning Commission to recommend and the City Council to approve this application for funding from the Strategic Plan Budget.

  
Applicant's Signature

10/24/2019  
Date of Signature

Any documents or items to be presented to the Commission need to be attached to this Application



# The Eden Otter Holt Habitat Project

## Summary

The Eden Otter Holt Habitat Project is anticipated to be the first of its kind in the United States. The Otter Holt is will have many benefits to the City of Eden, but first and foremost, it will be a tourist attraction supporting economic development. It will also be an opportunity for environmental education and water quality indication.

Proposed to be constructed along the banks of the Smith River near the Island Ford Access ramp, the carefully planned and constructed artificial holt will provide a safe breeding area and encourage otters to colonize stretches of waterway that are suitable with adequate food but lacking in shelter. In addition, the NC Wildlife Resources Commission and NC Department of Natural and Cultural Resources will use this site to re-home rehabilitated river otters that have been injured and/or experienced habitat loss. The section of the Smith River along the Eden Greenway is a suitable waterway with ample food supply and teeming with a variety of wildlife, but lacking in desirable structures that provide homes for otters.

The City of Eden's mascot is the river otter and this project maximizes efforts to promote the "Small Town, Big Outdoors" branding effort and the river otter statues proposed for the Spray traffic circle.

## Funding

The City of Eden has been successful in acquiring a \$9,454.00 grant from the Duke Energy Water Resources Fund to implement this project. Additional matching funds of **\$7356.00** is needed complete the project.

## The Eden Otter Holt Habitat Project Budget

Description	Cost
Design & Site Preparation for Holt	\$6,500.00
Materials	\$5,500.00
Purchased labor	\$1,000.00
Signage Design & Printing	\$1,800.00
Promotion	\$500.00
Webcam purchase and installation, includes web presence link	\$1,500.00
<b>Total Expenses</b>	<b>\$16,800.00</b>

### Materials Detail

- ~ 100 ft 12- 16" storm drain type (concrete or terracotta) Exact length to be determined. Pipe is used as runway entrance and exit to holt.
- Brick, concrete block and 6x6 rough cut timbers for framing holt
- 4 - 4x8 sheets marine plywood for roof of holt (may substitute concrete slabs)
- 64 square feet Roofing tin to cover marine plywood for holt roof
- Rebar and straps for securing concrete pipe runs
- Split rail fence and 1x2 welded wired to encompass public side of holt
- Signage to be constructed along the trail near the site
- Wi-Fi camera set up for remote viewing

### More information

The site will be prepped by digging a 64 sq ft square x 4 feet deep hole. Framing and Wi-Fi camera installed, roof constructed and site is backfilled. Two chase-ways are dug from holt to river that will contain the sections of Concrete pipe for ingress and egress. These pipes are backfilled the entire site will be covered and trees planted around site. Volunteers or the City of Eden can dig the holt footer and pipe raceways but it is recommended a small back-hoe be used for the rough dig and volunteers will dress up the dig and help construct the holt. A rock headwall will be built at pipe entrances at the rivers edge to conform with the natural setting. Split rail or other fencing would be installed to border off limits to the public area near holt. Cameras would be installed inside and outside the holt with cable feed to solar panel and WIFI. Remote viewing accomplished through web page on City of Eden website.





## APPLICATION FOR FUNDING FROM THE STRATEGIC PLANNING COMMISSION

**INSTRUCTIONS:** Please complete this application and provide the required information. In order for this application to be accepted, all applicable sections of this form must be completed, and all required information provided.

**(1) APPLICANT INFORMATION:**

NAME: MIKE DOUGHERTY  
DEPARTMENT: ECONOMIC DEVELOPMENT

**(2) APPLICABLE STRATEGY AREA OF THE STRATEGIC PLAN:**

EV-1: FOCUS ON QUALITY OF PLACE AS THE CORE ECONOMIC DEVELOPMENT STRATEGY  
EV-8: PROMOTE COMMERCIAL AREAS AS SMALL BUSINESS JOB CENTERS  
EV-9: FOSTER AND SUPPORT A LOCAL COMMUNITY OF DEVELOPERS

**(3) LOCATION OF PROJECT:**

351 W. MEADOW ROAD

**(4) TIMELINE:**

NOV 10, 2019 - MARCH 15, 2020

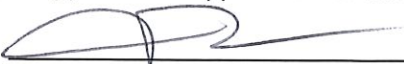
**(5) ESTIMATED BUDGET FOR PROJECT:**

\$20,000 TO PROVIDE A FACADE GRANT FOR REYNOLDS'S RENOVELY.  
THE TOTAL BUDGET COST IS \$65,350.00 FOR EXTERIOR IMPROVEMENTS  
(SEE ATTACHMENT)

\*ALSO NOTE PROPOSED TO CITY COUNCIL TO APPROVE ENHANCED FACADE  
GRANT FOR HISTORIC AND AT-RISK PROPERTIES. THIS PROPOSAL WILL  
BE CONSIDERED BY CITY COUNCIL AT NOVEMBER 2019 MEETING

**(6) APPLICANT CERTIFICATION:**

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Strategic Planning Commission to recommend and the City Council to approve this application for funding from the Strategic Plan Budget.

  
Applicant's Signature

10/17/2019  
Date of Signature

**Any documents or items to be presented to the Commission need to be attached to this Application**



# Reynolds Brewery

## Outside Renovations

Six new windows	\$10,800.00
	\$2,500.00
Four new doors (3ea. Double, 1ea. Single)	\$25,000.00
New back deck (From event to back East corner)	
Front entry parking,ramp,steps for both entry's and walkway to back	\$20,000.00
Grading and gravel parking lot and landscaping	\$6,000.00
Lighting	\$600.00
Painting	\$450.00
<b>Total Estimate :</b>	<b><u>\$65,350.00</u></b>

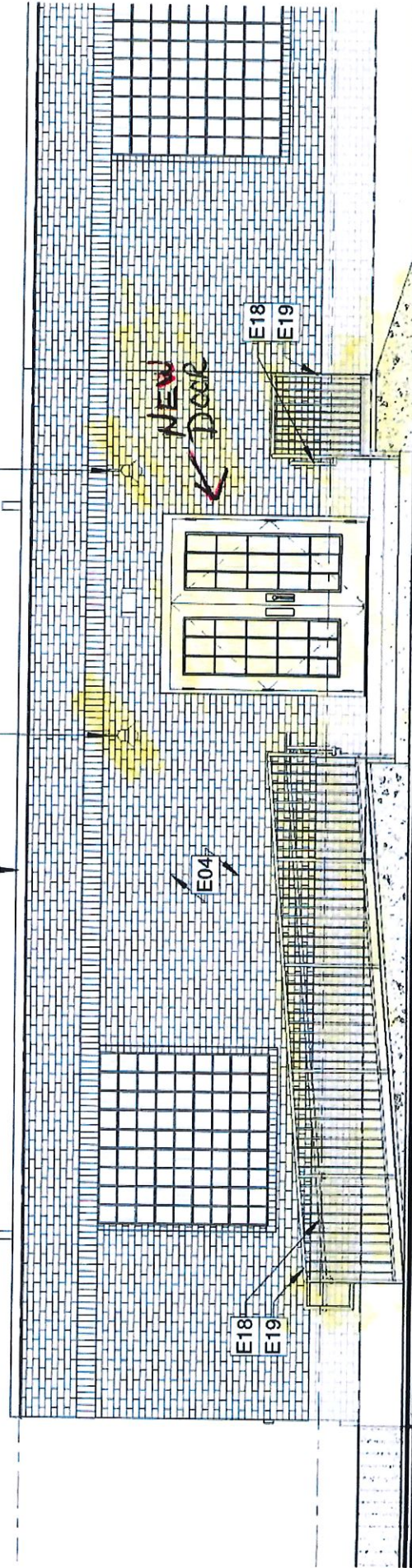
(01)

(02)

E22

E28

E28

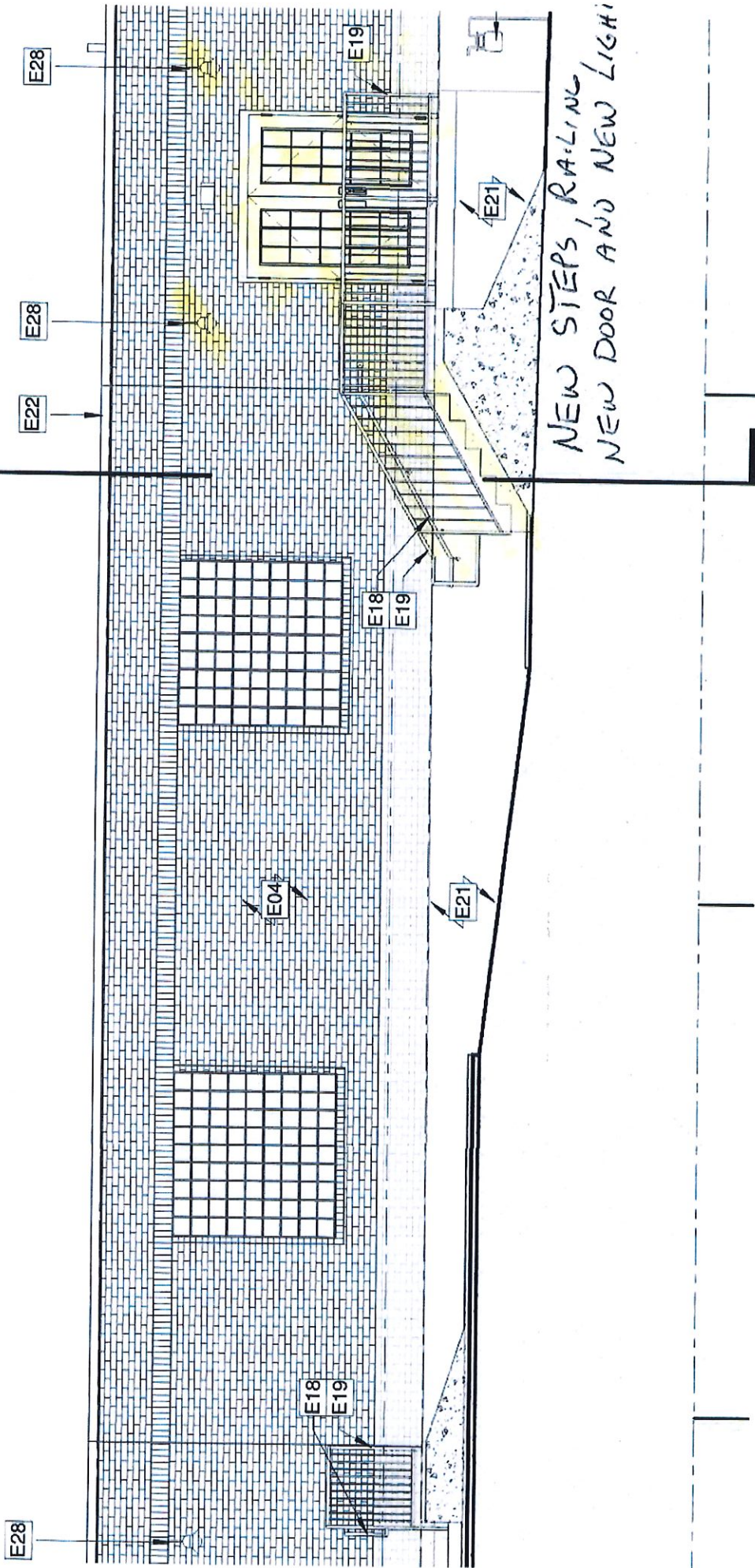


STEPS, RAMP, RAILING AND 3 SPACE  
HANDICAP PARKING. NEW LIGHTS

02

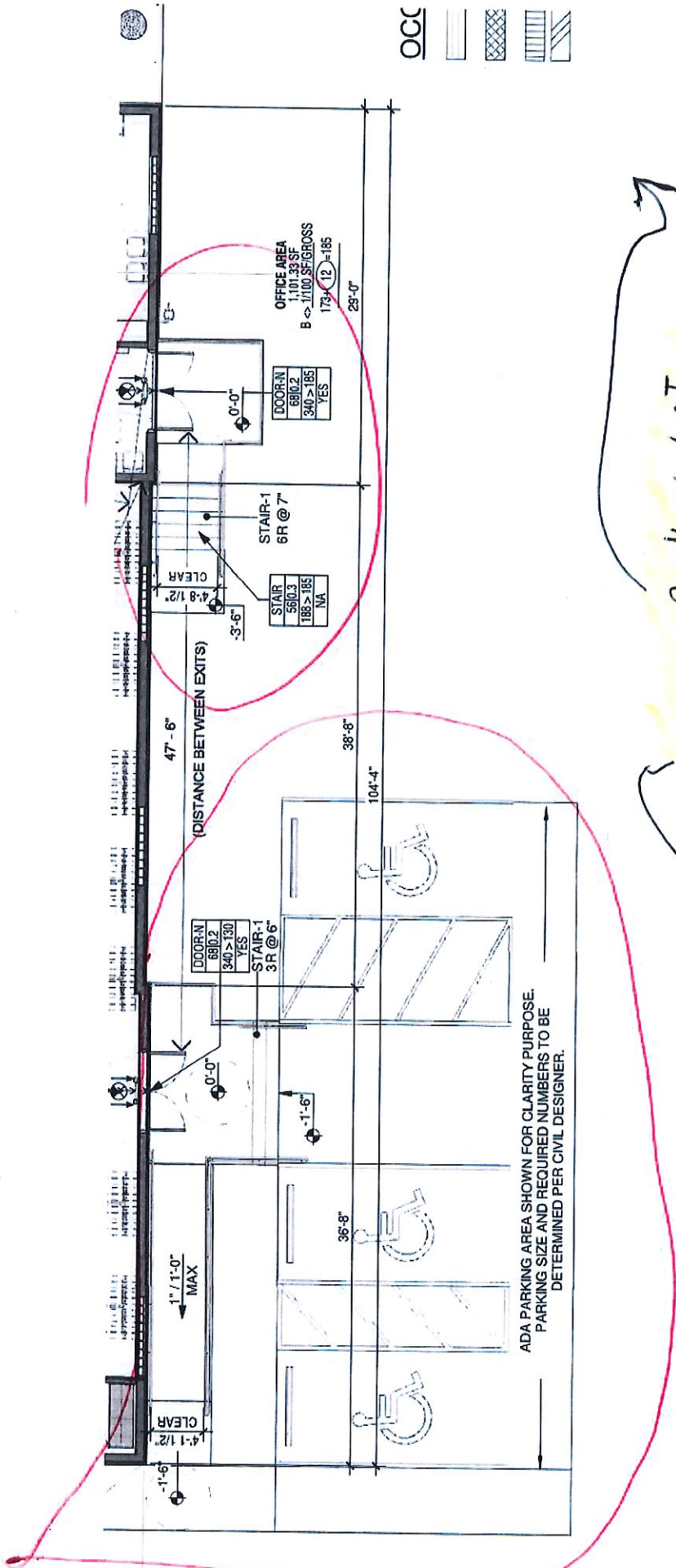
03

03  
A202  
04



NEW STEPS, RAILING  
NEW DOOR AND NEW LIGHT





GRAVEL PARKING LOT

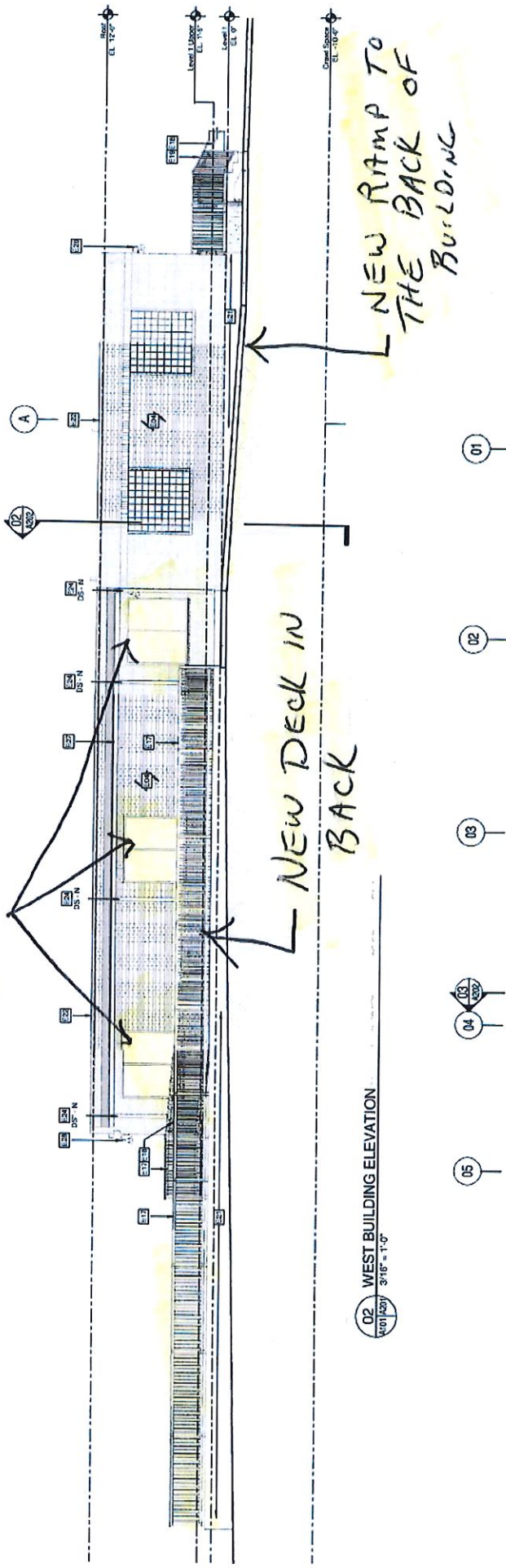
01 MAIN LEVEL - LIFE SAFETY PLAN  
 A201 LS104 1/8" = 1'-0"

NEW WINDOWS

NEW DECK IN BACK

02 WEST BUILDING ELEVATION  
3/16" = 1'-0"

NEW RAMP TO THE BACK OF THE BUILDING

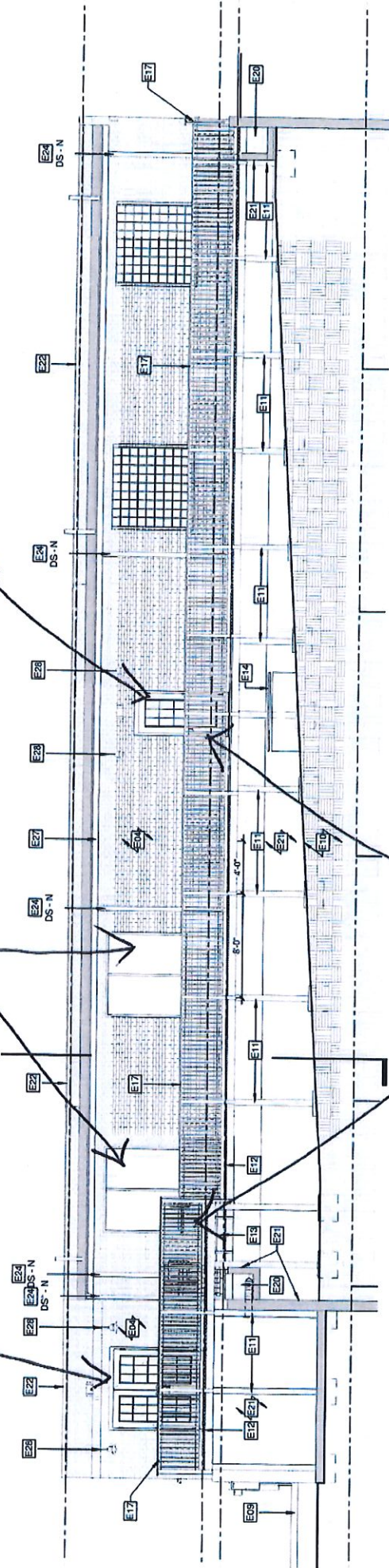


NEW DOOR

NEW WINDOWS

NEW DOOR

NEW DECK



03 NORTH BUILDING ELEVATION  
A101/A201 3/16" = 1'-0"





## Economic Development Department

October 16, 2019

To: The Honorable Mayor and Eden City Council

Thru: Terry Shelton, Eden City Manager

From: Mike Dougherty, Director of Economic Development

Re: Façade grant for Historic and At-Risk properties

### **Background**

During the last several years, the City of Eden has been faced with the disposition of neglected residential and commercial properties. 241 The Boulevard was stabilized by the City at a cost of over \$100,000. Less than \$15,000 was recovered upon the property sale. 622 Washington Street is an example of a property that was partially demolished with the owner unwilling or unable to rehabilitate the structure. The City was fortunate to obtain a state grant to help stabilize the property before it was sold to a private owner. These grants are not common; the City could have easily been faced with more than \$100,000 in rehabilitation costs to rehabilitate the structure as it was for 241 The Boulevard.

The purpose of the expanded façade grant program is to encourage investment in historic and at risk properties so Eden taxpayers are not forced to absorb the rehabilitation costs created by negligent property owners. As with the traditional façade grant, a 50/50 cash match is required by the grantee. It is best considered an investment that will spur economic development as well as prevent further property deterioration.

### **Program**

\$2,500 to \$20,000 in façade grant funding is available for properties considered for historic and at risk. These properties must also have a viable purpose and serve as a catalyst for future economic development.

### **Examples of successful projects**

618 Washington Street	\$7,500	\$2,500 for front exterior deterioration that threatened the adjoining property. \$5,000 for rear façade that had been partially demolished
-----------------------	---------	--

		This property will house a coffee shop and apartments
624 Washington Street	\$10,000	Front façade is equivalent to two storefronts. Extensive work required to restore both front and rear facades. Rear façade was failing and in jeopardy of demolition.
		This property will house a restaurant and apartments
<b>Proposed</b> Reynolds Brewing	\$20,000	\$10,000 for front and rear. Building size is equivalent in size to two traditional downtown buildings
		This property will house a microbrewery and food outlet. It adds to the Smith River Greenway Complex and will be a source of special events in this area.

These projects are evaluated on an individual basis by City staff before seeking Eden Strategic Planning Commission funding. Projects can only be considered if there are available funds and the Commission votes in favor of the project funding. The final step is for the Eden City Council to review the project proposal and either approve or reject what the Commission has recommended.

It is recommended that the Eden City Council approve this Historic and At-Risk property façade grant to promote the rehabilitation of Eden properties.





## Economic Development Department

October 18, 2019

To: Kelly Stultz

From: Randy Hunt

Re: Strategic Planning Commission Update

Goal of the 4 events is to educate citizens on business resources and opportunities to generate revenue and employee growth for themselves and their community.

Events will:

1. Bring in other successful small business owners and entrepreneurs to brief on their own experiences and processes that lead them to be successful.
2. Bring in business experts to talk about core business concepts critical to having a successful small business (SBC, SBTDC, and Score)
3. ED representatives, City officials, policymakers to be present with bringing resources and good will to the doorstep of the community...
4. Who Owns the Ice House Program --- bring in expert to talk about the soft skills that can lead to entrepreneur success.... a. personal brand, negotiating skills, taking action at the right time, continuous learning mindset, being the presence of other like-minded, network capacity....

End result will generate a group of hopeful entrepreneurs for Eden to develop and continue to build small business capacity and economic development.