



CITY OF HENDERSONVILLE DOWNTOWN ADVISORY BOARD

Downtown Program Office | 125 Fifth Avenue West, Suite 200 | Hendersonville NC
28792



Tuesday, October 12, 2021 – 4:00 PM

MINUTES

1. CALL TO ORDER

In attendance virtually: Caroline Gunther, Jared Bellmund, Matthew Hickman, Becky Ayers, Juls Buckman, Patsy DuPre, John Ryan, Lyndsey Simpson, Mark Pavao joined at a later start time.

In attendance in person: Jerry Fitzgerald

Absent: Carole Sitzler, Matt Johnes, Chris Cormier, Shaqualla Wilkes (had been appointed a few days prior)

Guests: Dennis Dunlap, Lyle Chariff, JJ Kilpatrick, Fred Nace, Michelle Owens

Staff present: Jamie Carpenter, Lew Holloway, Meredith Friedheim, Tasha Roby

2. PUBLIC COMMENT

3. APPROVAL OF AGENDA

Jared Bellmund made a motion to approve. Becky Ayers seconded.

Matthew Hickman, Jerry Fitzgerald, Becky Ayers, Juls Buckman, Jared Bellmund, Patsy DuPre, John Ryan, Caroline Gunther approved.

4. APPROVAL OF MINUTES

1. Approval of September 2021 Downtown Advisory Board Minutes

Jared Bellmund made a motion to approve. Matthew Hickman seconded.

Matthew Hickman, Jerry Fitzgerald, Becky Ayers, Juls Buckman, Jared Bellmund, Patsy DuPre, John Ryan, Caroline Gunther approved.

5. NEW BUSINESS

1. 317 & 319 7th Avenue E Façade Grants

Proposal for updates on 317 and 319 7th Avenue E

We currently have used all 7th Avenue facade grant funds, however since we can make a budget adjustment.

These buildings will also receive a credit for new awnings as a part of the 7th Avenue Streetscape (quote for awning replacement included).

The Community Character Team voted to recommend the Downtown Advisory Board request a budget amendment of \$5000 from the 7th Avenue Fund Balance to support this Façade Grant.

Dennis Dunlap and Lyle Chariff spoke regarding the grant proposal. The Community Character team reviewed but requested more detailed quote. The 7th Avenue facade grant budget has already been spent for this year, however it can be pulled from the fund balance. The Community Character team made the recommendation to pull that from the fund balance.

Carpenter also noted the City will be funding an awning removal and replacement as a part of the 7th Avenue Streetscape. The awnings needed to be removed as a part of the sidewalk updates.

Dunlap reviewed the building and historic photos of the building and the work to be done.

M. Hickman said the scope of the project is extensive and this is a proper restoration of the building. Something we should all support. Matthew made a motion to recommend to city council to make a budget amendment to support this project. Becky Ayers seconded.

Matthew Hickman, Jerry Fitzgerald, Becky Ayers, Juls Buckman, Jared Bellmund, Patsy DuPre, John Ryan, Caroline Gunther approved.

2. Downtown Advisory Board TDA Appointment

Michelle Owens, new executive director of TDA board joined the call. Carpenter was appointed to the TDA board earlier this year but after TDA investigated the TDA legislation, it is required that members are registered voters in Henderson County. Carpenter does not live in Henderson County and therefore cannot be a voting member. Staff is considering a downtown advisory board member to be the city's appointment rather than city staff.

Michelle Owens spoke to the legislation of the board and board makeup. Visithendersonvillenc.org has a new "Governance" page that has board information. The board meetings are once per month, 1pm. Owens noted that the TDA will continue to work closely with Downtown and City Staff.

Jared Bellmund asked about the terms. The appointment is a 5 year term. Carpenter's term was at the beginning of a 5 year term.

Lew Holloway noted that this spot has typically been a city staff person. Lew served 5 years, Brian Pahle served 5 years. After conversations with Michelle and others involved, appointing a downtown advisory board member this seems like a good route.

6. OLD BUSINESS

1. 7th Avenue Streetscape Update

Lew Holloway updated on 7th Avenue Streetscape. Bid package is out. City issued an addendum earlier last week to extend the bid opening. The opening was scheduled for 10/12, no prequalified bidders submitted bids. Feedback from bidders were that they were too busy

and staff was unsure if we would have bids. Timeline extended to November 15 and staff are reviewing other aspects of project.

The process: if the city does not receive 3 bids they cannot open the bids and must rebid. If they do not receive 3 in the second round they can open a smaller number of bids at a later date.

Staff has been working with property owners. Some conversations related to easements for sidewalk.

JJ Kilpatrick was introduced - a property owner on 7th Avenue. He is concerned about the loss of the parking spots in front of his building. In his opinion, the reduction and bump outs will cause significant issues and parking loss. If the bump out is eliminated there would be several additional parking spots while keeping the wider proposed sidewalks.

C. Gunther asked about gain/loss of parking spots. L. Holloway noted its a net loss of 5 parking spaces over the entire project area. JJ's building is at intersection of Locust and 7th Avenue.

7. OTHER BUSINESS / STAFF UPDATES

A) Downtown Events Update

B) Project update: Sidewalk Mural, Pivot Grants, Employee Training Program

Meredith Friedheim updated on events. Final countdown to the bear auction. As of meeting time we are at \$72,600. Last year at this time at \$40,000.

J. Carpenter updated on sidewalks. Paint days will continue going forward.

Pivot Grant applications have been updated. Businesses can apply for up to \$2500.

No updates on employee training at this time.

Parking garage update - construction scheduled to begin January 1 2022 and complete January 1 2023

Other business:

Lyndsey Simpson updated that council appointed Shaquala Wilkes who owns Kweens Korner on 7th Avenue. She will be joining the board and has been contacted by staff.

Matthew Hickman noted that going forward we will probably be hearing more from business/property owners with concern on the streetscape and the operation of their business. We should expect to hear from other parties about the streetscape harming their business.

Hickman noted that there is an overall vision for the district that is changing some of the business needs and accommodations. Would like to continue targeted parking projects and work with property owners on current available parking. Matthew also asked about parking and how it will be enforced on 7th Avenue. This will be discussed for the economic vitality team.

8. ADJOURNMENT

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.