



**MINUTES OF THE SPECIAL MEETING OF THE LAKE LURE TOWN COUNCIL  
HELD MONDAY, JUNE 24, 2024, 8:00 A.M. AT THE LAKE LURE MUNICIPAL  
CENTER**

**PRESENT:** Mayor Carol C. Pritchett  
Mayor Pro Tem David DiOrio  
Commissioner Patrick Bryant  
Commissioner Scott Doster  
Commissioner Jim Proctor

William Morgan, Jr., Town Attorney  
Olivia Stewman, Town Manager  
Keaton Nickelsen, Representative of NC-III Ridgeline LL Tours, LLC

**ABSENT:**

**I. CALL TO ORDER**

Mayor Carol C. Pritchett called the meeting to order at 8:00 a.m.

**II. APPROVE THE AGENDA**

Commissioner Jim Proctor made a motion to approve the agenda, as presented.  
Commissioner Scott Doster seconded and all voted in favor.

**III. CONSIDER APPROVAL RESOLUTION NO. 24-06-24 COSENTING TO  
TRANSFER OF LAKE LURE TOURS, INC.'S CONCESSION AGREEMENT.**

Attorney William Morgan started by asking Keaton Nickelsen, representative for the buyers). To explain the email he send after reviewing the agenda, Mr. Nickelsen than said that the agenda needed to reflect that Ridgeline Investment Partners, LLC is the managing member of NC-III Ridgeline LL Tours, LLC which will be the sole member of NC-III Ridgeline LL Tours, LLC and that this will ideally be the named entity on the concession agreement.

Commissioner Scott Doster made a Motion to adopt the resolution No. 24-06-24. Mayor Pro-Term David DiOrio seconded and all voted in favor. Resolution No. 24-06-24 was adopted as follows:

**RESOLUTION NO. 24-06-24**

**RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL  
CONSENTING TO TRANSFER OF LAKE LURE TOURS, INC.'S  
CONCESSION AGREEMENT**

**WHEREAS**, the Town of Lake Lure has an active Concession Agreement with Lake Lure Tours; and

**WHEREAS**, Lake Lure Tours is selling its properties and operations to NC-III Ridgeline LL Tours, LLC; and

**WHEREAS**, the Concession Agreement states that Lake Lure Tours will agree not to subcontract, or assign, transfer, convey, sublet, or otherwise dispose of the Agreement, Lake Lure Tours' obligations under the Agreement, or any or all of its right, title, or interest, without the Town's prior written consent, which shall be given or denied in the Town's sole discretion; and

**WHEREAS**, the Town desires to grant permission to Lake Lure Tours to transfer its obligations under the Concession Agreement to NC-III Ridgeline LL Tours, LLC.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE, NORTH CAROLINA:**

**SECTION ONE.** The Town of Lake Lure hereby grants permission to Lake Lure Tours to transfer its obligations under the Concession Agreement to NC-III Ridgeline LL Tours, LLC.

**SECTION TWO.** This resolution shall be effective upon adoption.

**IV. ADJOURNMENT**

With no further business, Commissioner Patrick Bryant made a motion to adjourn the meeting at 8:04 a.m. Commissioner Jim Proctor seconded and the motion carried 4-0.

ATTEST:

\_\_\_\_\_  
Elba Willette, Town Clerk

\_\_\_\_\_  
Mayor Carol C. Pritchett