



May 22, 2017
Council Work Session Meeting

Mayor Bryan Hough
Mayor Pro-Tem David Moore
Councilman Jerry Bishop
Councilwoman Carolyn Breyare
Councilman Jim Hope
Councilman Jeff Meadows
Councilman Perry Toomey
Kemp Michael, City Attorney
Danny Jackson, City Manager

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL WORK SESSION
Location: Council Chambers**



**May 22, 2017
6:30 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

SET THE AGENDA

CONSENT AGENDA

1. Budget Amendment
 - Transfer Funds from the General Fund to the Police Department Budget to purchase speed monitoring equipment (until the Crime Commission Grant is Received)
2. Call for a Public Hearing regarding a request by C2 Design Development for a rezoning and annexation of Tax Parcel ID# 202122, 225889, 199264 and 181214 from R-12 Single Family to Single Family Conditional District and Tax Parcel ID# 181227, 180092 and 202690 from R-1 Gaston County to Single Family Conditional District
3. Approval of the Resolution Directing the Clerk to investigate the Annexation Petitions of the Property located at Tax Parcel ID #s 199264, 225889, 202122, 202690, 181227, 181214, and 180092, approval of the Certificates of Sufficiency of the annexation petition and approval of a resolution to call for a public hearing on the annexation of the property in the petitions

WORK SESSION ITEMS

1. Consideration and Approval of Business Incentive Grant Application for 107 West Fine Art Studios (Gallery) and 107 West Fine Art and Studios (Studios, 2nd Floor) *Greg Beal*
2. Discussion of a Proposal with Gaston County for Tax Collection *Danny Jackson*
3. Discussion of the 2017-2018 Proposed Fiscal Year Budget *Danny Jackson*
4. Closed Session - pursuant to N.C.G.S 143-318.11 (a)(3 and 6)
5. Adjourn



City of Mount Holly Action Agenda Item

To: City Council From: Chief Roper	Date: 5-16-17 Meeting Date: 5-22-17
Agenda Item to be considered: <i>Transfer funds from the general fund to the PD budget until Crime Commission Grant is received to purchase speed measuring equipment.</i>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: MHPD will receive a Crime Commission Grant to purchase speed measuring equipment. In order to receive the grant the purchase must be made and submitted to the Crime Commission Grant program for reimbursement. Total amount of transfer requested: \$20265.00	
Fiscal Impact:	
Will Item affect current budget	YES X NO ☐ N/A
Reviewed by Finance Director	XYES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES X NO ☐ N/A
Capital Project Ordinance required	☐ YES X NO ☐ N/A
Budget Transfer required	XYES ☐ NO ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A

Manager/Staff Recommendation:
Approve budget amendments as attached

Result of City Council Decision:

Attachments:

1. Memorandum
2. Quote



Mount Holly Police Department

400 E Central Avenue • Mount Holly, NC • 28120 • (704) 827-4343 • (704) 822-2932

Don Roper
Chief of Police

Memorandum

From: Chief Don Roper
Ref: Budget Amendment
05-16-17

MHPD applied for and was awarded a grant from the NC Governor's Crime Commission for the amount of \$20,265 in 2016. This grant requires no match from Mount Holly. The grant is intended to fund three new speed measuring devices similar to the "radar trailer" we now use to check speeding in various locations around the city. The current device is outdated and no longer functions properly. The grant will allow us to purchase three modern devices that will measure speed, calculate traffic volume, analyze traffic data such as average speed and peak travel, and display pre-programmed messages. MHPD has been awarded this grant for the past four years, and the funds have been used for various projects including body worn cameras, less lethal impact weapons, internet based security cameras, and laptop computer tablets for patrol vehicles. The grant process requires that we purchase the equipment after we are approved by the Governor's Crime Commission, and then we are reimbursed by the state. Purchases are typically not approved for this grant until late in the fiscal year. Once we make the purchase, we are required to inventory and photograph the items, and submit a summary to the state for reimbursement.

We are required to submit our summary and photographs before June 30th. The state has indicated that we will receive the funds quickly, but the concern is that the process may take us past July 1, and thus into the next budget year before we are reimbursed by the state. After discussions with the Finance Director, we are requesting a budget transfer from the general fund for the total due to allow us to make the purchase. This would be replaced once the funds are received from the state. If the funds are reimbursed by the state prior to July 1, the transfer will not be needed.

**ALL TRAFFIC
SOLUTIONS***A sign of the future."*

All Traffic Solutions Inc.
3100 Research Drive
State College, PA 16801
Phone: 814-237-9005
Fax: 814-237-9006

Tax ID: 25-1887906

QUOTE Q-27346

DATE/TIME: 4/14/2017 **PAGE**
10:28:36 AM **NO:** 1

Questions contact:
MANUFACTURER:
All Traffic Solutions
Cam Reed
(866) 366-6602

Independent Sales Rep:**BILL TO:**

City of Mount Holly NC
400 E Central Ave
Mount Holly, NC 28120-2116

SHIP TO:

City of Mount Holly NC

Attn: Ronnie Parsons

PAYMENT TERMS: **CUSTOMER:** 212139 **CONTACT:** (704) 915-5981
Net 30

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000741	SpeedAlert 18 Radar Message Sign (RMS); base unit w/ mounting bracket	2.00	\$3,600.00	\$7,200.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	2.00	\$1,500.00	\$3,000.00
4000767	Base Model CREDIT, speed display; requires min 1 yr TrafficCloud Traffic Suite	2.00	(\$600.00)	(\$1,200.00)
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Pictures, (\$3000 Value, requires Traffic or Message Suite)	2.00	\$0.00	\$0.00
4000744	LFP Power kit, 16Ah battery (2), internal power controller, charger w/connector	2.00	\$795.00	\$1,590.00
4000641	Shipping	2.00	\$75.00	\$150.00

Special Notes:

SALES
AMOUNT: \$10,740.00
SHIPPING:
TOTAL: \$10,740.00

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: Unless shipping charges are specifically indicated, prices are FOB factory. Shipping charges may apply
Taxes: Taxes are not included in quote. Please provide a tax exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below I indicate that I am authorized to commit my organization to the above.

Print Name, Title

Signature

Date

**ALL TRAFFIC
SOLUTIONS***A sign of the future."*

All Traffic Solutions Inc.
3100 Research Drive
State College, PA 16801
Phone: 814-237-9005
Fax: 814-237-9006

Tax ID: 25-1887906

QUOTE Q-27347

DATE/TIME: 4/14/2017 PAGE
10:31:36 AM NO: 1

Questions contact:
MANUFACTURER:
All Traffic Solutions
Cam Reed
(866) 366-6602

Independent Sales Rep:

BILL TO:

City of Mount Holly NC
400 E Central Ave
Mount Holly, NC 28120-2116

SHIP TO:

City of Mount Holly NC

Attn: Ronnie Parsons

PAYMENT TERMS: Net 30
CUSTOMER: 212139
CONTACT: (704) 915-5981

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000263	Portable post, standard, folding assembly	1.00	\$350.00	\$350.00
4900081	Carrying Case; SA18, IA18 softcase with storage pockets	1.00	\$225.00	\$225.00
4000247	Hitch mount, for 1.25" & 2" hitch, includes: trailer connector & hardware	1.00	\$350.00	\$350.00
4000641	Shipping	1.00	\$100.00	\$100.00

Special Notes:

**SALES
AMOUNT:** \$1,025.00
SHIPPING:
TOTAL: \$1,025.00

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: Unless shipping charges are specifically indicated, prices are FOB factory. Shipping charges may apply

Taxes: Taxes are not included in quote. Please provide a tax exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below I indicate that I am authorized to commit my organization to the above.

Print Name, Title

Signature

Date

**ALL TRAFFIC
SOLUTIONS***A sign of the future.*

All Traffic Solutions Inc.
3100 Research Drive
State College, PA 16801
Phone: 814-237-9005
Fax: 814-237-9006

Tax ID: 25-1887906

QUOTE Q-27344

DATE/TIME: 4/14/2017 PAGE
10:25:39 AM NO: 1

Questions contact:
MANUFACTURER:
All Traffic Solutions
Cam Reed
(866) 366-6602

Independent Sales Rep:

BILL TO:

City of Mount Holly NC
400 E Central Ave
Mount Holly, NC 28120-2116

SHIP TO:

City of Mount Holly NC

Attn: Ronnie Parsons

PAYMENT TERMS: Net 30
CUSTOMER: 212139
CONTACT: (704) 915-5981

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000741	SpeedAlert 18 Radar Message Sign (RMS); base unit w/ mounting bracket	1.00	\$3,600.00	\$3,600.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	1.00	\$1,500.00	\$1,500.00
4000767	Base Model CREDIT, speed display; requires min 1 yr TrafficCloud Traffic Suite	1.00	(\$600.00)	(\$600.00)
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Pictures, (\$3000 Value, requires Traffic or Message Suite)	1.00	\$0.00	\$0.00
4000925	Trailer, ATS-3 (select power separately)	1.00	\$2,300.00	\$2,300.00
4000637	Trailer Battery kit for ATS-3, 100Ah SLA battery with hold down, cables & hardware	1.00	\$300.00	\$300.00
4000975	Solar panel, 40W; includes bracket for ATS-3 trailer and harness	1.00	\$500.00	\$500.00
4900041	crate, ATS-5 trailer shipping crate	1.00	\$250.00	\$250.00
4000641	Shipping	1.00	\$650.00	\$650.00

Special Notes:

SALES
AMOUNT: \$8,500.00
SHIPPING:
TOTAL: \$8,500.00

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: Unless shipping charges are specifically indicated, prices are FOB factory. Shipping charges may apply

Taxes: Taxes are not included in quote. Please provide a tax exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R



City of Mount Holly Action Agenda Item

To: City Council

Date: 5/18/2017

From: Jonathan Wilson

Meeting Date: 5/22/2017

Agenda Item to be considered:

Call for a public hearing, regarding a request by C2 Design Development, for a rezoning and annexation of Tax Parcel ID #'s 202122, 225889, 199264 and 181214 from R-12 Single Family to Single Family Conditional District and Tax Parcel ID # 181227, 180092 and 202690 from R-1 Gaston County to Single Family Conditional District.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: An application was received by staff requesting a rezoning.

Four of the properties are currently located in the Mount Holly ETJ and three properties are located in Gaston County's zoning jurisdiction. All of the properties combined are approximately 130.27 acres in size. The applicant wishes to rezone the properties to a Conditional District to include Single Family Residential as detached homes. The applicant will be requesting permission to develop 336 single family homes.

Additionally, the applicant is requesting annexation for all 7 properties.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation:

The Planning Commission recommended to City Council to a call for public hearing for a rezoning and annexation of approximately 130.27 acres from R-12 Single Family and R-1 (Gaston County Zoning) to Single Family Conditional District. Staff supports the Planning Commissions recommendation. Staff recommends that the public hearings be scheduled for the July Planning Commission and City Council meetings.

Result of City Council Decision:

Attachments: Rezoning Application
Map

REZONING APPLICATION
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: _____ Application Number: _____

The undersigned does (do) hereby respectfully make the application and request to the City of Mount Holly to amend the Zoning Map of Mount Holly as hereinafter requested and in support of this application the following facts are shown:

1. The real property, sought to be rezoned, is owned in fee simple by:
Thomas Worth Springs III

Address: 400 W Catawba Ave Mt. Holly, NC 28120
as evidenced by Deed Book (attached) on Page in the Gaston County Registry. There are no restrictions or covenants of record appearing in the chain of title, which would prohibit the property from being put to the use specified in Paragraph five (5) of this application.

2. The real property sought to be rezoned is located at/on
 W Catawba Ave on the Left or Right side of the W Catawba Ave
(physical address) (circle one) (street)
between Rankin Road and Legion Road, and has a Tax
(street) (street)
Listing of: Tax Parcel # (attached) . Said lot(s) has (have) a frontage of 681 feet
and is approximately 98.89 acres in size.

3. A complete legal description of the boundaries of said realty (to be completed by an attorney) is attached to this application along with a survey or tax map of said realty.

4. It is desired and requested that the real property herein described be rezoned from
R1 Gaston County Zone to Mt. Holly Conditional Use Zone.

5. If Conditional Use rezoning is requested, a site specific plan (see Appendix) is hereby attached (check) X Yes or N/A.

6. If the Conditional Use Rezoning is requested, it is proposed that the real property be put to the following use, with the following specific improvements including building sizes and proposed screening in accordance with the attached site plan as mentioned in Paragraph five (5).

7. Attached is a list of all the properties adjacent to the subject property including the owners' name(s) and address and tax book, map, and parcel number of each lot as shown on the Gaston County Tax Maps. Adjacent properties are considered all those immediately or diagonally adjacent to the subject property, including any properties immediately across any creeks, rivers, railroads, highways or other natural or man-made barriers.

Thomas Worth Springs III
Name of Applicant(s)

 Owner
Interest of Applicant in Subject Realty:
(Must be the owner if requesting
Conditional Use Rezoning)

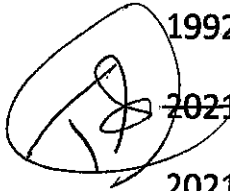
Applicant's Address: 400 W Catawba Ave, Mt. Holly NC 28120

Phone Number: 704-827-7791 Signature: Thomas Springs III

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of

Mount Holly Planning and Zoning Department, together with the application fee in the amount of \$ (See Fee Schedule) at least 15 days prior to the Planning Commission meeting for initial consideration.

Thomas Worth Springs Parcels:

Parcel ID #	Deed Book	Page
199264	3342	541
 202120 225889	3608	11
202122	3618	48
202690	3645	647
181227	4381	1002

**REZONING APPLICATION
CITY OF MOUNT HOLLY, NORTH CAROLINA**

Date Filed: _____ Application Number: _____

The undersigned does (do) hereby respectfully make the application and request to the City of Mount Holly to amend the Zoning Map of Mount Holly as hereinafter requested and in support of this application the following facts are shown:

1. The real property, sought to be rezoned, is owned in fee simple by: Howard R Walls LTD Trust and Westview LTD (Howard Walls)
Address: 126 Forest Drive Belmont, NC 28012 as
evidenced by Deed Book on Page in the Gaston County Registry. There are
no restrictions or covenants of record appearing in the chain of title, which would prohibit the
property from being put to the use specified in Paragraph five (5) of this application.

2. The real property sought to be rezoned is located at/on
Hickory Grove Road on the Left or Right side of the W Catawba Ave
(physical address) (circle one) (street)
between Old Hickory Grove Road and Clearwater Lake Road, and has a Tax
(street) (street)
Listing of: Tax Parcel # (attached) . Said lot(s) has (have) a frontage of 60 feet
and is approximately 31.38 acres in size.

3. A complete legal description of the boundaries of said realty (to be completed by an attorney) is attached to this application along with a survey or tax map of said realty.

4. It is desired and requested that the real property herein described be rezoned from
R1 Gaston County Zone to Mt. Holly Conditional Use Zone.

5. If Conditional Use rezoning is requested, a site specific plan (see Appendix) is hereby
attached (check) X Yes or N/A.

6. If the Conditional Use Rezoning is requested, it is proposed that the real property be put
to the following use, with the following specific improvements including building sizes and
proposed screening in accordance with the attached site plan as mentioned in Paragraph five (5).

7. Attached is a list of all the properties adjacent to the subject property including the
owners' name(s) and address and tax book, map, and parcel number of each lot as shown on the
Gaston County Tax Maps. Adjacent properties are considered all those immediately or
diagonally adjacent to the subject property, including any properties immediately across any
creeks, rivers, railroads, highways or other natural or man-made barriers.

Howard Walls
Name of Applicant(s)

Owner
Interest of Applicant in Subject Realty:
(Must be the owner if requesting
Conditional Use Rezoning)

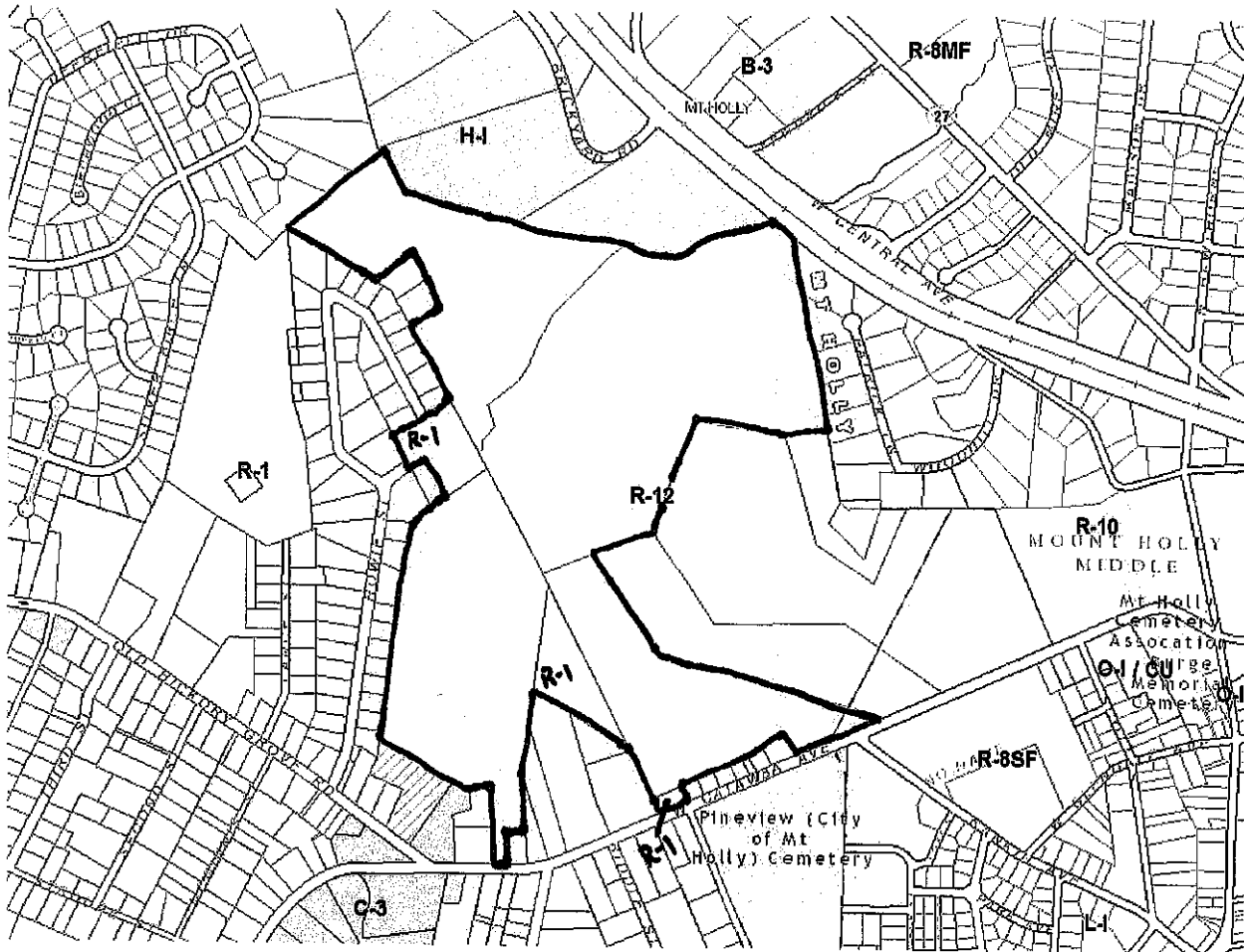
Applicant's Address: 126 Forest Drive Belmont, NC 28012

Phone Number: 704-460-4101 Signature: Howard Walls

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of \$ (See Fee Schedule) at least 15 days prior to the Planning Commission meeting for initial consideration.

Walls/Westview LTD Parcels:

Parcel ID #	Deed Book	Page
181214	1300	606
180092	4622	68



Disclaimer: The information provided is not to be considered as a Legal Document or Description.
The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2015.

MEMORANDUM

To: Mayor and City Council, City of Mount Holly

From: Marie M. Anders, Assistant City Attorney

RE: Holly Springs Annexation Petition

Date: May 19, 2017

On May 9, 2017, the current owners of the proposed "Holly Springs" annexation, Thomas Springs, Westview, Ltd., and Howard R. Walls Revocable Trust, re-submitted their Annexation Petition. Since the first petition was submitted in August 2016, the owners have added a couple of tax parcels to the petition. Also, the previous annexation petition included only a portion of one tax parcel, so Mr. Springs has recently filed a subdivision plat on that tract of land so that the whole new tax parcel is included on the annexation petition. Therefore, if the City Council chooses to annex the property, no tax parcel will be partly in the City and partly in the County.

Please find attached the revised Annexation Petition, a Resolution directing the City Clerk to investigate the petition for sufficiency, the City Clerk's Certificate of Sufficiency, and a Resolution calling for a public hearing on the question of the annexation for July 10, 2017. These resolutions are required by the NC general statutes to hold a public hearing on the question of the annexation. Please also find attached a tax map color-coded to illustrate the area the petitioners are requesting the City Council to annex, the current City Limits of the City of Mount Holly, as well as what areas would remain in the County if the City Council chooses to annex the property.

PETITION REQUESTING ANNEXATION

Date: May 9, 2017

To the City Council of the City of Mount Holly:
(name of governing body)

1. We the Undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mount Holly.
2. The area to be annexed X is contiguous or is not contiguous (check one) to the City of Mount Holly and the boundaries of such territory are as follows: Gaston County tax parcel ID Nos. 199264, 225889, 202122, 202690, 181227, 181214, and 180092

*INSERT METES AND BOUNDS DESCRIPTION

- **3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)

NAME	ADDRESS	VESTED RIGHTS	SIGNATURE
		DECLARED? (YES OR NO)	
Thomas Worth Springs, III	400 W. Catawba Ave., Mount Holly, NC 28120	No	<i>Thomas Worth</i>
Westview, Ltd. (by Howard Walls, President)	126 Forest Dr., Belmont, NC 28012	No	<i>Westview Ltd.</i>
Howard R. Walls Revocable Trust dated June 20, 1995 (by Howard Walls, Trustee)	126 Forest Dr., Belmont, NC 28012	No	<i>Howard R. Walls</i>

- * The City of Mount Holly may wish to require a metes and bounds description and/or map.
- ** This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

ADDITIONAL ATTACHMENTS MAY BE USED

A fee will be assessed as part of this Annexation Application.

See Fee Schedule for amount.

RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S.160A-31

WHEREAS, a petition from Thomas Worth Springs III, Westview Ltd., and Howard R. Walls Revocable Trust requesting annexation of tax PID Nos. 199264, 225889, 202122, 202690, 181227, 181214, and 180092 was received on May 9, 2017, by the City Council of the City of Mount Holly; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City of Mount Holly Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Mount Holly deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mount Holly that:

The City of Mount Holly Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the City Council the result of her investigation.

This 22nd day of May, 2017.

Bryan M. Hough, Mayor

Attest:

Amy Miller, City Clerk

CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Mount Holly, North Carolina:

I, Amy Miller, City Clerk, do hereby certify that I have investigated the attached petition to annex tax PID Nos. 199264, 225889, 202122, 202690, 181227, 181214, and 180092, as amended, and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the City primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
- d. The petitioner has not declared vested zoning rights on its petition.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mount Holly this _____ day of _____, 2017.

City Clerk

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS, a petition requesting annexation of the area described herein has been received;
and

WHEREAS, a City Council of the City of Mount Holly has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mount Holly, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Mount Holly Municipal Complex at 7:00 PM on July 10, 2017.

Section 2. The area proposed for annexation is described as follows: Gaston County tax PID 199264, Deed Book 3342, Page 541, Gaston County Public Registry; Gaston County tax PID 225889, Deed Book 3608, Page 11, New Tract 4A of Plat Book 85, Page 128, Gaston County Public Registry; Gaston County tax PID 202122, Deed Book 3618, Page 48, Gaston County Public Registry; Gaston County tax PID 202690, Deed Book 3645, Page 647, Gaston County Public Registry; Gaston County tax PID 181227, Deed Book 4381, Page 1002, Gaston County Public Registry; Gaston County tax PID 181214, Deed Book 1300, Page 606, Gaston County Public Registry; and Gaston County tax PID 180092, Deed Book 4622, Page 68; this property being approximately 130.27 acres (in the aggregate) and being bounded on the west by the property of Brent Bebout, Steven Hilderbran, Larry G. Simonds, Jr., and others; on the east by property of Kenneth M. Dake, Maurice Daniel Herzberg, and others; on the north by Ceka Inc., and Ceka Specialties Inc.; and on the south by W. Catawba Ave and various property owners.

Section 3. Notice of the public hearing shall be published in the Gaston Gazette, a newspaper having general circulation in the City of Mount Holly at least ten (10) days prior to the date of the public hearing.

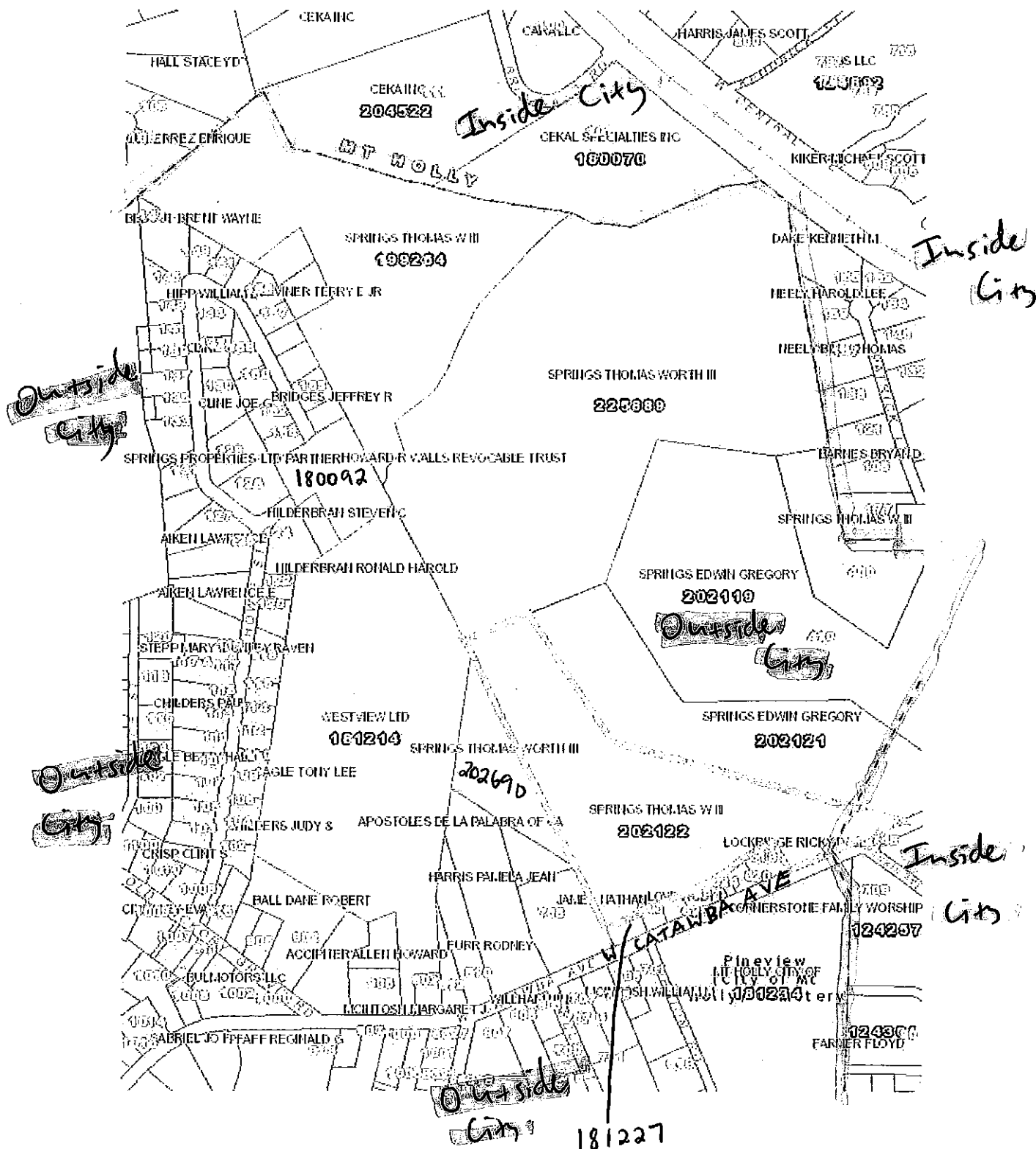
Mayor

ATTEST:

Clerk



Printed On: 5/19/2017



Disclaimer: The information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2015.



City of Mount Holly Action Agenda Item

To: City Council	Date: May 18, 2017
From: Greg Beal, Planning Director	Meeting Date: May 22, 2017
Agenda Item to be considered: <u>Consideration and Approval of Business Incentive Grant Application for 107 West Fine Art and Studios (Gallery) and 107 West Fine Art and Studios (Studios, 2nd Floor).</u>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: <u>The Incentive Review Committee, comprised of, Angela Saunders, Chair of the Mount Holly EDC, James Allen, EDC member and Mount Holly Chamber Board Member, and I, have discussed the details of the Business Incentive Grant for the proposed businesses at 107 West Central Avenue. Subsequently, we have worked through the grant application and discussed its merits on different occasions, including this week. As the applicant supplied all the items required, as well as a business description and project scope summary on the invoice from RTR Renovations, the Incentive Review Committee is recommending that the City award the grant maximum of \$15,000 to Emily Andress of 107 West Fine Art and Studios, for the exterior façade renovation for the retail art space on the first floor.</u>	
<u>The second grant application is for the studios component on the second floor. The Incentive Review Committee had questions on giving a grant for two businesses in the same building. However, this is a separate listed business under a different legal name, and the City has given multiple grants to businesses in the same building to the same owner previously. What we considered was the overall investment of the building and total renovation project, which is combined over \$200,000. Also, there is nothing like a working art studio (and gallery) in downtown currently. It is evident from her past gallery events in Mount Holly, including one a few weeks ago, that Ms. Andress can draw folks from around the region and world to Mount Holly. The Strategic Vision Plan supports art in Mount Holly, and in nine years since the Plan's completion, the City has yet to make this connection. This could be a great opportunity to do so.</u>	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☐ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☐ N/A
Budget Transfer required	☐ YES ☐ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
It is important to note that if this grant is approved by Council, a subsequent budget amendment to allocate funds to the appropriate account, is needed when the applicant returns, showing completion of the work outlined in the grant application.	
Manager/Staff Recommendation: <u>The Incentive Review Committee recommends that</u>	

City Council approve the Business Incentive Grant application for 107 West Fine Art and Studios in the amount requested, \$15,000 for the retail art gallery on the first floor and \$15,000 for the four art studios on the second floor, as outlined in the background section of this document and the attached applications. The business owner will be present for further discussion and questions.

Attachments:

- 1. Business Incentive Grant Guidelines***
- 2. Business Incentive Grant Application for 107 West Fine Art and Studios (Gallery)***
- 3. Business Incentive Grant Application for 107 West Fine Art and Studios (Studios)***



City of Mount Holly Business Incentive Grant Application
Life-safety Needs, Building Renovations, Façade improvements, which
encourage economic development in Mount Holly

DATE: 3-16-17
NAME OF APPLICANT: EMILY T ANDRESS
BUSINESS NAME: ET ANDRESS FINE ART, INC
ADDRESS: 9245 DEER SPRING LANE
CHARLOTTE, NC 28210
TELEPHONE: 704-560-4463

If Property Owner differs from Business Owner

PROPERTY OWNER NAME: ANDRESS PROPERTIES, LLC
ADDRESS: 9245 DEER SPRING LANE
CHARLOTTE, NC 28210
TELEPHONE: 704-560-4463
PROJECT ADDRESS: 107 W CENTRAL AVENUE, 1ST FLOOR
MOUNT HOLLY, NC 28120

ATTACHMENTS REQUIRED (incomplete applications shall be disqualified)

1. Provide an itemized estimate of all materials, supplies and labor costs of this project. Proposed budget and licensed contractors cost estimates. Please provide a copy of their NC Contractors license number. **(Attach to application)**
2. Provide a sketch or scaled drawing of the proposed renovation work. **(Attach to application)**
3. Provide a current photograph of (1) the building itself and (2) within the context of the streetscape clearly showing the existing conditions of the proposed area of improvement. **(Attach to application)**
4. Written plans for future improvements to the building and proposed time frame for such work. **(Attach to application)**
5. Samples of all paint colors and awning fabrics to be used **(if applicable)**.

6. Provide anticipated start date and a proposed schedule of completion for the proposed improvements. These dates must conform to the 90-day time line following Notification of Approval to Proceed.

START DATE: IMMEDIATE

ANTICIPATED COMPLETION: JUNE 30th

Waiver of System Development Fee

If the applicant seeks to waive the system development fee for installation of a water meter (fees are not charged for sprinkler systems), please list the proposed size of the water meter and corresponding system development fee to be waived.

Meter Size:

System Development Fee:

I have consulted with the Mount Holly Economic Development Committee, and/or GREG BEAL, Architectural Consultant about this proposed project. I have read and fully understand the requirements and guidelines of the City of Mount Holly Business Incentive Grant Program and agree to comply with all its requirements in full.

ET

Signature of Applicant

PROPERTY OWNER CONSENT

If property owner differs from the business owner, I _____ Owner of the aforementioned property, consent to the proposed work being undertaken by _____, the business owner. I as the property owner have read and fully understand the requirements of the City of Mount Holly Business Incentive Grant Program and agree with all the requirements set forth by the Grant Application and Guidelines.

Signature of Property Owner (if different from business owner)

Office Use Only

Date Received: _____

Comments: _____

License Year

2017

License No.

72774

North Carolina

Licensing Board for General Contractors

This is to Certify That:

RTR Renovations, LLC
Mount Holly, NC

is duly registered and entitled to practice

General Contracting

Limitation: Limited
Classification: Building

until

December 31, 2017

when this Certificate expires.

Witness our hands and seal of the Board

Dated, Raleigh, N.C.

January 10, 2017



Chairman

C. Frank Wiener

Secretary-Treasurer

BUSINESS PLAN

107 West Fine Art and Studios

Andress Properties, LLC, Owner

March 9, 2017

1. EXECUTIVE SUMMARY

1.1 Product

107 West Fine Art is a working studio and retail space for Fine Art from world class artists from the US and abroad. The fine art consigned by the gallery will be subject to a 30% commission upon sale. The current artists are proven sellers after representing them privately over the past 3 years. Other revenue streams will include fine art classes led by artists with international resumes. The working studio will also provide rental income.

1.2 Customers

Our target customer is one who appreciates fine art and is between the ages of 30-60. We will be offering pieces in a variety of price points so that the beginning collector can afford original art. Seasoned collectors and designers looking to add to their client's collections will be able to find work that is currently being shown all over the world in galleries and museums. As we have already done in our successful gallery in South End Charlotte, we will continue to make buying original art a welcoming and enjoyable experience. Our goal has always been to make it less intimidating to learn about and purchase from our artists.

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Being the first fine art gallery in Mount Holly's historic center will give us the opportunity to anchor the fine art community as we have done in Charlotte's Historic South End. Our plan is to model our successes accomplished in Charlotte in Mount Holly by creating collaborative opportunities with area businesses to bring people into the historic area who would not have not come here before and to revitalize interest amongst those who live in nearby Belmont, Charlotte, and Gastonia. Also, offering classes by teachers who have national and international reputations will help bring new people into our business and into our new home in Mount Holly.

2. COMPANY DESCRIPTION

2.1 Mission Statement

To offer world class fine art that will enhance your life and continue to increase in value.

2.2 Principal Members

- Emily T Andress - Owner and Artist
- Jenni Buckner - Accountant/Bookkeeper

2.3 Legal Structure

107 West Fine Art is under E T Andress Fine Art which is an S Corporation

3. MARKET RESEARCH

3.1 Industry

The Business of selling and creating fine art is a difficult one to track. Gallery owners frequently understand the business of art but not the passion that goes into the work they sell. The advantage of being an artist who also owns the gallery has put me in a unique position as I understand both. These days, successful galleries know their clients, know how to market their artists, and use a variety of tools to connect the right client with a piece of work: this in itself is a work of art.

3.2 Customers

Our target customers are between the ages of 30-60 with an income range of \$80,000 and above. They are, for the most part, college educated. They understand the value of collecting original art. For this reason, they are willing to spend more for an original piece as opposed to purchasing reproductions at a box store.

3.3 Competitors

At this time, there are no high end fine art galleries in historic Mount Holly. If we look towards Charlotte, our competitors are the same as we have in South End Charlotte: Sozo Gallery, Lark and Key Gallery, etc. However, each of these galleries has a specific aesthetic as most do. Our gallery in Mount Holly will be adding a new aesthetic.

3.4 Competitive Advantage

I have made my living as an artist for 33 years. This has meant that, during lean years, I needed to be creative in order to continue to sustain my income. I brought that know how as a partner in Ciel Gallery in Charlotte and have been teaching other artists how to do the same. I am extremely active in Arts & Science Council in Charlotte and was appointed to their Advisory Council for the Cultural Sector. While serving on that council, I am in contact with business leaders who not only share their expertise but also open doors to sell art to area corporations. I have been commissioned to do a series of Public Art pieces because of this association and have placed my own and other artist's works in company offices such as Bank of America, Duke Energy, Alston Bird, Price Waterhouse Coopers, etc.

I have spent a great deal of time and energy cultivating these connections and have built a strong base for the artists that I will represent as well as myself.

3.5 Regulation

There are very few regulations when selling original art with the exception of ensuring that the work is original and is the work of the artist who created it.

4. PRODUCT/SERVICE LINE

4.1 Product or Service

107 West Fine Art will be selling the original work of well-known artists including:

- Luis Ardila
- Diane Pike
- Jonathan Grauel
- Emily T Andress
- Jean Cauthen

4.2 Pricing Structure

The prices of the art we will be representing ranges from \$600-\$22,000 with most falling within \$1,800-\$6,000.

4.3 Product/Service Life Cycle

New work will be added monthly by each artist represented.

4.4 Intellectual Property Rights

All works of art contained in the gallery are protected by copyrights that are the property of the artist.

4.5 Research & Development

As I am currently working with the artists who will be represented, I am aware of their market appeal and how to place their work with the right client. We also are working to develop our internet presence that will include viewable art classes with our master painters as well as an online marketplace.

5. MARKETING & SALES

5.1 Growth Strategy

To grow our gallery, 107 West Central Fine Art will do the following:

- Hold monthly openings in Mount Holly while collaborating with area businesses
- Attend International Fine Art Fairs: Art Basel in Miami and Context in NYC
- Hold 3 annual national juried shows

5.2 Communication

107 West Central Fine Art will communicate with its customers by:

- Providing an e-mail newsletter with gallery news, new paintings and sculptures, and opening schedules
- Using targeted Google and Facebook Advertising
- Utilizing social media such as Twitter, YouTube, Facebook, Instagram, and Tumblr
- Providing contact information on our website and social media outlets
- Providing tear sheets of the artist's work

5.3 Prospects

The main focus for making sales will come during VIP invitation only events at the gallery as well as during openings. Using social media to market and promote our artists as well as having videos of the artists at work displayed at the gallery will help us to talk about the art.

6. FINANCIAL PROJECTIONS

6.1 Profit & Loss

107 W. Central Ave. Mount Holly Projections

Unit #	Client Name	Year	Month	SF - esti- mated	\$/SF
		\$	\$		\$
101	107 West Central Fine Art	7,200.00	600.00	1000	7.20
		\$	\$		\$
201	Studio 1	3,600.00	300.00	250	14.40
		\$	\$		\$
202	Studio 2	3,600.00	300.00	250	14.40
		\$	\$		\$
203	Studio 3	3,600.00	300.00	250	14.40
		\$	\$		\$
204	Studio 4	2,580.00	215.00	180	14.33
	Total Rentable SF			1930	
		\$			
	Yearly Cash Flow	20,580.00			
Expenses					
		\$			
	Internet	1,781.88			
		\$			
	Gas and Electric	2,596.27			
		\$			
	Water	638.04			
		\$			
	Property Taxes	1,721.00			
		\$			
	Insurance	1,116.00			
		\$			
	Mortgage	12,000.00			
		\$			
	Yearly Expenses	19,853.19			
		\$			
	NOI	726.81			

Plan for 107 West Central Avenue, Mount Holly, NC 28120: First Floor

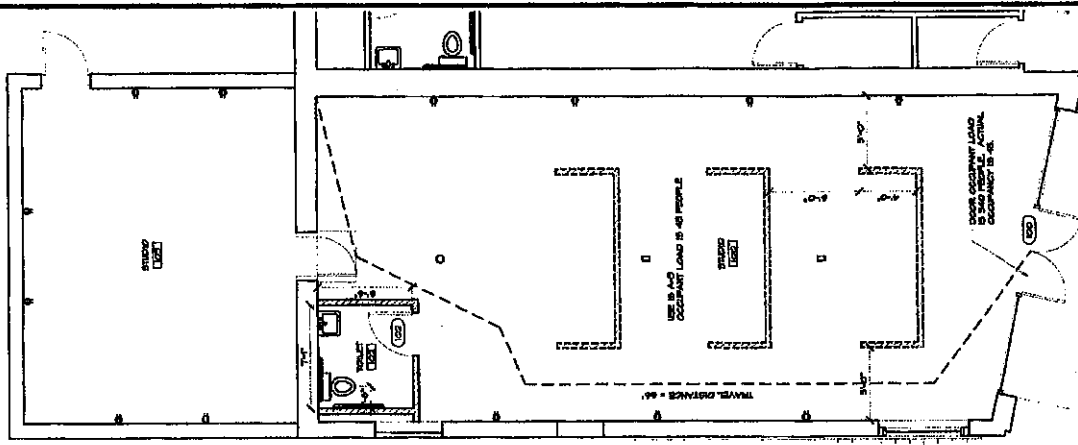
Currently, the building at 107 West Central is completely gutted on the first floor by the previous owner. There are no interior walls or flooring. A broken window is covered with a sheet of wood. There is no electricity, working plumbing, HVAC, or appropriate structural support for the second floor.



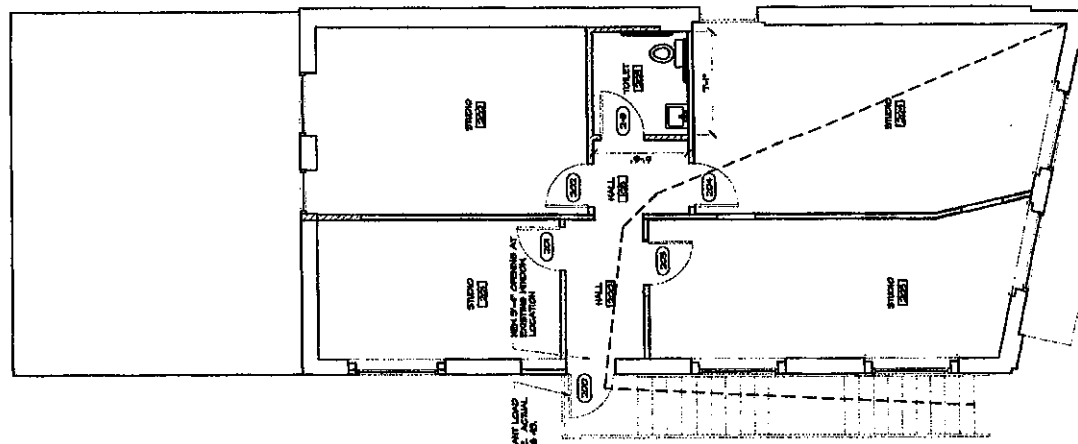
The plan is to create a Fine Art Gallery with a working studio in the back on the first floor. In order to improve the curb appeal of the retail space, we plan to remove a layer of brick that is currently covering the front of the building and adding a façade more in keeping with Historic Mount Holly. (See photo on the next page)

With the cost of renovating this building already taking us over the current retail value of the property, we are looking for a \$15,000 grant to help defray the cost of returning the front of the building to its earlier glory.

Please see attached quote.



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 PREPARED FOR REVIEW, NOT FOR CONSTRUCTION.
 DATE UPDATED: FEBRUARY 7, 2017
 COPYRIGHT © 2017, HENRY DARELL CARPENTER, AIA
 THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF HENRY DARELL CARPENTER, AIA AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. ANY INFRINGEMENT SHALL BE SUBJECT TO LEGAL ACTION.



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

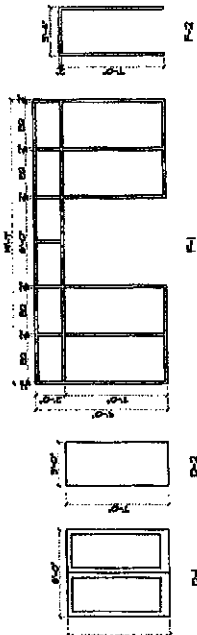
ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	STAIRS	REMARKS
100	STUDIO							
101	TOILET							
102	STUDIO							
200	STUDIO							
201	STUDIO							
202	TOILET							
203	STUDIO							
204	STUDIO							
205	STUDIO							

(N) INTERIOR WALLBOARD
 (N) INTERIOR RESISTANT GYPSUM WALLBOARD

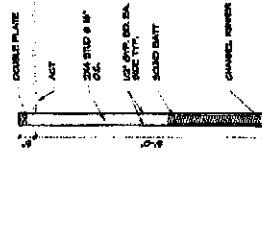
DOOR SCHEDULE

NO.	SIZE	TYPE	MATERIAL	FRAME	LABEL	REMARKS
100	3'-0" X 7'-0"	D-1	ALUMINUM	F-1		
101	3'-0" X 7'-0"	D-1	WOOD			
102	3'-0" X 7'-0"	D-1	WOOD			
200	3'-0" X 7'-0"	D-2	METAL			EXTERNAL DOOR
201	3'-0" X 7'-0"	D-2	WOOD			
202	3'-0" X 7'-0"	D-2	WOOD			
203	3'-0" X 7'-0"	D-2	WOOD			
204	3'-0" X 7'-0"	D-2	WOOD			
205	3'-0" X 7'-0"	D-2	WOOD			

NOTE: ALL DOOR HINGERS TO BE LEVER TYPE PER ADA REQUIREMENTS



DOOR TYPES
 SCALE: 1/4" = 1'-0"



WALL TYPE
 SCALE: 1/2" = 1'-0"



LICENSED & INSURED - NC GENERAL CONTRACTORS LICENSE # 72774

125 S. Main St.
Mt. Holly, NC 28120
704-506-4846
www.rtrrenovations.com

Proposal

PROPOSAL# 031417-06
DATE: MARCH 16, 2017

TO:
Emily Andress
Andress Properties
107 W. Central Ave.
Mt. Holly, NC 28120

COMMENTS OR SPECIAL INSTRUCTIONS:

SALESPERSON	P.O. NUMBER	Job Type	Start Date	Payment Terms	Due Date
Billy Rick		Commercial renovation		See below	Upon completion

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Scope of work: Includes all engineering, zoning & building permits needed. Exterior – demo existing brick façade that was built over original façade and replace with new wood built store front wide double doors and glass per drawing provided by owner. Install new black steel staircase on the left side of the building that leads to the second level of the building Interior – Remove existing interior stairs. Provide all framing per plans provided by owner. Remove all trash and debris that is inside the building. Remove mortar stucco from brick walls. Provide all new dry-wall and finish. Provide new doors and interior trim. Provide all painting. Provide all floor coverings. Lower level to be stained and polished concrete floors. Upper level tbd. Plumbing – Provide all plumbing for 3 new restrooms per plans. provide new water heater and all plumbing fixtures. HVAC – Provide new gas pack to service the lower level. Provide new ductless mini split system to service upper level.		

Electrical – Provide all new interior and exterior wiring for all lighting, outlets, and any equipment needed. Install new service for both lower and upper level. Install all new lights, Install all new emergency and egress lights per building code. Install lights on the front of the building.

Proposal includes all demolition, construction, materials and labor.

Payment Schedule:

10% Due at signing of contract to schedule project and get started
With design and engineering, and to obtain all permits required

30% Due to order all materials and to begin project

30% Due upon completion of all rough in inspections

20% Due upon completion of all drywall, doors, trim, and painting

10% Final payment due upon completion of all final building permits
And issue of certificate of occupancy.

Thank you for your business!

SUBTOTAL

SALES TAX

SHIPPING & HANDLING

TOTAL

\$150,000.00

Quotation prepared by:

Billy R 3/16/2017

This is a quotation on the goods / services described above. All quotes are good for 30 days. All final payments are due upon completion.

To accept this quotation, sign here and return: _____



City of Mount Holly Business Incentive Grant Application
Life-safety Needs, Building Renovations, Façade improvements, which
encourage economic development in Mount Holly

DATE: 3-16-17

NAME OF APPLICANT: EMILY T. ANDRESS

BUSINESS NAME: ANDRESS PROPERTIES, LLC

ADDRESS: 9245 DEER SPRING LANE
CHARLOTTE, NC 28210

TELEPHONE: 704-560-4463

If Property Owner differs from Business Owner

PROPERTY OWNER NAME: _____

ADDRESS: SAME

TELEPHONE: _____

PROJECT ADDRESS: 107 W CENTRAL AVE, 2ND FLOOR
MOUNT HOLLY, NC 28120

ATTACHMENTS REQUIRED (incomplete applications shall be disqualified)

1. Provide an itemized estimate of all materials, supplies and labor costs of this project. Proposed budget and licensed contractors cost estimates. Please provide a copy of their NC Contractors license number. **(Attach to application)**
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6. Provide anticipated start date and a proposed schedule of completion for the proposed improvements. These dates must conform to the 90-day time line following Notification of Approval to Proceed.

START DATE: IMMEDIATE

ANTICIPATED COMPLETION: JUNE 30, 2017

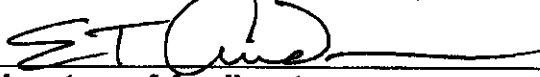
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I have consulted with the Mount Holly Economic Development Committee, and/or GREG BEAR, Architectural Consultant about this proposed project. I have read and fully understand the requirements and guidelines of the City of Mount Holly Business Incentive Grant Program and agree to comply with all its requirements in full.


Signature of Applicant

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If property owner differs from the business owner, I _____
Owner of the aforementioned property, consent to the proposed work being undertaken by _____, the business owner. I as the property owner have read and fully understand the requirements of the City of Mount Holly Business Incentive Grant Program and agree with all the requirements set forth by the Grant Application and Guidelines.

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Office Use Only

Date Received: _____

Comments: _____

License Year

2017

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72774

North Carolina

Licensing Board for General Contractors

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Mount Holly, NC

is duly registered and entitled to practice

General Contracting

Limitation: Limited
Classification: Building

until

December 31, 2017

when this Certificate expires.

Witness our hands and seal of the Board

Dated, Raleigh, N.C.

January 1, 2017



Chairman

C. Frank Wiener
Secretary-Treasurer

BUSINESS PLAN

107 West Fine Art and Studios

Andress Properties, LLC, Owner

March 9, 2017

1. EXECUTIVE SUMMARY

1.1 Product

107 West Fine Art is a working studio and retail space for Fine Art from world class artists from the US and abroad. The fine art consigned by the gallery will be subject to a 30% commission upon sale. The current artists are proven sellers after representing them privately over the past 3 years. Other revenue streams will include fine art classes led by artists with international resumes. The working studio will also provide rental income.

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2.2 Principal Members

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3.1 Industry

The Business of selling and creating fine art is a difficult one to track. Gallery owners frequently understand the business of art but not the passion that goes into the work they sell. The advantage of being an artist who also owns the gallery has put me in a unique position as I understand both. These days, successful galleries know their clients, know how to market their artists, and use a variety of tools to connect the right client with a piece of work: this in itself is a work of art.

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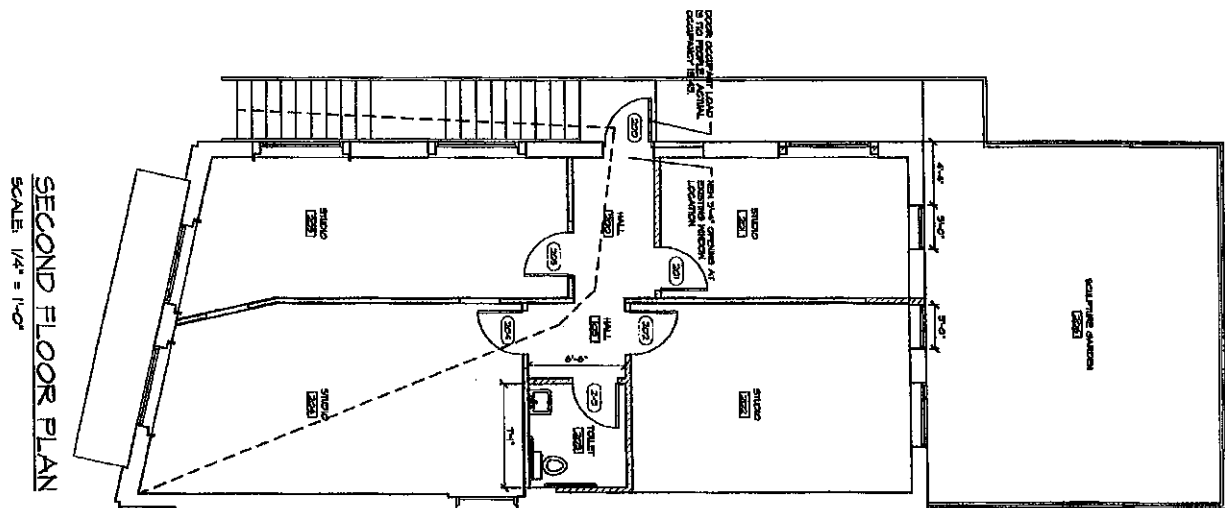
Plan for 107 West Central Avenue, Mount Holly, NC 28120: Second Floor

Currently, the building at 107 West Central is completely gutted on the second floor by the previous owner. Interior walls have been taken down to the studs and the ceiling is open. There is no electricity, working plumbing, HVAC, and flooring has been removed leaving underlayment. There are broken windows that need to be replaced. We have already replaced the roof at a cost of \$13,000

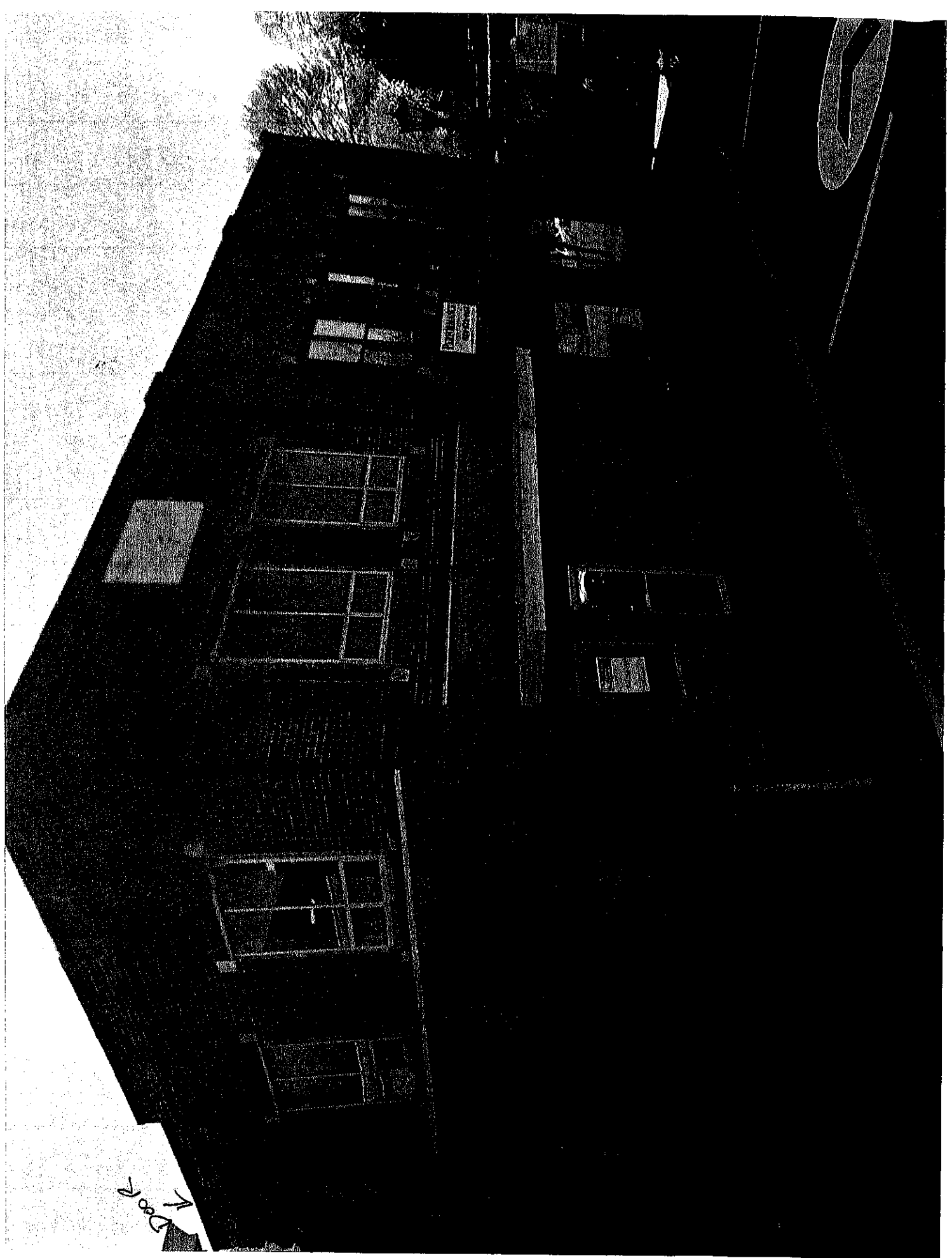
The plan is to create 4 artist studios for rent with a shared bathroom. The interior stairs are no longer to code. In order to access the 2nd floor and a sculpture garden to be placed on the back of the first floor (see plan below) while still maintaining enough space for 4 studios, metal stairs like those found on the outside of William Henry Signature Salon need to be added to this building. We made a request to the owners of 111 West Central to allow us to use the steps between our buildings but we were not granted access.

Adding these studios will bring artists into the area. These artists are completely separate from the Fine Art Gallery on the first floor. They will have the opportunity to run open studio events like those we host in South End Charlotte bringing something interesting to do. We would like to collaborate with area restaurants and businesses to create experiential evenings to drive traffic into the historic area.

With the cost of renovating this building already taking us over the current retail value of the property, we are looking for a \$15,000 grant to help defray the cost of installing this metal stairway and a door into the second floor. We are in this for the long haul and see this as an investment not only in the building but also in Historic Mount Holly.



Please see attached quote.



1007



LICENSED & INSURED - NC GENERAL CONTRACTORS LICENSE # 72774

125 S. Main St.
Mt. Holly, NC 28120
704-506-4846
www.rtrrenovations.com

Proposal

PROPOSAL# 031417-06
DATE: MARCH 16, 2017

TO:
Emily Andress
Andress Properties
107 W. Central Ave.
Mt. Holly, NC 28120

COMMENTS OR SPECIAL INSTRUCTIONS:

SALESPERSON	P.O. NUMBER	Job Type	Start Date	Payment Terms	Due Date
Billy Rick		Commercial renovation		See below	Upon completion

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Scope of work: Includes all engineering, zoning & building permits needed. Exterior – demo existing brick façade that was built over original façade and replace with new wood built store front wide double doors and glass per drawing provided by owner. Install new black steel staircase on the left side of the building that leads to the second level of the building Interior – Remove existing interior stairs. Provide all framing per plans provided by owner. Remove all trash and debris that is inside the building. Remove mortar stucco from brick walls. Provide all new dry-wall and finish. Provide new doors and interior trim. Provide all painting. Provide all floor coverings. Lower level to be stained and polished concrete floors. Upper level tbd. Plumbing – Provide all plumbing for 3 new restrooms per plans. provide new water heater and all plumbing fixtures. HVAC – Provide new gas pack to service the lower level. Provide new ductless mini split system to service upper level.		

Electrical – Provide all new interior and exterior wiring for all lighting, outlets, and any equipment needed. Install new service for both lower and upper level. Install all new lights, Install all new emergency and egress lights per building code. Install lights on the front of the building.

Proposal includes all demolition, construction, materials and labor.

Payment Schedule:

10% Due at signing of contract to schedule project and get started
With design and engineering, and to obtain all permits required

30% Due to order all materials and to begin project

30% Due upon completion of all rough in inspections

20% Due upon completion of all drywall, doors, trim, and painting

10% Final payment due upon completion of all final building permits
And issue of certificate of occupancy.

Thank you for your business!

SUBTOTAL

SALES TAX

SHIPPING & HANDLING

TOTAL

\$150,000.00

Quotation prepared by:

B. M. R. 3/16/2017

This is a quotation on the goods / services described above. All quotes are good for 30 days. All final payments are due upon completion.

To accept this quotation, sign here and return: _____



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Danny Jackson	Date: May 19, 2017 Meeting Date: May 22, 2017
Agenda Item to be considered: <i>Discussion of Proposal with Gaston County for Tax Collections</i>	
Will this require a public hearing? ☐ YES ☐ NO	
Background/Purpose of Request : <i>The Gaston County Tax Collector has come forward with a proposal to collect City Taxes. The information will be presented on Monday night as it will coincide with the budget discussion.</i>	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☐ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☐ N/A
Budget Transfer required	☐ YES ☐ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
Manager/Staff Recommendation:	
Result of City Council Decision:	
Attachments: None	

[illegible]

2017-2018 Budget Year ENTERPRISE FUND - MANAGER PROPOSED

Line Item	Water	Sewer	Utility	Stormwater	2017-2018 Proposed	2016-2017 Budgeted	Increase/ (decrease)	Percent Change
121 Salary	690,138	675,740	401,900	40,810	1,808,588	1,883,500	125,088	7.43%
122 Overtime	27,000	11,000	22,000	-	60,000	53,000	7,000	13.21%
134 401K	34,790	33,933	24,133	2,013	94,869	85,300	9,569	11.22%
180 FICA	43,775	42,330	29,926	2,496	118,527	106,150	12,377	11.66%
181 Medicare	10,238	9,900	6,999	584	27,721	24,850	2,871	11.55%
182 Retirement	52,602	51,307	36,490	3,044	143,443	122,600	20,843	17.00%
183 Group Insurance	135,870	121,170	105,000	5,460	367,500	288,200	99,300	37.02%
194 Professional Services	38,500	30,000	8,500	25,000	102,000	132,500	(30,500)	-23.02%
199 Contract Services	208,856	253,856	165,000	-	627,712	656,504	(28,792)	-4.39%
212 Uniforms	1,700	5,000	10,000	1,000	17,700	17,500	200	1.14%
251 Fuel	1,000	2,000	16,000	500	19,500	17,500	2,000	11.43%
298 FF&E	1,000	9,000	1,000	500	11,500	14,000	(2,500)	-17.86%
299 Department Supplies	139,500	50,000	3,500	1,000	194,000	151,000	43,000	28.48%
321 Telephone	5,500	14,000	11,000	-	30,500	36,000	(5,500)	-15.28%
325 Postage	500	500	-	-	1,000	100	900	900.00%
331 Utilities	175,000	190,000	15,000	-	380,000	374,000	6,000	1.60%
351 M&R - Bldg & Grounds	8,000	7,500	3,500	-	19,000	16,000	3,000	18.75%
352 M&R - Equipment	28,000	38,700	16,000	-	82,700	89,000	(6,300)	-7.05%
353 M&R - Vehicles	1,000	800	8,500	1,000	11,300	9,800	1,500	15.31%
354 M&R - Water & Sewer Lines	-	-	300,000	138,000	438,000	410,000	28,000	6.83%
370 Advertising	1,000	1,500	500	400	3,400	2,200	1,200	54.55%
395 Travel & Training	3,700	5,000	3,500	3,000	15,200	11,000	4,200	38.18%
439 Equipment Rental/Lease	7,000	6,000	3,000	-	16,000	13,500	2,500	18.52%
451 General Insurance	93,750	93,750	-	-	187,500	185,000	2,500	1.35%
491 Dues & Subscriptions	12,000	12,000	4,500	2,000	30,500	28,000	2,500	8.93%
499 Miscellaneous	1,000	1,000	250	1,000	3,250	3,500	(250)	-7.14%
550 Capital Outlay - Fixed	200,000	105,000	91,000	-	396,000	115,000	281,000	244.35%
596 Capital - Water system Impro	-	-	80,000	-	80,000	450,000	(370,000)	-82.22%
598 Capital - Sewer System Impro	-	-	384,000	-	384,000	438,896	(54,896)	-12.51%
624 Constructin Soft Costs	-	-	-	-	-	85,400	(85,400)	-100.00%
750 Debt Retirement Principal	308,632	178,632	-	-	487,265	328,508	158,757	48.33%
755 Debt Retirement Interest	153,923	80,219	-	-	234,143	179,242	54,900	30.63%
981 Transfer to General Fund	-	-	-	-	-	-	-	#DIV/0!
983 Transfer to Debt Service	-	-	-	-	-	-	-	#DIV/0!
991 Contingency	-	-	-	-	-	-	-	#DIV/0!
Transfer to Capital Project	-	-	-	-	-	-	-	#DIV/0!
Transfer to Capital Reserve	-	-	-	-	-	-	-	#DIV/0!
Total	2,383,975	2,029,838	1,751,198	227,807	6,392,817	6,107,750	285,067	4.67%

2016-2017
Salaries 2,343,600
Operations 2,252,504
Capital 1,003,896
Debt Service 507,750
6,107,750

2017-2018
Salaries 2,620,848
Operations 2,190,762
Capital 860,000
Debt Service 721,407
6,392,817

GENERAL FUND - MANAGERS PROPOSED

2017-2018 Budget Year

Line Item	Legislative	Admin	Police	Fire	Garage	Solid Waste	Zoning	Recreation	2017-2018 Proposed	2016-2017 Budgeted	Increase/ (decrease)	Percent Change	2016-2017 Salaries Operations Capital Debt Service
121 Salary	43,200	595,090	1,947,864	881,886	35,280	655,051	191,354	372,847	4,722,182	4,538,700	182,482	4.02%	2016-2017 Salaries Operations Capital Debt Service
122 Overtime		3,000	40,000	28,000	2,000	17,000	2,000	3,000	95,000	94,200	800	0.85%	6,364,355
123 Salary - Crossing Guards			26,400						26,400	26,400	-	0.00%	2,687,407
125 Special Compensation		2,000	42,000	10,000					54,000	33,000	21,000	63.64%	427,850
134 401K		27,925	16,949	43,087					145,847	139,450	6,397	4.59%	672,567
135 401K - LEO			80,242						80,242	78,000	2,242	2.87%	10,152,180
136 Pension - Volunteers				1,700					1,700	3,600	(1,900)	-52.78%	
137 Medical Supplies												#DIV/0!	
180 FICA	2,678	37,082	125,650	55,288	2,135	40,758	11,804	22,831	298,226	286,378	11,848	4.14%	2016-2018 Salaries Operations Capital Debt Service
181 Medicare	626	8,672	29,386	12,930	499	9,532	2,760	5,340	69,745	67,927	1,818	2.68%	6,716,381
182 Retirement		42,865	25,627	65,147	2,603	49,699	14,393	20,831	221,165	200,400	20,765	10.36%	2,686,687
183 Group Insurance		92,400	359,100	159,600	8,400	159,600	29,400	58,800	887,300	768,300	98,000	12.89%	312,100
184 Retirement - LEO			134,574						134,574	127,000	7,574	5.96%	1,147,822
185 Unemployment Insurance		15,000							15,000	20,000	(5,000)	-25.00%	10,863,000
194 Professional Services	55,000	35,000	5,700	18,461	200	1,200	15,000	1,000	131,561	131,390	171	0.13%	
199 Contract Services	13,000	110,000	104,500	3,200	6,700	83,500	55,000	30,000	405,600	410,875	(4,975)	-1.21%	
212 Uniforms		5,000	22,000	21,170	1,800	17,000			66,770	70,420	(3,650)	-5.18%	
213 Turn Out Gear				34,290					34,290	32,750	1,540	4.70%	
251 Fuel		2,200	90,000	28,000	600	86,000	3,000	5,000	214,800	215,500	(700)	-0.32%	
292 K-9 Supplies			4,500						4,500	4,200	300	7.14%	
297 Trophies & Uniforms									33,000	35,000	(2,000)	-5.71%	
298 FF&E		34,000	38,000	29,000	1,000	1,000	1,000	5,000	109,000	99,500	9,500	9.55%	
299 Department Supplies	5,000	15,000	9,000	24,300	15,000	34,000	4,000	20,000	126,300	131,000	(4,700)	-3.69%	
306 Tipping Fees						141,000			141,000	141,000	-	0.00%	
321 Telephone	5,000	20,000	27,000	12,380	1,950	14,000	2,500	3,000	85,830	83,280	2,550	3.06%	
325 Postage		5,500	600	200				500	7,000	10,700	(3,700)	-34.58%	
329 Newsletter												#DIV/0!	
331 Utilities		55,000	38,200	25,100	8,000	190,000		27,000	343,300	331,900	11,400	3.43%	
351 M&R - Bldg & Grounds		35,000	5,000	34,225	900	3,000		30,000	108,125	91,625	16,500	18.01%	
352 M&R - Equipment		500	2,500	16,655	700	10,000	500	2,500	33,355	33,280	75	0.23%	
353 M&R - Vehicles		3,000	35,000	48,400	800	85,000	1,000	1,500	172,700	151,700	21,000	13.84%	
370 Advertising	1,200	4,000	1,000	400		1,000	4,000	1,500	13,700	10,900	2,800	20.18%	
395 Travel & Training	1,500	16,300	30,000	12,000	500	1,500	10,000	3,500	75,300	66,500	8,800	13.23%	
396 Travel & Training - City		2,500							2,500	10,000	(7,500)	-75.00%	
439 Equipment Rental/Lease		25,000	32,000		500	5,000		1,500	64,000	88,000	(25,000)	-28.09%	
451 General Insurance		187,500							187,500	185,000	2,500	1.35%	
487 Solid Waste Expense						2,500			2,500	2,500	-	0.00%	
489 Tourism Development Authority		70,000							70,000	70,000	-	0.00%	
491 Dues & Subscriptions	25,000	6,500	4,150	9,081			6,500	725	51,956	56,187	(4,231)	-7.53%	
493 Whitewater												#DIV/0!	
498 Community Relations - Special								80,000	92,000	32,000	60,000	187.50%	
499 Miscellaneous Exp	2,000	3,500	100	1,200			1,600	1,500	9,900	6,300	3,600	57.14%	
550 Capital Outlay - Fixed		70,000	99,500	79,000		43,600		20,000	312,100	427,850	(115,750)	-27.05%	
610 Comm Service-Beautification	20,000								20,000	10,000	10,000	100.00%	
614 Comm Service-Archives	5,000								5,000	5,000	-	0.00%	
616 Comm Service-Parade								5,000	5,000	3,000	2,000	66.67%	
618 Comm Service-Pageant	1,500											-43.14%	
620 Community Service			7,000	7,500					14,500	25,500	(11,000)	-43.14%	
622 Election Expense	16,000								16,000	16,000	-	0.00%	
624 Constructin Soft Costs								5,000	5,000	85,400	(85,400)	-100.00%	
650 Special Donations								136,250	842,265	458,508	5,000	83.70%	
750 Debt - Retirement Principal		82,862	82,882	205,000	50,500	284,750			505,557	214,059	91,498	42.74%	
751 Truck Debt												#DIV/0!	
752 Debt Riverbend VFD												#DIV/0!	
755 Debt Retirement - Interest		44,639	44,639	75,853	22,990	74,114		43,323	305,557	214,059	91,498	42.74%	
984 Transfer to Capital Reserve												#DIV/0!	
987 Transfer to Debt Service												#DIV/0!	
991 Contingency		20,000							20,000	20,000	-	0.00%	
Total	196,704	1,677,055	3,522,883	1,940,853	164,778	2,042,673	385,330	954,224	10,863,000	10,152,180	710,821	7.00%	



CITY OF MOUNT HOLLY
Budget Summary
FY: 2017-2018

		FY 15-16	FY 16-17	FY 17-18		
		Audited	Adjusted	Manager's	%	FY 17-18
		Actual	Budget	Recommened	Change	Council
						Approved
REVENUES						
10	General Fund	11,112,268	10,456,333	10,863,000	3.9%	-
22	Capital Reserve	-	-	490,000	0.0%	-
23	E-911	66,800	72,167	72,167	0.0%	-
24	Tourism Development Authority	84,176	70,000	70,000	0.0%	-
27	Powell Bill	405,091	351,000	391,000	11.4%	-
41	Capital Projects - General Fund	-	-	-	0.0%	-
45	Capital Projects - Utility Fund	-	-	-	0.0%	-
62	Enterprise Fund	6,018,514	6,226,500	5,902,817	-5.2%	-
TOTAL REVENUES:		17,686,849	17,176,000			-
Percentage Change:		-	-2.9%	3.6%		

EXPENDITURES						
10	General Fund	11,275,810	10,456,533	10,863,000	3.9%	-
22	Capital Reserve	-	-	490,000	0.0%	-
23	E-911	64,883	72,167	72,167	0.0%	-
24	Tourism Development Authority	49,744	70,000	70,000	0.0%	-
27	Powell Bill	407,587	351,000	391,000	11.4%	-
41	Capital Projects - General Fund	-	-	-	0.0%	-
45	Capital Projects - Utility Fund	-	-	-	0.0%	-
62	Enterprise Fund	5,182,306	6,226,500	5,902,817	-5.2%	-
TOTAL EXPENDITURES:		16,980,330	17,176,200			-
Percentage Change:		-	1.2%	3.6%		