

MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS MEETING
JUNE 23, 2020
6 P.M.

Present in Person at City Hall Boardroom

Commissioner Kechia Brustmeyer-Brown, Commissioner Ed Mims, and Commissioner Neena Nowell. Also present were City Manager Korena Weichel, City Clerk Terry Hobgood, Community Development Director Michael Frangos, Public Works Director Steve Edwards, Finance Director Reuben Carden, and Police Chief Keith King.

Present via Zoom Video Conference

Mayor Pro Tem Del Mims

Absent

Mayor Bobby Wheeler and Commissioner Georgana Kicinski

Call to Order

Mayor Pro Tem Del Mims called the meeting to order at 6:03 p.m. Commissioner Ed Mims offered the invocation, and Commissioner Nowell led the Pledge of Allegiance.

Strategic Planning Goals and Priorities Update

Alan Steinbeck of the Pritchett Steinbeck Group (PSG), presented an update on strategic planning goals and priorities identified at the February 29, 2020 Strategic Planning Workshop. Steinbeck began with a discussion of a project tracking framework that could be used by city staff for existing projects, and others that have been, or will be, proposed in the future. The tracking system lists project name, priority, phase, start and end dates, responsible project manager, status, reporting, and other notes. The Board discussed how this sheet would be utilized by city staff, the Board, and the public. Steinbeck stated that this tracking system was created for staff usage, but could be modified for dissemination to the Board and the public if desired.

Steinbeck then proceeded to a discussion of grant tracking and research conducted by PSG, and provided a summary of the grants that could be used to fund initiatives identified by the Board on February 29. Steinbeck outlined state, federal, and foundation grants that have received an infusion of stimulus funding as well as drastically increased demand by applicants. Steinbeck explained the facets of a successful grant proposal: a compelling story, a shovel ready project, feasibility, and local partnerships. Steinbeck then went into further detail on federal grant programs from the US Economic Development Administration, US Department of Housing and Urban Development, and US Department of Agriculture; state grants from NC Pandemic Recovery Office and NC Department of Commerce; and foundation grants from the Golden Leaf Foundation and Triangle North Health Foundation.

Steinbeck continued his presentation with an overview of the current state of the 109 Park Avenue building, and various improvements that would be needed to the interior, exterior, and the overall site. Steinbeck stated that the Board needs to agree on a short-term use, identify a definitive long-term use, approve a development and renovation plan, and secure funding either from internal sources or external grants/partnerships. Steinbeck suggested several ideas for building usage including office space for city/county offices, business incubation for local startups, or potentially a mixed-use residential space. Steinbeck also outlined the pros and cons of utilizing the space for public services as opposed to a melding of public/private use.


The Board discussed building renovation challenges and costs with Steinbeck who estimated renovation costs to average out to \$100 per square foot based on similar work he has completed in North Carolina. Steinbeck summarized the major renovation needs as being roof replacement, restroom remodel, air duct replacement, ceiling replacement, floor replacement, ADA accessibility, keyed access and security, IT equipment/wiring, HVAC unit replacement, and salvaging/reimagining the boiler room.

Steinbeck concluded with a summary of the issues that the building site faces with site access and parking. He stated particular concerns about ingress and egress on the Douglas Drive side as well as poor drainage and pedestrian access on Park Avenue and Douglas Drive.

The Board then engaged in discussion of future uses for 109 Park Avenue, and reached consensus that a meeting based solely on this topic would be warranted. City staff was directed to add an agenda item to the July 7, 2020 meeting agenda for the Board to set a date for further discussion.

Adjourn

Commissioner Ed Mims moved to adjourn the meeting at 8:33 p.m. Motion approved 4-0.


Robert V. Wheeler, Mayor

ATTEST:


Terry A. Hobgood, Jr., City Clerk

