



## City of Mount Airy Downtown / Small Business Development Committee Meeting Minutes

March 31, 2021 - 12:00PM  
Virtual Meeting via Cisco Webex

Member(s) Present:			
Marie Wood	Lizzie Morrison	Nathan Bond	Holli Nowlin
Christopher Cook	Lenise Lynch	Will Sheppard (Late)	
Member(s) Absent:			
Teresa Leiva	Eve Trotter		
Staff Present:			
Carolyn Hegler (Host)	Andy Goodall	Barbara Jones	

- I. Call to Order**  
Commissioner Wood called the meeting to order at 12:00PM.
  
- II. Roll Call**  
Commissioner Wood took call. Six (6) members were present. Mr. Sheppard joined the meeting later.
  
- III. Downtown Residential Rehabilitation Grant Possibilities**  
Commissioner Wood introduced the topic of using a grant program to incentivize the redevelopment of upper-floors in Downtown buildings for residential use. Currently, there are several items of considerable expense, including fire suppression, secondary means of ingress/egress, elevators, etc. that prohibit the redevelopment of these underutilized spaces. Ms. Lynch asked for examples of residential uses in Downtowns. Mr. Cook and Ms. Morrison gave several examples of residential uses in Downtown Pilot Mountain, Winston-Salem and Mount Airy. Further research would need to be conducted on how to implement

the program, but it could be used to address the issues preventing redevelopment. The group discussed increased parking needs associated with the redevelopment of spaces that had previously been vacant or used for storage. Additional discussion included using these spaces for short-term rentals and potential issues/conflicts with the future Downtown hotel and the community's housing stock. Mr. Goodall and Ms. Nowlin discussed the flexibility in converting a short-term rental dwelling unit to a long-term renter occupied unit or owner-occupied unit as the market dictated. Ms. Morrison expressed that the goal of the program is to promote more permanent Downtown living. Ms. Nowlin gave a recent example of working with a client on the purchase of a Downtown dwelling, but the stock was limited to only one (1) available unit.

#### **IV. Discussion of Final Project Recommendations**

Commissioner Wood transitioned the discussion to the five (5) projects that need to be ranked prior to being presented to the Commissioners. Ms. Morrison shared the five (5) projects, including:

- a. Farmer's Market (multi-use, open-air structure), Splashpad, Market Center (gathering space) at the Spencer's Property
- b. Downtown Master Plan
- c. Franklin Street Parking Lot Renovation
- d. Entrepreneur Grant Program
- e. Upper-Floor Residential Grant Program

Ms. Nowlin asked what the Entrepreneur Grant Program is. Ms. Morrison gave the group an overview of what the program entails and examples of how Marion, NC's GEM Program works. Each of the attending members gave their rankings of the projects, but there was an issue trying to tally the numbers. Mr. Goodall suggested emailing out the list and having each of the members rank the five (5) projects using a vote-by-dollar method (using Schrote Bucks & Stanley Nickels). Mr. Goodall would share the results once he had everyone's votes.

#### **V. Presentation Assignments**

Discussion continued onto the presentation and how individuals or groups would work on presentations for each of the projects. The projects were assigned by Commissioner Wood as follows:

- a. Ms. Leiva - Farmer's Market (multi-use, open-air structure), Splashpad, Market Center (gathering space) at the Spencer's Property

- b. Ms. Lynch, Mr. Cook & Mr. Sheppard - Downtown Master Plan
- c. Commissioner Wood - Franklin Street Parking Lot Renovation
- d. Mr. Bond - Entrepreneur Grant Program
- e. Ms. Nowlin - Upper-Floor Residential Grant Program

Ms. Jones thanked the committee for its service over the past several months.

## **VI. Adjournment**

At 12:45PM, Commissioner Wood adjourned the meeting.