

Timeline of discussions and due-diligence for Old Ice Plant/NE Commission Building

Below is a timeline of the Edenton Town Council's policy discussions and due-diligence regarding the proposed sale and development of the town-owned building located at 119 W. Water Street known as the Old Ice Plant, former NE Commission Building or the Conger Building.

June 10, 2014 The Town Council approved a termination agreement with the NE Commission effective December 31, 2014.

June 10, 2014: The Town Council approved a request from the Edenton Chowan Partnership to conduct a study for redevelopment of the NE Commission Building. The Partnership subsequently hired an engineer to conduct a structural evaluation of the building. This evaluation was completed in August 2014.

September 22, 2014 Finance Committee reviews NC General Statutes and publications from the UNC School of Government on methods of sale of property. Provisions allow for sale of property for economic development purposes. Traditional highest bidder through the upset bid process may result in a higher sale price but diminishes Town's ability to "manage" the reuse of the building. Committee recommends having the building appraised.

October 14, 2014: Town Attorney provides review of review the 1978 deed from the J. H. Conger & Son Oil Co. to the Town of Edenton and finds no restrictions whatsoever in the deed.

October 27, 2014: Town Council reviews proposals from certified appraisers and awards contract to Moore & Piner to appraise the building. Town Council reviewed statutory methods for sale of property.

December 9, 2014: Council hears a report from the Chowan County Tourism Development Authority about need for the building to be redeveloped into something that creates vitality and commerce on the waterfront.

January 26, 2015: Council reviews methods of sale of public property.

January 2015: Council receives appraisal: building is valued at \$282,000.

February 10, 2015: Council reviews proposed marketing plan to solicit proposals for the sale and redevelopment of the building and authorizes invitations to potential interested parties be distributed.

March –April, 2015: Staff receives inquiries from RFPs. Building was shown to the following interested parties:

Dewey Anderson, Black Pine Development, Winston-Salem

Andrew Stephens, Empire Properties, Raleigh

John Glover, Raleigh

David Maurer, Maurer Architecture, Raleigh

Smith Wilkerson, Wilson

Claire & Dawson Tyler, Edenton

Diane Skagel, Edenton

May 26, 2015: Administrative Committee reviews proposals received from John Glover and David Alirad.

June 9, 2015: Town Council invites developers to make presentations and be formally interviewed by Town Council

June 23, 2015: Developer David Alirad skyped with the Town Council and presented his proposal and was interviewed by Council.

July 21, 2015: Developer John Glover met with the Town Council and presented his proposal and was interviewed by Council.

July 27, 2015: The Administrative Committee reviewed next steps for evaluating the proposals and proposed following actions:

1. Invited David Alirad to the August 9th Council meeting
2. Directed staff to conduct economic impact analysis of the two proposals
3. Review economic impact analyses, deliberate proposals at August 24th Committee Mtg

August 11, 2015: Council heard presentation from David Alirad and directed staff to conduct economic impact analysis for each proposal

August 11, 2015: Council received petition from Gil Burroughs signed by 92 people urging Council to retain ownership of the Sunfish Park Building (storage) and the adjacent yard for the continued use by the community for water sport activities.

August 14, 2015: Council received letter from Suzanne Burnside urging Council not to sell the building

August 24, 2015: Administrative Committee heard Chowan County Tourism Development Authority comments and recommendations for redevelopment of the building and results of visitors and citizens surveys on visitor experiences in the community; recommended authorizing Hood Ellis to do a title search on the land surrounding the Conger Building – and detail what restrictions are on the land per the 1979 Land & Water Conservation Fund grant and reviewed the proposals.

September 4, 2015: Town Manager reported receipt of the 1978 grant agreements and maps from the Land & Water Conservation Fund grant. It was noted the Conger property is not subdivided out of the larger tract of land purchase by the footprint of the building but rather the property is squared off on all four sides which provides more land with the building that is not subject to grant restrictions.

September 2015: Town Council received economic impact analysis from the IMPLAN Model for each proposal.

September 2015: Town Council received report from the Town Attorney on the 1979 grant conditions and an opinion that there are no deed restrictions on the Conger building property.

September 28, 2015: The Administrative Committee reviewed the 1999 Waterfront Redevelopment Plan; reviewed report from Town Attorney on grant documents and review of public record on the property; reviewed report from the Small Business Technology & Development Center that assessed the business viability of the two proposals; reviewed report on the viability of tax credits proposed by each developer; reviewed the economic impact analyses; reviewed the Mayor's proposed Sailing, Kayaking and Stand Up Paddling Committee to recommend ways to improve and enhance the viability and access to water related activities on the waterfront; discussed lease vs sale options. The committee asked the Manager to go back to developers to see if they would be willing to lease the building instead purchase.

October 2015: Town Council received a report from the Edenton Yacht Club requesting the Town lease the club the storage building.

October 26, 2015: The Administrative Committee reviewed responses from developers regarding lease vs purchase question. In response to question from Councilman Bond, the Committee received a report from the Manager reviewing flood plain rules and regulations that apply to the redevelopment of the building.

November 2015: Received a petition from neighbors of the property objecting to a commercial kitchen being located in the Conger Building and recommending the building be used for retail purposes.

November 2015: In response to question asked by Councilman Biggs, received a report from the Fire Chief regarding fire code restrictions for commercial operations with close by neighbors.

November 10, 2015: Town Council reviewed a report from the Town Manager on draft covenants and conditions pertaining to the redevelopment of the building.

November 23, 2015: The Administrative Committee reviewed report from the Town Manager on proposed conditions that would apply to each of the two redevelopment plans. Also the Committee reviewed a report from the Town Manager of proposed conditions that would apply to the two proposals and could be incorporated into an operations agreement with the developer. Issues reviewed included grease traps, solid waste and recycling removal plan, parking, noise, hours of operations and alcohol permits. The Committee also received a proposed covenant and the Secretary of Interior's Standards for Rehabilitation and Preservation. The committee decided to wait until January to consider date for public hearing on the proposed sale and redevelopment of the building.

January 12, 2016: Council received the report from the Sailing, Kayaking & Stand Up Paddle Board Committee which recommended improvements to facilities to enhance water-related activities on the waterfront.

Council also heard a report from Reid Thomas with the State Office of Historic Preservation about the federal and state rehabilitation preservation tax credits.

The Council heard a report from Claudia Deviney with Preservation North Carolina. Claudia explained the purpose and value of preservation easements and also reviewed what PNC's role would be in the process.

The Council set February 22nd for date of public hearing at Swain Auditorium.

January 25, 2016: The Administrative Committee reviewed the Sailing, Kayaking Report. The Committee also received a draft preservation easement suggested by PNC to be considered placing on the building.

It was agreed no recommendation would be made until after the Public Hearing.

February 5, 2016: Received an update from the Town Manager regarding communications with the State Parks and Recreation Staff regarding the terms and conditions of the 1979 LWCF grant. The update focused on what process would be if Council wanted to construct sailboat storage facility on LWCF property.

February 9, 2016: Heard a report from the Edenton Yacht Club offering to donate funds to construct a new multi-purpose building on the waterfront.

February 22, 2016: Town Council conducted public hearing at Swain Auditorium on the issue at hand.

March 4, 2016: Council received a report from the Town Manager on a meeting she had with State Parks & Recreation Staffer regarding the terms and conditions of the 1979 LWCF grant and what would be required if the Town wanted permission to construct a sailboat structure on LWCF property.

March 28, 2016: Administrative Committee voted to recommend Council reject the proposals to sell and redevelop the building and not sell the building.

April 12, 2016: Town Council voted to approve the following motion: "The building not be sold and both proposals be denied and the building not be considered for lease until the Town of Edenton has resolved with the park land use with the Land & Water Conservation Fund that his should be required to support necessary space around the building, require handicap access, facility maintenance, trash disposal, storage delivery and shipping. Furthermore the Town will have a defined usage of the property to conform with zoning, historic preservation guidelines and defined limits on noise and conforming with all safety and flood plain impacts. Only then the Town should receive RFPs for leasing the same building. "