



Town Commons Plaza

The following conceptual execution package is aimed at providing an outline to build, recruit, and expand upon the business footprint of downtown Boiling Springs.



Key Components of the Plan:

Construction



Recruitment



Financing



Complete by		Task
<input checked="" type="checkbox"/>	Date?	Staff prepares a business recruitment packet to help advertise our town ⁱ
<input checked="" type="checkbox"/>	October(?) 2022	Talley & Smith prepare renderings for retail buildings concept ⁱⁱ
<input checked="" type="checkbox"/>	November 2022	Council agrees to move forward with conceptual execution package
<input checked="" type="checkbox"/>	December 2022	Staff assembles a list of available properties within town limits ⁱⁱⁱ
<input type="checkbox"/>	December 2022	<p>Staff drafts conceptual execution package</p> <p>Council reviews proposal from Retail Strategies to advance recruitment training for Boiling Springs, Cleveland County, and GWU staff.</p> <ul style="list-style-type: none"> • Goal is to understand how to approach potential businesses for existing space and future space • Recommend utilizing downtown enhancement funds and funds from NC General Assembly (\$34k total)
	April 2023	Staff attends Retail Strategies training; receives on-going support for recruitment efforts
May 2023 Council Meeting: Check-In Point		
<input type="checkbox"/>	June 2023	<p>Preliminary marketing to potential tenants for space</p> <ul style="list-style-type: none"> • Show renderings and recruitment packet • Utilize Retail Academy training to drive interest
July 2023 Council Meeting: Check-In Point		

<input type="checkbox"/>	July 2023 required approval by Council September 2023 completion	Prepare construction documents <ul style="list-style-type: none"> Estimated to be \$120,000 for architectural/engineering, site/civil, plumbing, mechanical, electrical, and structural design to include bidding and construction phase management <ul style="list-style-type: none"> Utilize ARPA funding
<input type="checkbox"/>	November 2023 approval by Council December 2023 final approval by lender	Secure Financing <ul style="list-style-type: none"> Estimated to be \$2.5 million (including estimated tenant upfit, would be less for a "shell" building) Bank loan, requires LGC approval (meet monthly) Cleveland County loan, requires Board of Commissioners approval <ul style="list-style-type: none"> May have more favorable terms (i.e. repayment structured through lease agreements with tenants)
<input type="checkbox"/>	January 2023 Bids are requested	Bid the project for construction <ul style="list-style-type: none"> 30-day window for bids Extended timeframes for start/completion receive more favorable responses
March 2024 Council Meeting: Check-In Point – Approval of Construction Contract		
<input type="checkbox"/>	May 2024	Construction begins
<input type="checkbox"/>	June 2024	Solidify tenants
<input type="checkbox"/>	July 2024	Additional recruitment of tenants, marketing of space (as needed)
<input type="checkbox"/>	August 2024	Final walk-through
<input type="checkbox"/>	September 2024	Ribbon Cutting Ceremony

Appendix: Links and Documents

ⁱ Developer Recruitment Packet:

http://www.boilingspringsnc.net/DocumentCenter/View/1259/Developer-Recruitment-Packet_final?bidId=

ⁱⁱ Renderings

<https://www.boilingspringsnc.net/DocumentCenter/View/1373/Retail-Building-Renderings>

ⁱⁱⁱ List of available properties

Address	Sale or Lease Status	Acres	Previous/Current Use	Misc.
245 East College Avenue	Sale	0.63	Empty House	
416 South Main Street	Sale	1	Former SECU Building	
201 E Homestead Avenue	Sale	two 3 1/2 acre one 2 1/2 acre	Undeveloped	
802 Mcbrayer Homestead	Sale		Undeveloped	Possible residential development
142 North Main Street	Sale or Lease	1.96	Old Western Dynasty	
145 S Main Street	Sale	0.2	Old Town Hall	
414 South Main Street	Sale or Lease	0.5	Empty parcel	Next to former credit union
Need more information:				
129 N Main	Potential lease		MFG Comics	Store almost empty, not open in months
104 Oliver Ave	Potential Lease	Single metal building	Housed DXM Music	Unable to find info/contact
214 North Main Street	Potential Lease	9.8	Old CVS next to Ingles	
335 East College Avenue	Potential Lease	3.9	Former Ivy's on Ascot	
615 McBrayer Homestead	Potential Sale	2	Boiling Springs Family Dentistry	Outdated listing online; business operating
139 East College Avenue	Potential Sale	0.54	Roosters	
246 North Main Street	Potential Sale or Lease	0.83	La Bella Vita	Outdated listing online; business operating
133 North Main Street	Tentatively moving Potential Sale or Lease	0.14	Edward Jones	