

Memorandum



To: Mayor and Town Council
From: Ryan Spitzer
Date: 10/6/2023
Re: Former Cone Mill and Dover St. Parcels Designation

Overview:

At the November 12, 2019, Town Council Meeting, Town Council voted unanimously to declare the Cone Mill site as a Downtown Development Area and a Economic Development Area. However, the minutes did not reflect the parcel numbers. The excerpt from the minutes is below.

“Council Member Debbie Fowler moved to close the Public Hearing, seconded by Mayor Pro Tem David Phillips. There were ayes by all and the Public Hearing was closed at 6:56 p.m. Council Member Debbie Fowler moved to declare the site as a Downtown Development area, along with it being an Economic Development area. Mayor Pro Tem David Phillips seconded the motion. There were ayes by all and the vote was unanimous.”

Council Member Debbie Fowler then motioned to give Attorney Buben and Town Manager, Ryan Spitzer authority to continue negotiations with the developer. Council Member Melissa Davis seconded the motion and there were ayes by all.”

At the time, Town Council did this to control the type of uses that were developed on the site and to give the town more leverage on what was developed there. This also gave the Town the ability to work with the developer, if the Town wanted to, on infrastructure. Public bidding and selling to the highest bidder would also not be required, which would give the Town the ability to pick the right development partner for us and the town.

There are three designations that may be proposed for parcels 22105107, 2210511, and 22105111 that collectively make up the area that is being considered for development. Parcel 22105107 is the parcel with a Brownfields Designation. The designations are:

1. Economic Development
2. Joint Development Project/Downtown Development Project
3. Redevelopment Project