

From: beachmontreholdings@gmail.com
To: [Ryan Spitzer](#)
Subject: Cone Mill - spoke to retail commercial partner!
Date: Wednesday, June 4, 2025 2:15:48 PM
Importance: High

Ryan, thank you for taking the time to meet with me Monday. I spoke with Darrell, please see summary below. Where are you putting Electricities? Is there a chance the Town would want us to build out any space for them or potentially purchase one of the building pads? This could be a game changer, it's not necessary, but any prelease or presales will go a long way.

1. I am fine with the 22,000 SF as long as we agree that in order to finance the development the lien will have to be removed once we commence construction. (we will sort out parking easements and everything else before we commence construction)
 - a. There are two development options Darrell is suggesting
 - i. First – we will either build one of the buildings spec OR
 - ii. Second - We will improve all the horizontal development and then sell the building pads
 - iii. - Please note the town hall will be rented as is OR we may complete the build out, but we will most likely improve the parking infrastructure for the building.

Please let me know if this works for you.

Sincerely, JV

Jonathan Visconti

Direct: (678) 654-1783

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From: Ryan Spitzer <rspitzer@pinevillenc.gov>
Sent: Monday, June 2, 2025 2:03 PM
To: Beachmont RE Holdings LLC <beachmontreholdings@gmail.com>
Subject: FW: Lisa Snyder shared "Work Session 22624.mp3" with you

Ryan Spitzer, ICMA-CM

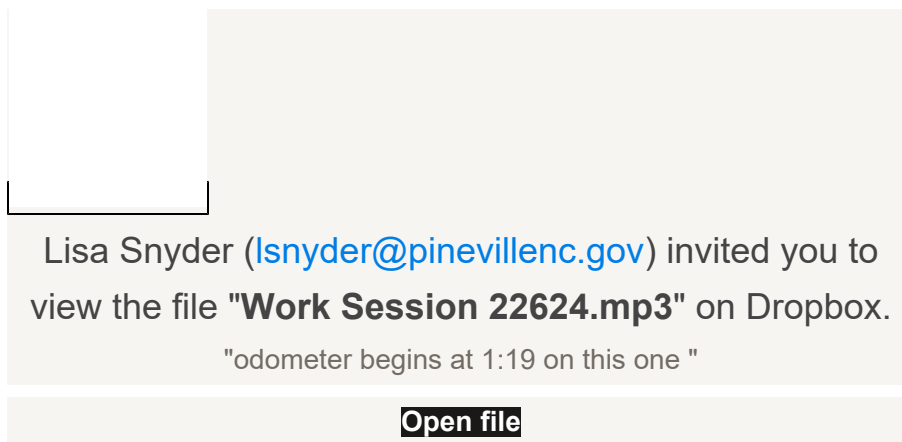
Town Manager
Pineville, NC 28134
Ph: 704-889-2291

From: Lisa Snyder (via Dropbox) <no-reply@dropbox.com>

Sent: Friday, May 30, 2025 3:44 PM

To: Ryan Spitzer <rspitzer@pinevillenc.gov>

Subject: Lisa Snyder shared "Work Session 22624.mp3" with you



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