



## **7<sup>th</sup> AVENUE ADVISORY COMMITTEE AGENDA: October 5<sup>th</sup>, 2020**

*Citizens drive VISION, Leaders drive STRATEGY & Partnerships drive ACTION!*

### **5:30: Call to Order**

### **5:30 – 5:35: Approval of February Meeting Minutes**

### **5:35 – 5:45: Comment Period**

1. Opportunity for general feedback to committee from community at large.
2. Participants are asked to raise hand and give their name(s) before proceeding.

### **5:45 – 6:15: Committee Business – For Discussion & Possible Action**

#### **1. Workplan Review**

- a. Recommendations for additions or updates to workplan

#### **2. 2020 Committee Calendar**

- a. Review Proposed 2021 Calendar and meeting schedule update. If agreeable the calendar will be approved by the Executive Team in November.

#### **3. General Business:**

##### **a. 7<sup>th</sup> Ave Streetscape Review:**

- i. Update Project Timeline
- ii. Signage Draft Review

##### **b. Annual Statistics Review**

- i. Full Statistics Attached

##### **c. 2021 Executive Team & 7<sup>th</sup> Avenue Advisory Committee Members**

- i. 7<sup>th</sup> Avenue Advisory Committee Members
  1. Ron Kauffman and Sheryl Fortune's term expires on the 7<sup>th</sup> Avenue Advisory Committee in December
  2. Discussion of Executive Team Board Development Committees recommendations
- ii. New Executive Team will begin work on January 1<sup>st</sup>, 2021
- iii. If you have interest in serving on this team, please talk with existing members, staff or both. We will be reaching out to discuss this directly in the coming months.

##### **d. Staff/Team Updates**

- i. Hendersonville Farmers Market
- ii. Downtown Program / Community Development Department Update
- iii. Covid Response Plan Update
- iv. Board Retreat – November 10

### **7pm: Adjourn**

Downtown Advisory Committee Vision Statement: Downtown Hendersonville is a national leader in providing the authentic small town urban infrastructure and character needed to support and interweave a vibrant entrepreneurial environment with urban livability.

Downtown Advisory Committee Mission Statement: The Downtown & Seventh Avenue Advisory Committees exist to identify, preserve and enhance the key factors that contribute to the authentic small town urban character of historic downtown Hendersonville. Organizational projects are identified, assessed and prioritized based on their contribution to and potential to enhance and support a vibrant entrepreneurial environment and the livability of downtown.



## ANNUAL STATISTICAL TRACKING FORM

### Fiscal Year Beginning July 1, 2019

#### PRIVATE INVESTMENT

**PROPERTY ACQUISITIONS / SALES:** (This information may be obtained through the County tax assessors office and/or the county GIS system if applicable.) Once the property acquisition has closed, list all properties that were purchased by a private investor.

REID #	Owner Name	Address	Description	Price
103106		317 1 N MAIN ST		450000
105438		443 N MAIN ST		1720000
102436		538 409 N MAIN ST		124508
106369		534 N MAIN ST		165000
107894		508 N MAIN ST		1450000
106489		755 N MAIN ST		1850000
104170		920 7TH AVE E		372500
			<b>Sub Total</b>	<b>\$ 6,132,008.00</b>

**PRIVATE IMPROVEMENTS / NEW CONSTRUCTION:** This information is obtained through building permits, and observation and communication with downtown property and business owners. (Include the dollar amount of investment for all improvements: facades, complete building renovations, private parking lot or greenspace improvements and new construction (buildings) if the investment was made by a private investor.)

County Project #	Owner Name	Address	Description	Date Entered & Permit Status	Price
	401 Condominium Assoc.	401 N. Main St.	Alteration/Rehab	2/18/2020 Issued	\$ 130,000.00
	Lenze Real Estate LLC	146 3rd Ave. E.	COU - Bike Shop to Bottle Shop	11/19/2019 Issued	\$ 7,500.00
	STUART I. RUBIN TRUSTEE	147 1st Ave E	Kitchen Upgrade - Sanctuary Brewing	8/5/2019 - issued	\$ 21,800.00
	CREST INVESTMENT PROPERTIES, LLC	500 7TH AVE E	Restaurant Upgrades - White Duck Taco	8/9/2019 - issued	\$ 136,500.00
	STUART I. RUBIN TRUSTEE	344 N Main St	new roof - Jane Asher Antiques	9/3/2019 - issued	\$ 46,000.00
	ASLAN & COPARTNERS LLC	429 N MAIN ST, UNIT 1	DIVIDE DOWNSTAIRS FLOOR SPACE INTO 2 SEPERATE TENANTS	11/26/2019 - issued	42500
	ASLAN & COPARTNERS LLC	429 N MAIN ST, UNIT 2			
	BRUNSON BUILDING CORP	536 N MAIN ST	Restaurant upgrades - exhaust hood - Arabella	12/20/2019 - issued	\$ 24,500.00
	ALLEN STREET PARTNERS LLC	101 E ALLEN ST SUITE 102	commercial alteration	1/13/2020 - issued	\$ 22,000.00
	CREST INVESTMENT PROPERTIES, LLC	500 7TH AVE E	Kitchen buildout - white duck taco	2/5/2020 - issued	\$ 8,000.00
	LKLG CORP	101 1ST AVE W	re roof - West First Pizza	2/14/2020 - issued	\$ 40,000.00
	ALLEN STREET PARTNERS LLC	101 E ALLEN ST SUITE 208	upfit - edward jones	3/5/2020 - issued	\$ 75,261.00
	ALLEN STREET PARTNERS LLC	101 E ALLEN ST SUITE 221	synterra upfit	3/5/2020 - issued	\$ 119,952.00
	Dixie Nelson	926 7th Avenue East	COU - Concrete Plant to Fitness 3,624 sq.ft.	3/14/2019 issued	\$ 15,000.00
	Dixie Nelson	926 7th Avenue East	COU - Concrete Plant to Phoenix Bar 3,944 sq.ft.	3/14/2019 issued	\$ 45,000.00
	Allen Street Partners LLC	101 E Allen Street	Commercial Bldg Upfit Commercial Office Space	5/3/2019 issued	\$ 1,859,691.00
	Savannah's On Main INC	117 S. Main Street	COU Quick Service Restaurant	5/3/2019 issued	\$ -
	Margaret Thomas	101 S. Main Street	Interior Remodel for Kingmaker's Draft	5/13/2019 issued	\$ 160,000.00
				<b>Sub Total</b>	<b>\$ 2,711,204.00</b>
			<b>TOTAL (All Private investment)</b>		<b>\$ 8,843,212.00</b>

#### PUBLIC INVESTMENT

<b>PROPERTY ACQUISITIONS / SALES \$:</b> (This information may be obtained through the County tax assessors office and/or the county GIS system if applicable and through communication with your governmental officials.) Once the property acquisition has closed, list all properties that were purchased by the public sector.					
				<b>Sub Total</b>	<b>\$ -</b>
<b>PUBLIC IMPROVEMENTS/NEW CONSTRUCTION INVESTMENT \$:</b> This information is obtained through observation and communication with public sector staff. *Note that some municipalities do not file building permits on public buildings. (Include the dollar amount of investment for all improvements: facades, complete building renovations, public parking lots or decks, parks or greenspace, streetscape improvements and new public construction projects (buildings or parking facilities) in downtown.)					
City Of Hville	City of Hendersonville	125 Fifth Ave. W.	Construction of Public Restrooms & Office Space		\$ 640,000.00
				<b>Sub Total</b>	<b>\$ 640,000.00</b>
			<b>TOTAL (All Public investment)</b>		<b>\$ 640,000.00</b>
<b># PUBLIC IMPROVEMENT PROJECTS:</b> (This information may be obtained through observation, communication with your governmental officials.) Count public building rehabs, streetscape improvement projects, park or greenspace improvements.					
				<b># OF PUBLIC IMPROVEMENTS</b>	
	4th Avenue Streetscape				250,000
				<b>Sub Total</b>	<b>250,000</b>
<b>BUSINESS DEVELOPMENT ACTIVITY</b>					
<b>#NEW BUSINESSES &amp; NEW JOBS:</b> (This information may be obtained through building permits, and through observation and communication. For jobs created - ask business owners. Include all new businesses - professional, service, and retailers, that move into downtown. Include full time and part time jobs.)					
			<b># OF BUSINESSES</b>	<b>FULL TIME JOBS GAINED</b>	<b>PART TIME JOBS GAINED</b>
2019	HVL Pedal & Brews		1		1
2019	Blue Door Bottle Shop		1	1	2
2020	Specialized Physical Therapy		1	4	
2020	Arabella Breakfast & Brunch		1	5	5
2020	White Duck Taco		1	5	5
2020	Just Ducky Originals		1	1	1
	Top Scalp (Allen Street		1	1	
	Blue Axis Realty (Allen Street)		1	19	
	Edward Jones (Allen Street)		1	2	
	Raye Hair Artistry (Allen Street)		1	1	
	Madame Roque's Meat Emporium		1	5	5
After July 2020	Casablanca Tobacco				
Jul-20	Las Cazeuelas				
	Kingmakers Draft				
	House of Honey Vintage				
	<b>TOTAL</b>		<b>11</b>	<b>44</b>	<b>19</b>
<b>#LOST BUSINESSES &amp; LOST JOBS:</b> (This information is obtained through observation and communication with downtown business & property owners. Include all businesses - professional, service, and retailers - that close or move out of downtown. Include full time and part time jobs. *If businesses downsize, include any lost jobs but don't count them as a lost business unless they close or move.)					
			<b># OF BUSINESSES</b>	<b>FULL TIME JOBS LOST</b>	<b>PART TIME JOBS LOST</b>
2020	DB Brewer Supply - closed spring 2020		1	1	1
	Art on 4th - closed		1	1	1
?	soy y luna		1	5	10
	silver plumb		1	1	1
	mind your business - moved out of DT		1	8	0
	Mehri & Co		1	2	1
	Lightsett- moved out of downtown		1	30	
	Root Performance Fitness - closed spring 2020		1	1	5
	<b>TOTAL</b>		<b>7</b>	<b>49</b>	<b>19</b>

		NET GAIN (+/-) Jobs	4	-5	0
<b>#BUSINESS EXPANSION:</b> (This information is obtained through observation and communication with downtown business & property owners. Include all businesses - professional, service, and retail - that undergo physical expansions to expansions of services. Expansions in staff should be recorded under New Businesses & New Jobs.)					
					# OF EXPANSIONS
		TOTAL			0

BUILDING REDEVELOPMENT /DEVELOPMENT ACTIVITY				
<b>#FACADE IMPROVEMENTS:</b> (This information is obtained through facade grant program records, observation and communication with downtown business & property owners, and through building permits. Count Private Façade Improvements.)				
				# OF FACADES
White Duck Taco				1
Sycamore Sycles				1
		TOTAL		2
<b>#BUILDING REHABILITATIONS COMPLETED:</b> (This information is obtained through building permits, observation and communication with downtown business & property owners. Count Private Building Rehabilitations.)				
				# OF RENOVATIONS
Allen Street Building				1
White Duck Taco				1
		TOTAL		2
<b>#NEW CONSTRUCTION PROJECTS:</b> (This information is obtained through building permits, observation and communication with downtown business & property owners and should be counted as infill projects. Count <u>Public or Private</u> New Construction.)				
				# OF NEW CONSTRUCTION
		TOTAL		0
<b>#HOUSING UNITS EXISTING &amp; CREATED:</b> (This information is obtained through building permits, observation and communication with downtown business & property owners. Include all downtown district housing - upper floor residential, apartments, condos, live/work units, etc.)				
				# of Housing Units
			Total # of existing units on July 1 of each year	99
			TYPE OF NEW HOUSING	
		TOTAL # DOWNTOWN HOUSING UNITS		99
<b>TOTAL# OF COMMERCIAL SPACES &amp; TOTAL # OF VACANT SPACES:</b> (This information is obtained through observation and communication with downtown business & property owners. Create a database of all downtown property to maintain this data easier.)				
		TOTAL # OF DOWNTOWN COMMERCIAL SPACES:		TOTAL # OF VACANT COMMERCIAL SPACES:
Example		331		
<b>TOTAL # OF SQUARE FOOTAGE OF DOWNTOWN PROPERTY:</b> (This information may be obtained through county tax assessor's office. Create a database of downtown property to maintain this data easier.)				
				TOTAL # OF SQ. FT. OF DT. PROP.
Example:				895,216
<b>AVERAGE ANNUAL RENTAL RATE IN \$/ SQ. FT.:</b> (This information may be obtained through surveying downtown business owners. Example on how to calculate average annual rent per square feet: Create a database and list all downtown properties by address, add columns for rent and sq. ft. and auto "AVERAGE". To get annual rent/sq. ft. - multiply by 12. Example - rent/square feet X 12 (months) = \$ annual basis; \$1500/2000 = 0.75 X 12 = \$9.00 a sq./ft.)				
				AVERAGE RENT/SQ. FT.
Example				\$7.00
VOLUNTEER ACTIVITY				
<b>VOLUNTEER HOURS:</b> (Time is money - track the hours that volunteers give to your organization for annual reporting purposes. This information is obtained through internal tracking methods.)*				
				# OF HOURS
	Annual	Downtown Board Meeting	# of Board Members X Hours spent	378
	Annual	Committee Meetings	# of Committee Members X Hours spent	348
	R&B July, August & Septemeber 2019			566
	Local Market 2019			45
	Trick or Treat Street			69.25
	Bear Auction 2019			64
	2019 Holiday Tree Lighting			30.5
	Trailer Organization			6
	Antique & Vintage Show 2019			10
	Bear Reveal 2020			42
	Volunteer Recognition 2019			140
	Install Event Banner			10
	LoveHendo Website			60
	Farmers Market - thru June 30 2020			40
	Open Streets - count for next year (July)			
			Sub Total	1808.75
*Current value of volunteer time in NC is \$22.99/hr-; <a href="http://www.independentsector.org/volunteer_time">www.independentsector.org/volunteer_time</a>			*Dollar Value \$	38,833.86