

MINUTES
June 19, 2018
SPECIAL MEETING OF THE CITY COUNCIL
CONFERENCE ROOM – CITY HALL
4:30 p.m.

Present: Mayor Barbara G. Volk, Mayor Pro Tem Ron Stephens and Council Members: Jeff Miller, Jerry Smith, and Steve Caraker

Staff Present: City Manager John F. Connet, City Clerk Tammie Drake, Assistant City Manager Brian Pahle

The purpose of the special meeting was to:

- 1) Consider amendments to the Development Agreement and other documents related to the redevelopment of the Grey Hosiery Mill Building property.
- 2) Enter a closed session to conduct a performance evaluation of the City Manager.

Call to Order: Mayor Volk called the special meeting to order at 4:35 p.m. and welcomed those in attendance. A quorum was established with five members in attendance.

1. Consideration of Amendments to the Development Agreement and other Documents related to the Redevelopment of the Grey Hosiery Mill Building property:

City Manager John Connet presented a resolution for Council's consideration that would authorize the extension of deadlines for the Grey Hosiery Mill property project previously agreed to by the City and the developer.

Mr. Connet stated at their meeting of June 7, 2018, the Council agreed to move forward with the developer for a multi-family housing project because the boutique hotel was not feasible. He stated adoption of the resolution will allow approximately 90 days to complete the contract documents.

Council Member Caraker moved Council's adoption of a resolution authorizing the extension of certain times and deadlines relating to a project to be undertaken by Grey Mill Ventures, LLC. A unanimous vote of the Council followed. Motion carried.

RESOLUTION #18-0647

A RESOLUTION AUTHORIZING THE EXTENSION OF CERTAIN TIMES AND DEADLINES RELATING TO A PROJECT TO BE UNDERTAKEN BY GREY MILL VENTURES, LLC

WHEREAS the City of Hendersonville has heretofore executed a number of documents evidencing aspects of a particular transaction with Grey Mill Ventures, LLC or related entities or both, supporting a project to be undertaken and completed by Grey Mill Ventures, LLC, and

WHEREAS, a ground Lease Agreement between the City and Grey Mill Ventures, LLC dated December 27, 2017 recites an expiration date of June 30, 2018, and

WHEREAS, a Development Agreement between the City and Grey Mill Ventures, LLC dated January 4, 2018 recites the "Project Development shall commence by June 30, 2018," and

WHEREAS, it appears to the satisfaction of the City and Grey Mill Ventures, LLC that because of certain proposed changes in the project the date of June 30, 2018 contained in the aforementioned is no longer a practical date, and

WHEREAS it appears that an extension of dates contained in both documents will be necessary to permit undertaking and completion of the proposed altered project,

NOW, THEREFORE, BE IT THEREFORE RESOLVED that the City Council does hereby approve the amendment and reformation of the said Lease Agreement to extend the lease date through September 28, 2018, and

BE IT FURTHER RESOLVED that the City Council does hereby approve the amendment and reformation of the said Development Agreement to provide in section 4.21(a)(2) that the "Project Development shall commence by September 28, 2018," and

BE IT FURTHER RESOLVED that the city manager and the assistant city manager or either of them, in consultation with the city attorney, is hereby authorized and directed to execute such amendments, replacements and other documents as may effect the intent of this resolution.

Adopted this nineteenth day of June 2018.

/s/Barbara G. Volk, Mayor

Attest: /s/Tammie K. Drake, City Clerk

Other: Dates for Community Conversations: Mr. Connet was given direction for dates for the "Community Conversations" meetings between the public and individual Council members and department heads.

2. Closed Session to Conduct a Performance Evaluation of the City Manager: Upon motion of Council Member Caraker, the Council voted unanimously to enter a closed session to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee as provided under NCGS §143-318.11(a)(6). The Council reviewed the performance of the City Manager. No action was taken upon exiting the closed session.

Adjournment: The meeting adjourned at ____ p.m. upon unanimous assent of the Council.

Barbara G. Volk, Mayor

Tammie K. Drake, City Clerk