

**June 20, 2013**  
**Special Meeting of the City Council**  
**Council Chambers – City Hall**  
**3:00 p.m.**

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

Staff Present: City Manager John F. Connet, City Attorney Samuel H. Fritschner, City Clerk Tammie Drake, Planning Director Sue Anderson, Main Street Director Lew Holloway

The purpose of the special meeting is to review and discuss the four proposals/ presentations for the Grey Hosiery Mill building and possibly make a decision on the redevelopment. Other topics may be discussed.

**1. Call to Order:** Mayor Volk called the meeting to order at 3: 05 p.m. and welcomed those in attendance. A quorum was established with all five members in attendance.

At 3:06 p.m. **Council Member Caraker moved the Council enter closed session pursuant to N.C.G.S. 143-318.11(4) to discuss matters relating to the location or expansion of industries or other businesses in the City of Hendersonville, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. A unanimous vote of the Council followed. Motion carried.**

The Council discussed the proposals made for the Grey Mill Building and options for disposing of the property.

At 4:18 p.m., **Council Member Smith moved the Council to exit the closed session. A unanimous vote of the Council followed. Motion carried.**

Upon return to open session, **Council Member Smith moved to award the project to CathFord Consulting, LLC, granting them 90 days to demonstrate to the City Council that they can perform in accordance with their proposal.** In discussion, Mayor Pro Tem Collis voiced support of the motion stating the Council has discussed this project since 2005. He stated he has never supported residential on that property because he thinks it is the wrong place; it is next to the courthouse overlooking the jail. He stated any residential may become dilapidated and vacant. He voiced support of the CathFord project. Council Member Stephens stated he supports the University and housing because it would be a boost to downtown to have more people living downtown. He stated it is good for business and the tax base. He believes it will help bridge the gap between Seventh Avenue and Main Street. He stated he would have voted for White Challis and will not vote for this project because he believes he should vote for the project he believes in and would be best for the location. He stated it definitely improved the University. Mayor Volk commented she has problems seeing housing in that area. She prefers to go with the proposal that does not include housing but definitely includes Wingate. Council Member Caraker stated he is voting against the proposal because he is voting with his heart and Seventh Avenue. He stated he likes the Wingate proposal but not having the residential component cuts off Seventh Avenue and hinders the effort to revitalize that area of the City. He stated he is happy to have any proposal that brings Wingate more presence in Hendersonville. **The vote was three in favor, two opposed (Caraker, Stephens). Motion carried.**

**Adjournment: Being no further business, the meeting adjourned at 4:25 p.m. upon unanimous consent of the Council.**

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Barbara G. Volk, Mayor, City of Hendersonville

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Tammie K. Drake, MMC, City Clerk

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