



Winchester Revitalization Committee

SPECIAL MEETING

Winchester Community Center

Bazemore Meeting Room

1001 Winchester Avenue

Monroe, North Carolina 28110

June 12, 2024

3:00 pm

Agenda

1. **WELCOME** Anthony
2. **PUBLIC COMMENT**
3. **APPROVAL OF MEETING AGENDA** Anthony
Action Requested: Motion to approve the June 12, 2024, Winchester Revitalization Committee Special Initial Agenda
4. **INFORMATIONAL NOTES FROM THE WINCHESTER REVITALIZATION COMMITTEE OF MAY 22, 2024 - (for informational purposes only)** Anthony
5. **REGULAR AGENDA** Anthony/Platé
 - A. Environmental / Brownfield Progress
 - B. Remanent Properties Update
 - Parcel 09231017 EL Belton
 - Parcel 09231020 Holy Baptist Church Of God
 - C. **Stage 1:** Linear Park
 - Discussion of Linear Park Project
 - Gather Historical Facts for Linear Park
 - D. **Stage 2:** Retail / Community Area
 - E. **Stage 3:** Job Center
 - F. Proposed 2024 Regular Meeting Schedule
Action Requested: Review, Discussion, and Possible Approval of the July – December 2024 Regular Meeting Schedule
6. **ADJOURN** Anthony

Next Meeting: July 10, 2024 – 1001 Winchester Avenue, Monroe, NC 28110 – Bazemore Room

**THE WINCHESTER
REDEVELOPMENT INITIATIVE**
CREATING A NEW ECONOMIC HUB





Winchester Revitalization Committee
Staff Notes for Informational Purposes Only
Winchester Community Center – Bazemore Room
1001 Winchester Avenue, Monroe NC 28110

1:00 pm – May 22, 2024

Members Attending: Ms. Surluta Anthony; Mr. Robert Burns; Ms. Julie Thompson

Guests in Attendance: Ms. Teresa Campo; Ms. Lisa Hollowell; Ms. Lisa Kerner; Mr. Mark Watson

Staff in Attendance: Ms. Rachael Holzman; Ms. Teresa Malcolm; Mr. Chris Platé

1. Call to Order and Welcome Guests

Ms. Anthony called the meeting to order at 1:07 p.m.

2. Project Update

Presenter:

Mr. Platé

Mr. Platé highlighted with those in attendance the historic importance and strategic significance of the Winchester neighborhood and the revitalization project. He shared the revitalization area is approximately 15 acres. Mr. Platé reviewed the previous work and that the Economic Development Staff was asked to assist with the revitalization of the Winchester Area. He commented that the Economic Development Staff hopes to provide a unique perspective to this project. Mr. Platé stated that the Winchester area's rich history will be preserved and kept at the forefront of this revitalization. He shared the work of previous meetings with the former Mayor Pro-Tem Holloway, Councilwoman Anthony, and Councilman Mcgee. Resolve Environmental was engaged to perform both an environmental assessment of the property for Stage 1 and Stage 2. LandDesign was previously contracted to help generate a concept for the revitalization of the site which will be taken to potential investors and companies. Mr. Platé commented that the revitalization of this area needs to blend into the community and that grant funding will be essential. Mr. Watson reviewed the Community Development Block Grant and the challenges that the Committee might encounter for funding with this particular grant. Mr. Platé stated that it is important to look at other private funding resources.

Secretary's note: At 1:23 p.m. Ms. Holzman arrived to the meeting

Mr. Platé shared that the goals of this initiative is to develop a marketable concept, to create an enticing project scope to a private developer and to retain the character of this area, as well as

provide a sustainable plan that will encourage investments and job creation. The Committee reviewed the next steps to include potentially having LandDesign complete their concept plan with input from the Committee as well as the public. He also shared that it is important to initiate the Brownsfield Process and look at next Stage implementation. The Committee discussed ideas for the proposed signage, as well as the hardscape. Discussion took place but was not limited to the use of shipping containers for restaurants on the site, utilizing the round house in the building design, the use of QR codes on monuments, researching the history of the area to include feedback from residents, and the need to tie in the railroad to this project. Mr. Platé stated that both light industrial and restaurant space is being included in the revitalization of this area. The Committee also discussed the funds already allocated to this project along with the need to bring the full Council into the revitalization initiative when costs are more definitive.

Open Items

Mr. Platé discussed with the Committee a proposed meeting schedule. The Committee stated that they could possibly meet the 1st Thursday of each month but will re-visit this cadence at the next meeting on June 12, 2024.

Adjourn

Presenter:

Ms. Anthony

With no further business, Ms. Anthony called the meeting to close at 2:16 p.m. No formal actions were taken to close the meeting as this meeting was informational only.

