

**WINCHESTER REVITALIZATION COMMITTEE REGULAR MEETING
MONROE CITY HALL COUNCIL CHAMBERS
300 W. CROWELL STREET
MONROE, NORTH CAROLINA 28112
FEBRUARY 6, 2025 -- 3:00 PM
AGENDA
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1. Call to Order - Chair/Councilwoman Anthony
2. Welcome and Introductions Anthony
3. Minutes of September 5, 2024 Meeting Anthony
4. Meeting Schedule – Location Change Anthony
5. Status and Updates Watson
6. LED Lighting Project and Other Revitalization Updates Watson
7. Brownfield’s Environmental Status/Remanent Properties Update Sholar/Campo
8. Oral History Project Update & NC African American Heritage Commission Campo
9. Greenway & Winchester Linear Park Design Update Wells
10. Other Business
11. Adjourn Anthony

Next Meeting: March 6, 2025 - TBD



Winchester Revitalization Committee
Regular Meeting Minutes
City Hall – Conference Room
300 W. Crowell Street, Monroe, NC 28112

3:00 pm – September 5, 2024

Members Attending: Ms. Celestine Alsbrooks; Councilwoman and Chair Ms. Surluta Anthony; Ms. Minnie Atwater; Ms. Eleanor McGinnis; Councilwoman Ms. Julie Thompson; Mayor Robert Burns; Mr. Eric Hall

MUCEDC Staff in Attendance: Ms. Teresa Malcolm; Mr. Ron Mahle; Ms. Rachael Holzman

City Staff in Attendance: Mr. Mark Watson; Ms. Teresa Campo; Ms. Lisa Hollowell; Ms. Lisa Stiwinter; Ms. Lisa Kerner; Mr. Terry Sholar; Mr. Richard Long.

1. Call to Order and Welcome Guests

Council Member/Chair Anthony called the meeting to order at 3:00 p.m. and welcomed members and staff. Ron Mahle was introduced as replacing Chris Plate' with the MUCEDC. Eric Hall was introduced as a new member. Ms. Malcolm administered the oath of office to Mr. Hall.

2. Public Comments

No comments from the public were provided at this meeting.

3. Approval of Minutes

The minutes from the July 16, 2024, Special Meeting and from the July 17, 2024, Special Meeting were presented for review and approval.

Council/Committee Member Julie Thompson made a motion to approve the July 16, 2024, Regular Meeting Minutes and the July 17, 2024, Special Meeting Minutes. The motion was seconded by Committee Member Robert Burns and unanimously approved by the Winchester Revitalization Committee.

4. Environmental/Brownfield Progress

Mr. Mahle informed/updated the Committee as follows:

Moore & VanAllen Law Firm is preparing the Application (Mary Katherine Stukes) "Brownfields NOW Submittal. Ron advised there is a processing fee of \$30,000 to expedite the process. Teresa Campo added that the expedited process can save time as normal

processing can take up to a additional year. Chair Anthony asked how much money we had remaining in the project. Teresa Campo advised approximately \$150,000. Chairwoman Anthony asked for a timeline. Ron advised, if we pay the expedited fee, he anticipates the following:

- Brownfields Application Timeline:
 - Submittal by **October 1, 2024**
 - State DEQ review of existing Phase 1 & Phase 2 data complete **January 2025**
 - If **NO** further tests are required, we proceed with an **Environmental Management Plan (EMP)** – prepared by a hired consultant. **(6 months to complete; June 2025)**. EMP governs how the site is managed during grading and construction of improvements
 - Once EMP is complete, ground disturbance and construction can begin. Example: Linier Park
 - *If **FURTHER** tests are required, added time and costs are encountered. (Unknown currently.)*

Councilwoman Anthony made a motion to authorize the \$30,000 for the expedited fee. Mayor Robert Burns seconded and the motion passed unanimously.

Mark Watson asked about the land design proposal. After discussion it was recommended to wait for NCDEQ's acceptance into the Brownfields Program (January 2025) then start Environmental Management Plan AND Master Planning with Land Design. The Master Planning will help guide the EMP.

Remnant Properties

Mr. Mahle informed/updated the Committee as follows:

Holy Baptist and EL Belton wait for acceptance in Brownfield. St Luke – no interest in selling per Councilwoman Anthony. Terry Sholar was asked to explore all avenues available to the City to acquire properties. Ron Mahle was instructed by Mark Watson to get a determination from the contracted attorney to include or exclude the adjoining parcels in the Brownfield's Grant site proposal. Eric Hall asked for clarification of the process if the city purchases the properties.

- 1) Mark Watson advised an appraisal is required and City Council approval; and
- 2) City Attorney will manage the negotiations and process of the land purchase.

Ellen McGinnis asked if the church could be relocated. Councilwoman Anthony responded that she was familiar with the church and was not sure if there is a clear authority for the sale of the church. Eric Hall asked if the church had changed owners and Councilwoman Anthony, advised that to the best of her knowledge there are two original owners still living and the building is being rented to another church. She believes they may be a Spanish congregation.

Councilwoman Anthony recommended that the city attorney investigate all avenues for acquisition of the property. All members agreed.

5. Oral History Project Update

Ron Mahle provided the following update: On August 23rd and August 24th, Jason Walle of Chain Reaction Studios, videotaped the oral histories. Councilwoman Surluta Anthony attended along with MUCEDC and City staff.

Councilmember/Chair Anthony introduced Ellen McGinnis to share research with the committee. Ms. McGinnis advised that the Brownfield's area lots were sold in the 1890s. She found research regarding a land auction with the vision to create a community near the railroad and existing industries. Houses were built for workers in 1985 for the South Dakota cotton workers. She also shared a South Dakota paper advertising the information.

6. Adjourn

Council Member/Chair Anthony asked if there was any other business. Council Member/Chair Anthony asked for a motion to adjourn.

Council/Committee Member Thompson made a motion to adjourn the meeting at 3:34 p.m. The motion was seconded by Committee Member Eric Hall and unanimously approved by the Committee.

Surluta Anthony, Chair

Attest:

Angie Carnes, Clerk