RESOLUTION TITLE: **RESOLUTION OF SUPPORT FOR THE CITY OF HIGH SHOALS APPLICATION TO THE NC DEPARTMENT OF COMMERCE – RURAL DEVELOPMENT DIVISION DEMOLITION GRANT PROGRAM FOR THE DEMOLITION OF THE HIGH SHOALS WAREHOUSE COMPANY (PID 197294 - 101 S. LINCOLN STREET)**

WHEREAS, the North Carolina Rural Infrastructure Authority (RIA) has authorized the awarding of grants from appropriated funds to aid eligible units of government in financing the cost of building demolition activities needed to create jobs; and,

WHEREAS, the City of High Shoals needs assistance in financing a demolition project that may qualify for Rural Grants/Programs funding; and,

WHEREAS, the City of High Shoals intends to request grant assistance for the High Shoals Warehouse Company demolition project (101 S. Lincoln Street, PID 197294) from the Demolition Grants Program; and,

WHEREAS, the City of High Shoals will, if the grant is awarded, disallow the subject property for ineligible post-demolition uses including government/public, parking, recreation and housing for a period of three (3) years from the grant award date.

NOW THEREFORE BE IT RESOLVED, BY THE GASTON COUNTY BOARD OF COMMISSIONERS:

- That Gaston County hereby supports the application by the City of High Shoals to seek Demolition Funds from the North Carolina Department of Commerce, Rural Economic Development Division to assist the City to demolish vacant, dilapidated and condemned structure(s) to allow for potential future viable use of commercial and industrial properties within the City.

- That Gaston County has no objection to the demolition of vacant, dilapidated, condemned structure(s), identified as the High Shoals Warehouse Company demolition project (PID 197294) and that there will be an impact on the County's tax base.

- That the City of High Shoals is the lead applicant in this Demolition Grant project and that Gaston County holds no responsibility or liability to the property owner(s), neighboring property owners, or persons performing the demolition activities.

Chad Brown, Chairman
Gaston County Board of Commissioners

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	*DATE*	*M1*	*M2*	*Brown*	*Fraley*	*Grant*	*Hovis*	*Keigher*	*Philbeck*	*Worley*	*Vote*
2017-182	**08/22/2017**	**RW**	**TK**	**A**	**AB**	**A**	**A**	**A**	**AB**	**A**	**U**

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

HIGH SHOALS
GASTON COUNTY, NC

MAYOR
Dan Weekley

P.O. Box 6, High Shoals, N.C. 28077
Tel: (704) 735-1651 - Fax: (704) 735-5595

CLERK
Lucy Williams

MEMORANDUM

DATE: August 8, 2017
TO: Ron Smith, Development Services Planner, Gaston County
FROM: Steve Austin, AICP, CDBG Administrator, City of High Shoals
RE: City of High Shoals Demolition Grant Application
CC: Dan Weekley, Mayor, City of High Shoals

Attached is a resolution of support the City of High Shoals application to the North Carolina Department of Commerce, Rural Development Division that will provide funds for the City to demolish and dispose of the remaining industrial building(s) at 101 S. Lincoln Street in High Shoals. The property is owned by High Shoals Warehouse Company. The owner has been working with the City to access federal EPA Brownfield funds to examine and clean up any hazardous waste(s) that may be on the property; however, those efforts are hampered by the debris on the property when the industrial buildings were partially demolished.

The Demolition Grant funds would be used to complete the demolition of the building(s) on the property and the property disposal of all debris.

In order to apply for the Department of Commerce funds, the state requires that all jurisdictions that have taxing authority over the property provide a resolution of support. In theory, this is to make sure that the County is aware of any potential loss to its tax base that could result from the demolition of a structure. In the case of the High Shoals Warehouse Company property, however, the County already has a tax value of $0 for the building on this property since its partial demolition. Therefore, there will be no financial impact to the County as a result of this project. The property is listed on the Gaston County GIS as PIN# 3640461740, Parcel ID 197294. It is recorded in Deed Book 2491 page 0847. The parcel contained 30.35 acres, and the current tax value is $95,987, which will not change.

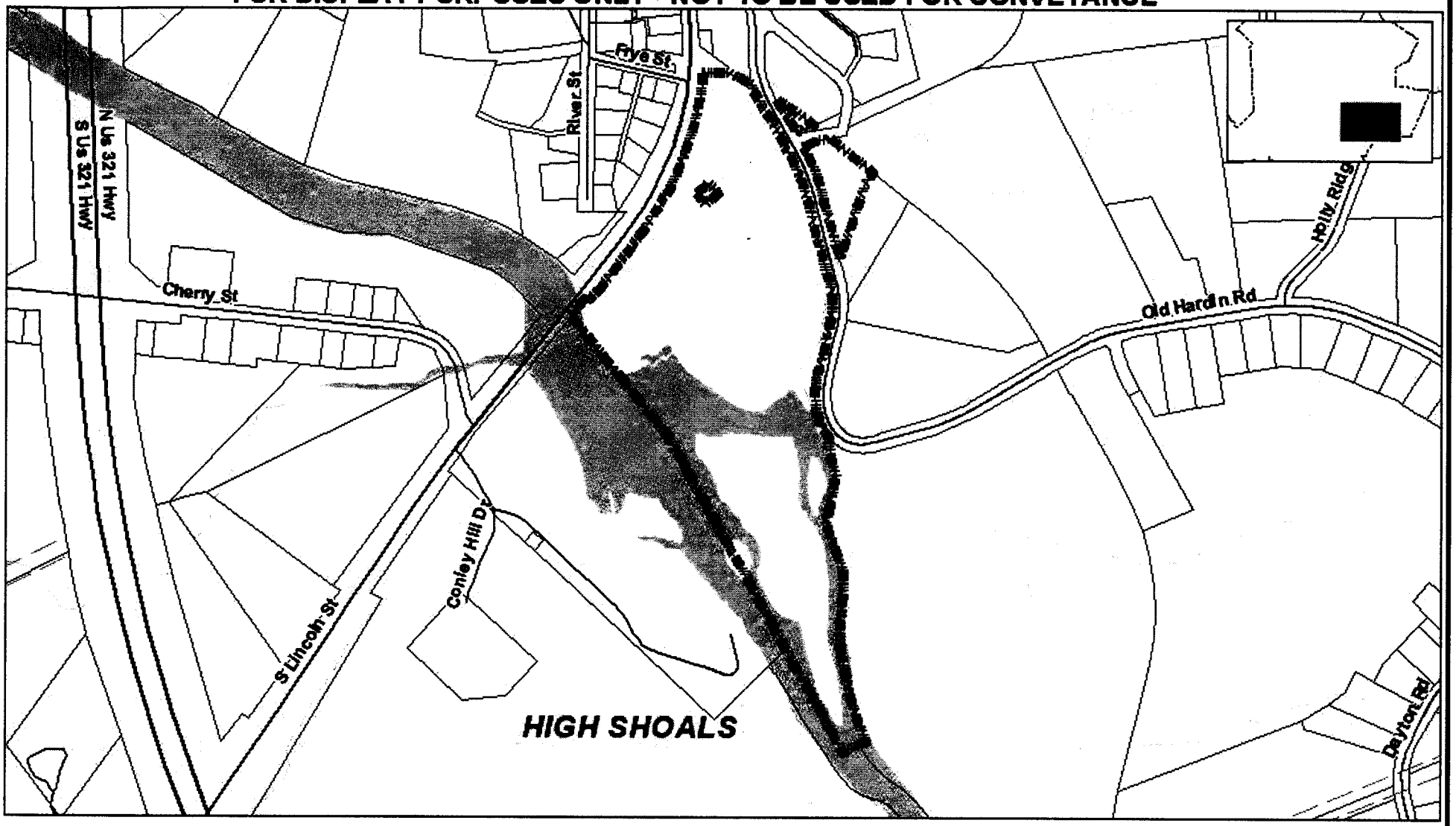
It is the goal of the City to clear this property, complete any and all requirements of clean-up that may be required from the EPA Brownfield program, and make the property available for future industrial or commercial redevelopment.

The demolition grant requires a 25% local match which will be provided by the City. The attached resolution is simply to show that the County supports the City's application and the resolution does not bind the County to any financial responsibility toward this project.

The City's application is due to the Department of Commerce on September 7, 2017.

EQUAL HOUSING OPPORTUNITY
The City of High Shoals does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



This map is intended for use by the Gaston County Board of Commissioners, in the review of proposed demolition grant application requested by the Town of High Shoals.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply and warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department of Planning and Development Services.

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HIGH SHOALS

GASTON COUNTY
DEMOLITION GRANT REVIEW MAP

Area of Consideration

N
W E
S

Tax Id: 197294
Owner: High Shoals Warehouse Company
Location: 101 S Lincoln St High Shoals, NC

Map Date: 8/9/2017

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GASTON COUNTY
DEMOLITION GRANT REVIEW MAP

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N
W E
S

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Owner: High Shoals Warehouse Company
Location: 101 S Lincoln St High Shoals, NC

Map Date: 8/9/2017

0 130 260 520 780 1,040 Feet

Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Board of Commissioners

Board Action

File #: 17-277

Commissioner Philbeck - BOC - To Approve a Resolution of Support for the City of High Shoals Application to the NC Department of Commerce - Rural Development Division Demolition Grant Program for the Demolition of the High Shoals Warehouse Company (PID 197294 - 101 S. Lincoln Street)

STAFF CONTACT

Ron Smith - Gaston County Development Services Planner - 704-866-3072

BACKGROUND

The City of High Shoals has requested a resolution of support for their application to the North Carolina Department of Commerce, Rural Development Division, NC Rural Infrastructure Authority (RIA), that will provide funds for the City to demolish and dispose of the remaining industrial building(s) at 101 S. Lincoln Street in High Shoals.

The property is owned by High Shoals Warehouse Company. The owner has been working with the City to access federal EPA Brownfield funds to examine and clean up any hazardous waste(s) that may be on the property; however, those efforts are hampered by the debris on the property when the industrial buildings were partially demolished.

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ATTACHMENTS

Resolution; High Shoals Letter of Request; Maps

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