



Board Action Report

File #: 17-277, **Version:** 1

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.

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 requested 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.

ATTACHMENTS

Resolution; High Shoals Letter of Request; Maps