

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
Location: 2100 Randolph Road, Charlotte, N. C.
August 1, 2016
Time: 6:00 - 7:10 p.m.**

Present:

**Mr. Len Norman/City, HLC Chair
Mr. Larken Egleston
Mr. Mark H. Miller
Ms. Mary Dominick, HLC Administrative Assistant
Dr. Dan L. Morrill, HLC Consulting Director
Mr. Stewart Gray, HLC Preservation Planner
Ms. Mary Lynn Morrill, HLC Recording Consultant
Mr. Peter Wasmer, Mecklenburg County Assets and Facilities Management Department
Ms. Becky Miller, Mecklenburg County Assets and Facilities Management Department**

Absent:

**Mr. Joe Elliott
Mr. John Shurley**

Visitors:

**Ms. Diane Althouse, Barnhardt-Cramer House
Mr. Eric Gamble, Barnhardt-Cramer House**

1. HLC Chair's Report: Len Norman

Mr. Norman welcomed everyone to the meeting. Mr Norman stated that the membership of the Projects Committee would be composed of the officers of the Commission plus an additional member of the HLC with special expertise in real estate.

2. Consulting Director's Report: Dan Morrill

Dr. Morrill stated that he and Mr. Norman had met with County officials to discuss the need for a change in the State Enabling Legislation to allow the Commission to convene in closed session when considering the sale of HLC property. County officials stated that they would contact the Commission about this matter at some point in the near future.

3. Consideration of the Sale of the Walkers Barbershop at 112-114 Main St. in Huntersville, N.C.

Staff reported that it has received two offers to purchase the property from the HLC.

An offer from Brookstone Properties (\$174,000). The other from Visuro LLC (\$171,000)

Members of the Committee discussed the specifics of both offers at length. Mr. Norman reviewed the expenses the HLC has incurred during its ownership of the property.

MR. MILLER PRESENTED A MOTION SECONDED BY MR. EGLESTON TO RECOMMEND TO THE HISTORIC LANDMARKS THAT IT PRESENT A COUNTER TO THE OFFER SUBMITTED BY VISURO LLC WHEREBY VISURO LLC SHALL PAY \$175,000 FOR THE WALTERS BARBERSHOP "AS IS," THAT VISURO LLC SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL REAL ESTATE COMMISSIONS AND OTHER FEES, THAT VISURO LLC SHALL DEPOSIT \$5000 EARNEST MONEY ON THE CONTRACT DATE AND SHALL HAVE A 60 DAY EXAMINATION PERIOD WITH THE RIGHT TO EXTEND THE EXAMINATION PERIOD 30 DAYS WITH THE UNDERSTANDING THAT THE \$5000 EARNEST MONEY WILL GO "HARD" UPON THE COMMENCEMENT OF THAT EXTENSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

4. Consideration of the Purchase of the Barnhardt-Cramer House, 2733 Country Club Lane, Charlotte, N.C.

Dr. Morrill explained that Preservation North Carolina has approached the Commission about the prospect of purchasing the Barnhardt-Cramer House. The house, constructed in the mid-1930s and designed by architect Martin Boyer, Jr., is a distinctive property. The Commission has approved the preparation of a Survey and Research Report on the the Barnhardt-Cramer House.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. MILLER THE THE COMMITTEE CONVENE IN CLOSED SESSION TO CONSIDER THE PURCHASE OF THE BARNHARDT-CRAMER HOUSE, 2733 COUNTRY CLUB LANE, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

MR. MILLER PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE COMMITTEE RECONVENE IN OPEN SESSION. THE COMMITTEE UNIMOUSLY APPROVED THE MOTION.

NOTE: In closed session the Committee voted to recommend to the Historic Landmarks Commission that it pursue purchase of the Barnhardt-Cramer House.

5. Consideration of Procedures for Administering the Sale of Real Estate By The HLC.

Mr. Norman presented proposed procedures for the Committee's consideration. Changes were made by the Committee.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ESTABLISH THE FOLLOWING PROCEDURES FOR ADMINISTERING THE PURCHASE OR SALE OF REAL ESTATE BY THE HLC. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

PROCEDURES FOR THE SALE OF REAL ESTATE

If HLC has a realtor:

- 1) Realtor oversees marketing of properties and brings all offers with recommendations to the attention of the Consulting Director of the Commission.**
- 2) Consulting Director consults with the Chair of the Commission and the Chair of the Projects Committee to determine if a meeting of the Projects Committee should be scheduled. If answer is "yes," HLC Staff sends out a notice for the Projects Committee Meeting.**
- 3) The Projects Committee meets and determines whether: a) a recommendation on the submitted offer(s) should be made to the HLC or b) counter offer(s) should be pursued. Once counter offer(s), if any, are resolved, the Projects Committee makes a recommendation and presents it to the HLC for action.**

If HLC does not have a realtor:

- 1) Any inquiries for purchase are made to the Consulting Director of the Commission. The Consulting Director states no sales price but invites the party(ies) to submit their highest and best offer.**
- 2) If an offer(s) is submitted to the Consulting Director, the Consulting Director consults with the Chair of the Commission and the Chair of the Projects Committee to determine if a meeting of the Projects Committee should be scheduled. If answer is "yes," HLC Staff sends out a notice for the Projects Committee Meeting.**
- 3) The Projects Committee meets and determines whether: a) a recommendation on the submitted offer(s) should be made to the HLC or b) counter offer(s) should be pursued. Once counter offer(s), if any, are resolved, the Projects Committee makes a recommendation and presents it to the HLC for action.**

PROCEDURES FOR THE PURCHASE OF REAL ESTATE

If HLC has a realtor:

- 1) Realtor oversees investigation of prospective purchase of properties by the HLC and brings all prospective purchases by the HLC with recommendations to the attention of the Consulting Director of the Commission.**
- 2) Consulting Director consults with the Chair of the Commission and the Chair of the Projects Committee to determine if a meeting of the Projects Committee should be**

scheduled. If answer is "yes," HLC Staff sends out a notice for the Projects Committee Meeting.

3) The Projects Committee meets and determines whether: a) a recommendation on the prospective purchase(s) by the HLC should be made to the HLC or b) counter offer(s) should be pursued. Once counter offer(s), if any, are resolved, the Projects Committee makes a recommendation and presents it to the HLC for action.

If HLC does not have a realtor:

1) Any prospective purchases by the HLC are presented to the Consulting Director of the Commission.

2) The Consulting Director consults with the Chair of the Commission and the Chair of the Projects Committee to determine if a meeting of the Projects Committee should be scheduled. If answer is "yes," HLC Staff sends out a notice for the Projects Committee Meeting.

3) The Projects Committee meets and determines whether: a) a recommendation on the prospective purchase(s) by the HLC should be made to the HLC or b) counter offer(s) should be pursued. Once counter offer(s), if any, are resolved, the Projects Committee makes a recommendation and presents it to the HLC for action.

6. Old Business.

Dr. Morrill reported that the Historic Landmarks Commission has approved the expenditure of up to \$50,000 for the restoration of the GM New Look Bus. Estimates for the repair of the air conditioning system will be forthcoming. The Commission will be asked to spend additional money to complete the restoration of the bus.

7. New Business.

There was no new business.

The Committee adjourned at 7:10p.m.