

Gibsonville Development Advisory Commission Meeting Notes  
August 21, 2019

*Attendance*

In attendance were members Ben Baxley (BB), Ricky Cox (RC), Sean Dowell (SD), Lori Lacassagne (LL), Wanda Small (WS), Dick Swank (DS), Steve Harrison (SH). GDAC was introduced to intern Seth Rosson. Seth will be a town intern for the next few months and will aid with town projects. Also local resident Bobbie McAdam was a guest at the meeting.

*Review of Prior Business*

**Meetings Update:** Group did not meet in June or July. Last meeting was May 15.

**Approval of Last Minutes.** Group reviewed prior meeting notes. Minutes were approved and BB to put these on the town website and in Board information packages as usual.

*Updates*

**Town Branding & Murals:** This topic had been put on hold until after town branding was approved. In our break between the May 2019 meeting and this one, this benchmark had occurred. With this accomplished, GDAC talked about how to make the murals project real. General discussion was related to what type of project should be pursued and under what rules. BB noted there was a \$25K community development grant for non-profit entities. Intern SR could pursue this if we had an appropriate entity to apply for this money. Group decided to poll potential partners and find real interest. We could use this to flush out details and then have “something real” to take to the Board and community. BB to reach out to UNCG. DS to reach out to ACC. LL to reach out to Elon University. SD to reach out to the town of Elon. Group to reconnect after this outreach.

**Sidewalks:** SH and GDAC discussed dropping pursuit of a Westbrook Avenue sidewalk. Pricing at \$2.8 million dollars made this potential amenities too expensive. Group was interested in continued pursuit of a Highway 100 sidewalk to Elon. BB noted a future pedestrian plan update could be in the works in the next few years, making this conversation proactive. SD and BB were willing to reach out to Elon city staff about how to work together on this mutual amenity. The recent town manager staff change in Elon may delay this conversation in the short term.

*New Business*

**Historic Walking Tour:** RC wanted additional historical information downtown. Brought up “history on the walls.” RC and SH noted that the Gibsonville walking tour was mostly “buildings that are gone.” Feedback was that if this tour could be re-worked to add more still existing construction, this would make for a nicer presentation.

**Elon & Gibsonville Exchange of ETJ.** Per local press, Gibsonville and Elon are in the works for an exchange of ETJ. Should this happen, there is the potential for a lift station sale. Funds from this sale are debt service repayment are around \$1.2 million dollars. This money would be earmarked for utilities expansion and could go into a Gibsonville utilities expansion to the area around Highway 61 @ 70. BB confirmed this information and was interested in this area of this city being “shovel ready”, if possible. Development timing to follow potential 2021 sale. GDAC was excited to hear about this potential opening of Gibsonville commercial property near I-40 / I-85.

**Real Estate:** Group noted increased activity. It was discussed were that Sherry's on Main and the vape Shop seemed to under contract. SD informed group the Pizza Hut center on 70 would be getting a new Thai restaurant in the near future. WS pointed out New Generation Yarn on Springwood Avenue had been closed since August and is about 8 months empty. Group discussed the church on Springwood Avenue still on the market; it was suspected this was due to issues with its roof. SH was curious why some of the approved town residential projects were not being built yet. SD pointed out “higher than ever” construction costs paired with vastly increased labor and housing materials costs made residential development difficult in today's world.

**Next Meeting:** The next meeting is planned for Sept 18, 2019 from 2 PM – 3:30 PM. This is a typical third Wednesday of the month meeting.