



Courthouse Reuse Committee Meeting

353 N Generals Blvd, Lincolnton, NC 28092

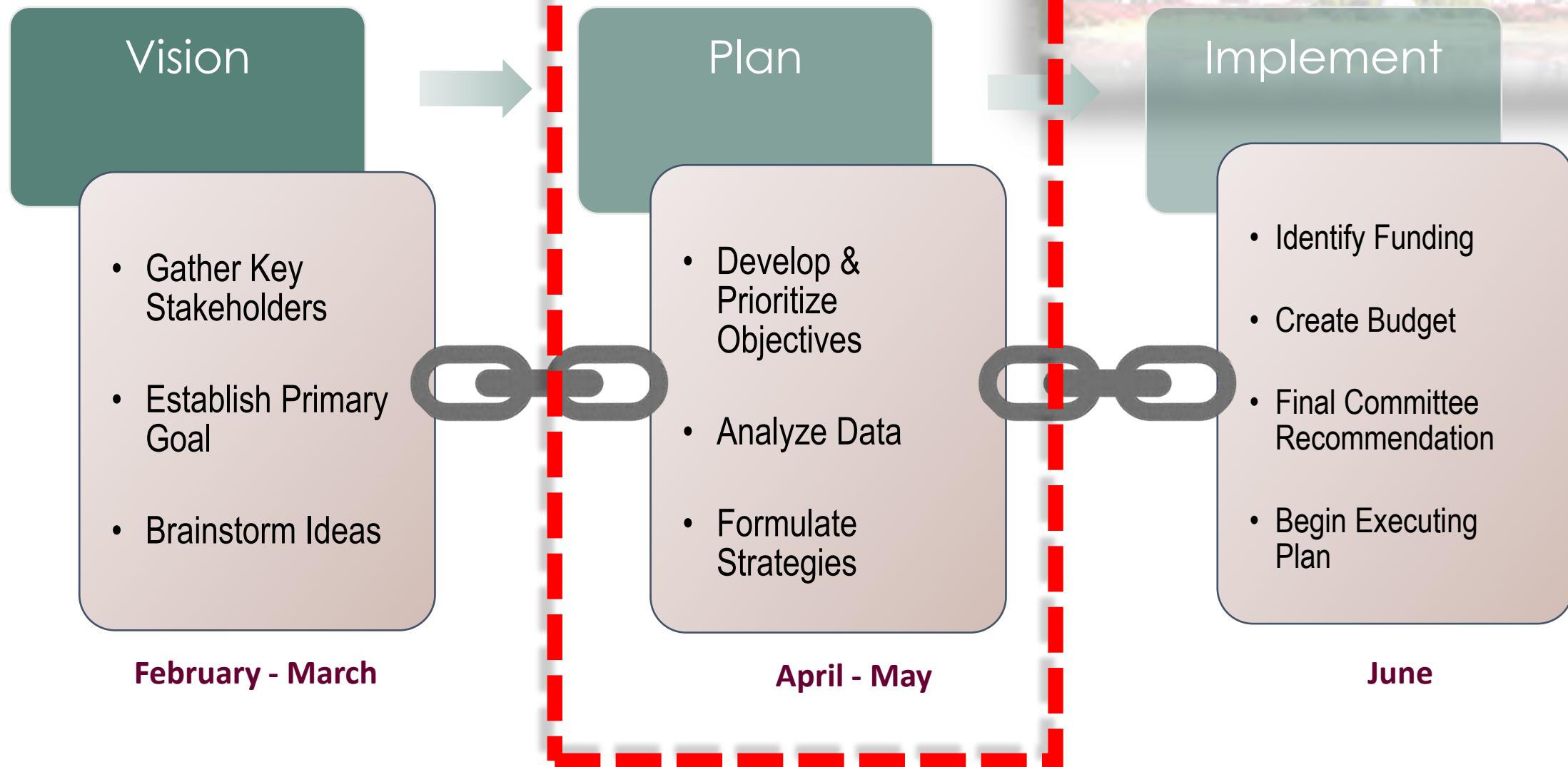
May 27th, 2021

2:00 P.M.

Agenda

- 1. Welcome & Refresher**
 - a. Strategic Plan / Timeline / Milestones
- 2. Action Items Overview**
 - a. Geography of Survey Respondents
 - b. RFP Examples
 - c. NCDOT Communication
 - d. Historic Preservation
- 3. Economic Impact Scenarios (examples)**
- 4. Public-Private Partnership Considerations**
 - a. Highlights/Overview
 - b. Pros/Cons Exercise
- 5. Recap / Next Steps**
 - a. Recommendations to BOC - June 21st
 - b. Workshop with UNC-SOG & BOC
- 6. Adjourn**

Strategic Plan Process





Action Items Review



Community Survey Respondents

Geography

West

13%

Central

54%

East

33%

RFP / Call For Proposal Examples



CALL FOR PROPOSALS

The City of Woodstock is seeking proposals from those interested in leasing space in the soon-to-be renovated Old Courthouse and Sheriff's House on the historic Woodstock Square.

In the City of Woodstock, just 30 miles from Chicago and conveniently accessible from the Union Pacific/Northwest Mainline, opportunity awaits for businesses to start or relocate their business in the unique setting of the McHenry County Courthouse or the Old Sheriff's House and Jail located on historic Woodstock Square. The historic buildings need renovations and these buildings are located in the McHenry Region of Northern Illinois, a great place for investment and revitalization. A mid-life update investment will bring these 19th Century gems into the 21st Century providing modern conveniences and amenities while preserving their rich historical identity, such as the hand-painted ceiling of the main courtroom.

With this major overhaul in the works, Woodstock is now looking for new businesses and services that can flourish in these renovated spaces and truly a lasting contribution to the community and the Woodstock Historic Building. Woodstock continues to be the gateway to the North West's Illinois regional destinations and tourism generates a wider, welcoming workspace for all in the community.

Once completed, the two buildings will share a new lobby and elevator making all floors fully accessible. This design will also produce a natural flow between the two buildings that will provide the option for them to function together if necessary.

By contracting with the city once, tenants will have the opportunity to work with the project architect through the design phase of the renovation. In doing so, they can help ensure that their space will be tailored to meet their needs when renovations are completed and the building opens in late 2020/early 2021.

**REQUEST FOR PROPOSALS
FOR THE PURCHASE, RESTORATION, AND REUSE
OF THE OLD MCHENRY COUNTY COURTHOUSE
AND SHERIFF'S HOUSE
WOODSTOCK, ILLINOIS**



Please return RFP replication form as soon as possible.
Proposals must be submitted to the City of Woodstock Department of Community and Economic Development no later than 4:00 pm on May 1, 2014.



NCDOT Communication

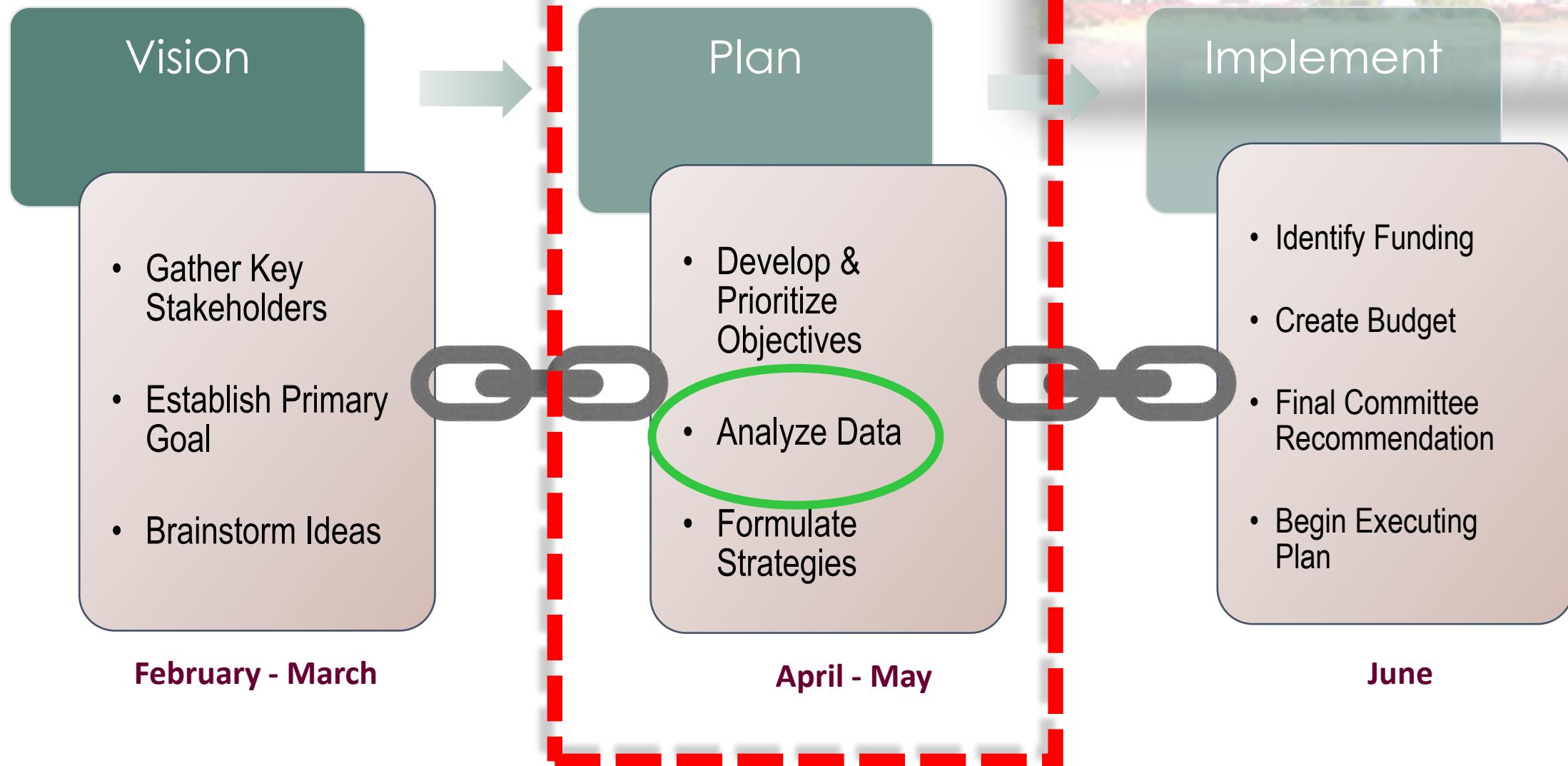


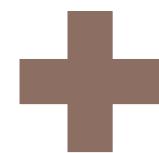


Preserve History / Historic Elements

- ❖ Intent to Maintain Landmark Designation / COA requirements
- ❖ Remain a Cultural Resource
- ❖ Allow very little to minimal modification concerning exterior or architecture
- ❖ Small Museum Space potential

Strategic Plan Process





Highest & Best Use
Recommendations

Building Uses to Consider

Other types of business that might attract different shoppers, both local and travelers include:

- Restaurant
- Coffee Shop
- Bakery, Patisserie, Dessert Shop
- Internet Café and Coffee/sweet shop
- Gourmet Grocer
- Book/Gift Store
- Local farmer market type shop with year-round products
- Concierge (dry cleaning, errand, etc. services)
- Library storefront location
- Practice/networking rooms that could be reserved
- Other specialty shops.

Grove Arcade - Asheville, NC

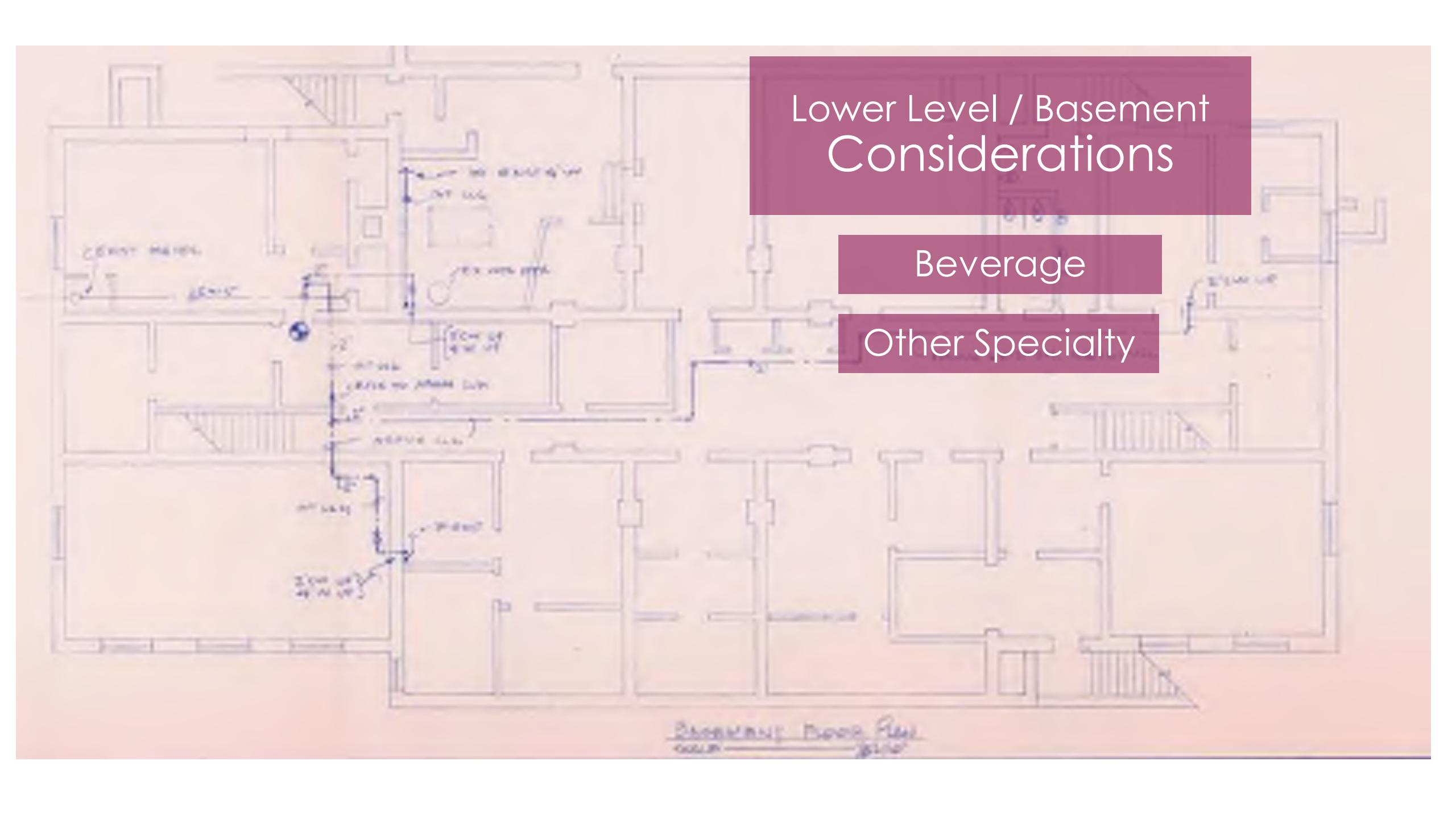


Historic City Market – Charleston, SC





Economic Impact Scenarios



Lower Level / Basement Considerations

Beverage

Other Specialty

5800 sq. ft. Total

Lower Level / Basement



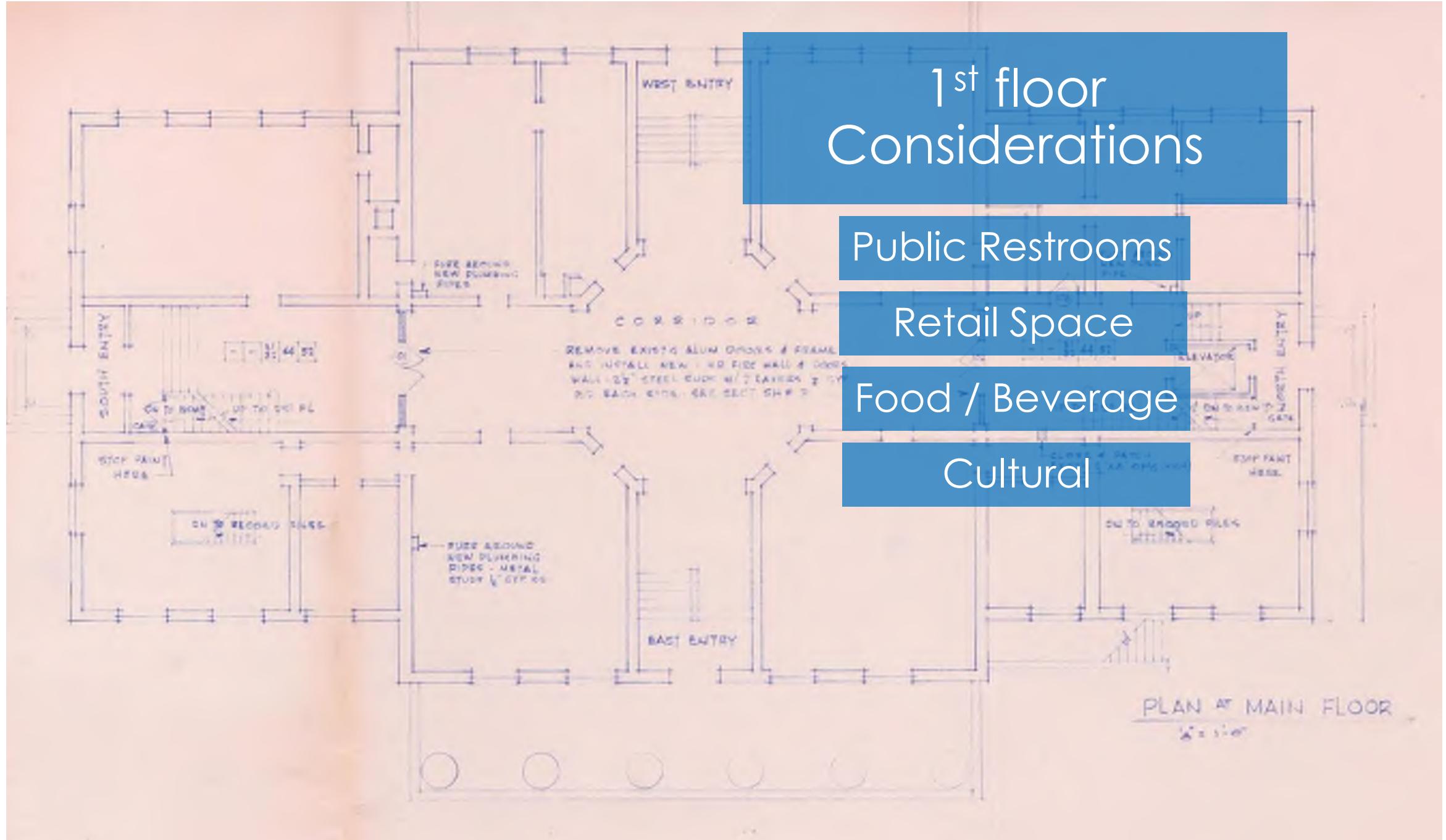
1st floor Considerations

Public Restrooms

Retail Space

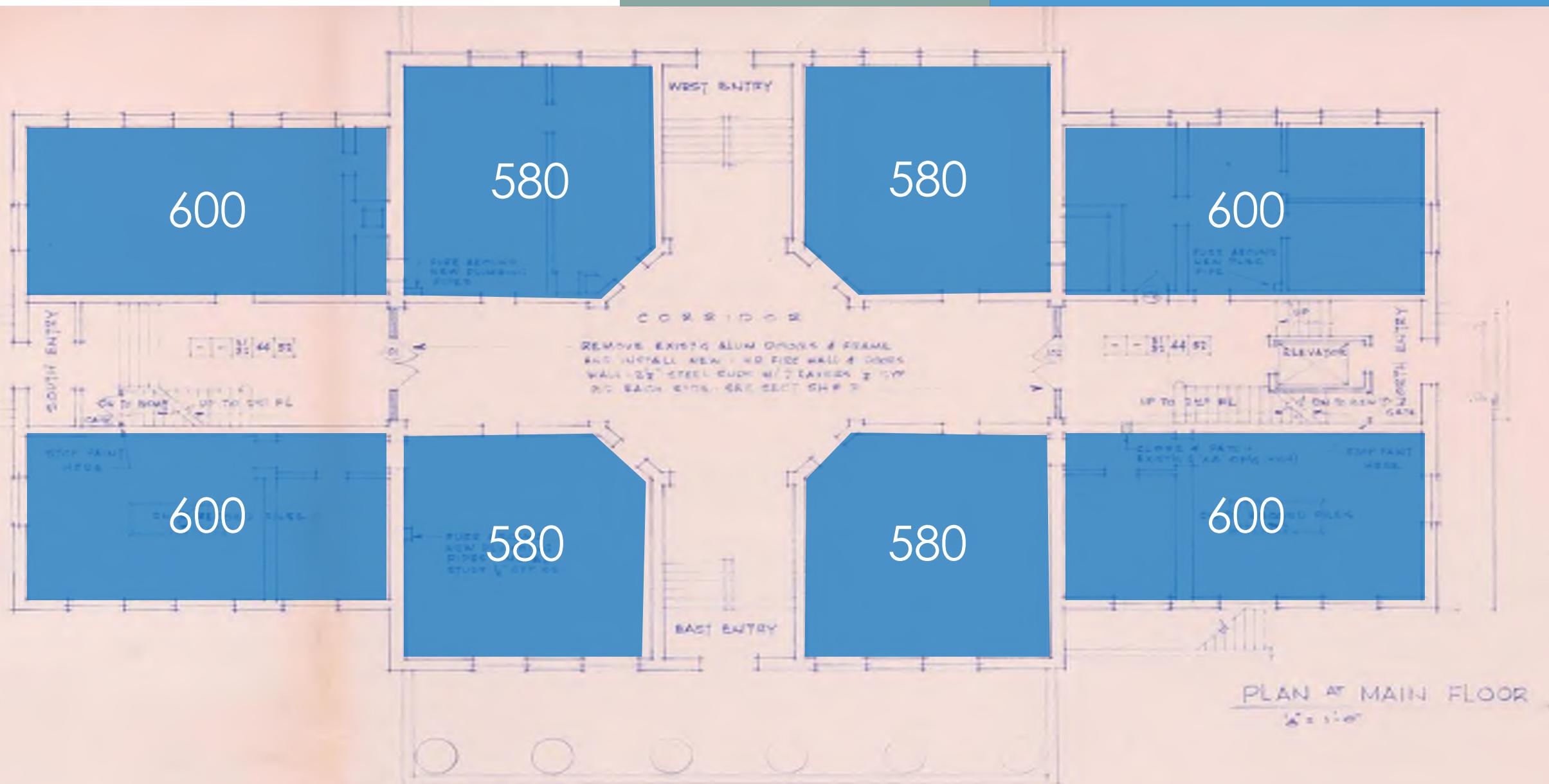
Food / Beverage

Cultural



4720 sq. ft. Total

1st floor





2nd floor Considerations

Office Space

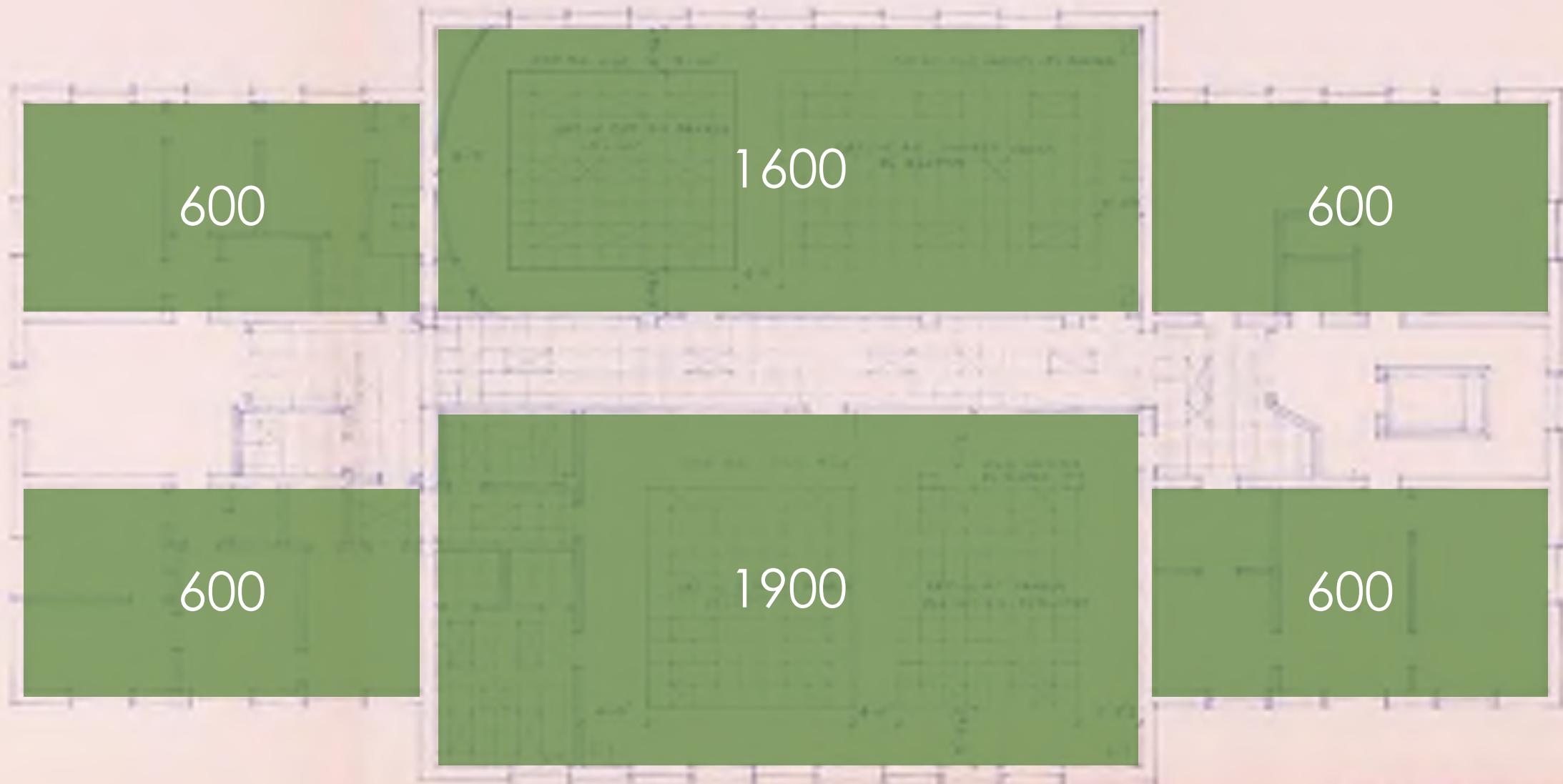
Flex Space

Event Space

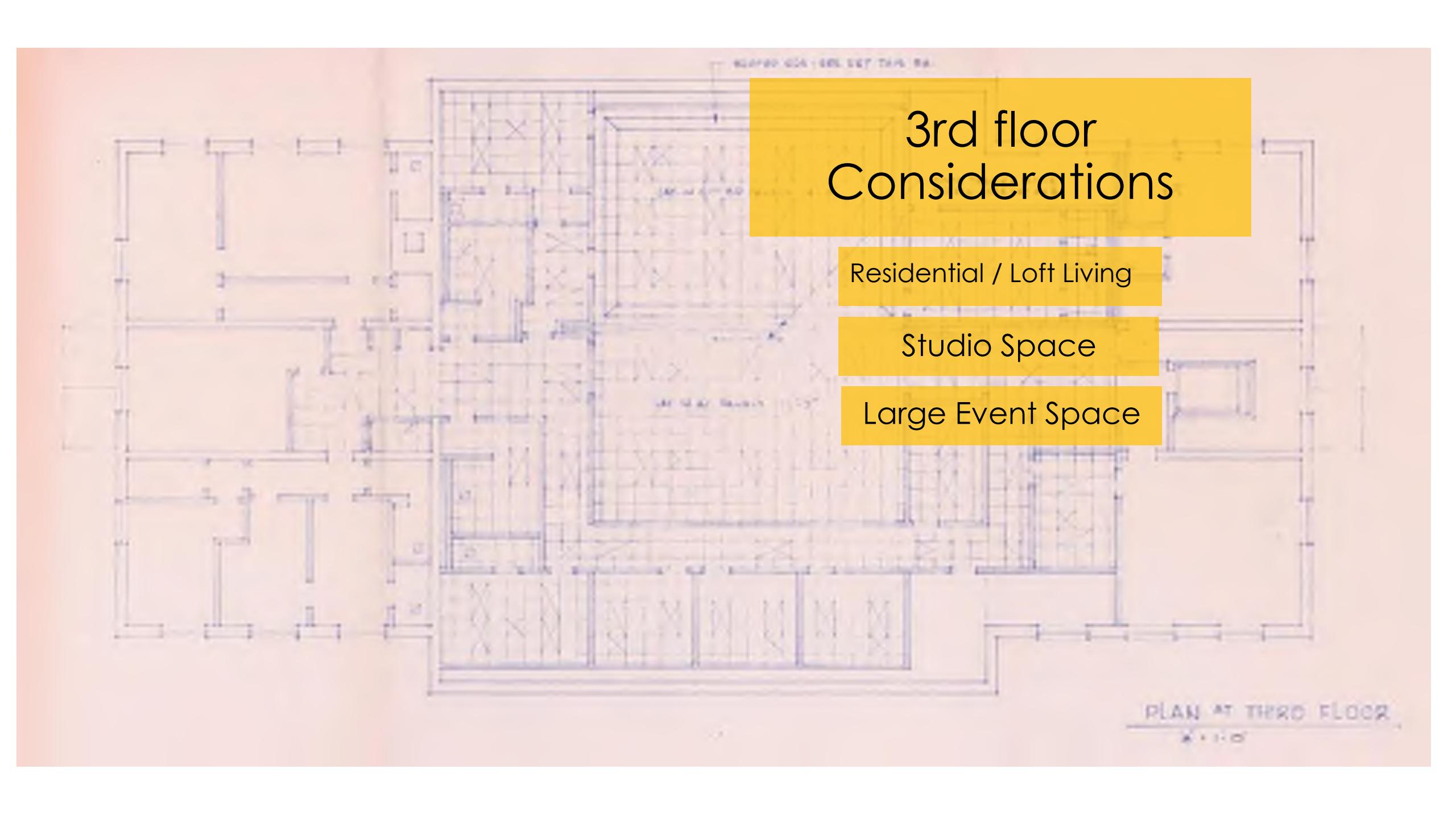
Classroom Space

5900 sq. ft. Total

2nd floor



PLAN AT SECOND FLOOR
1/4" = 1'-0"



3rd floor Considerations

Residential / Loft Living

Studio Space

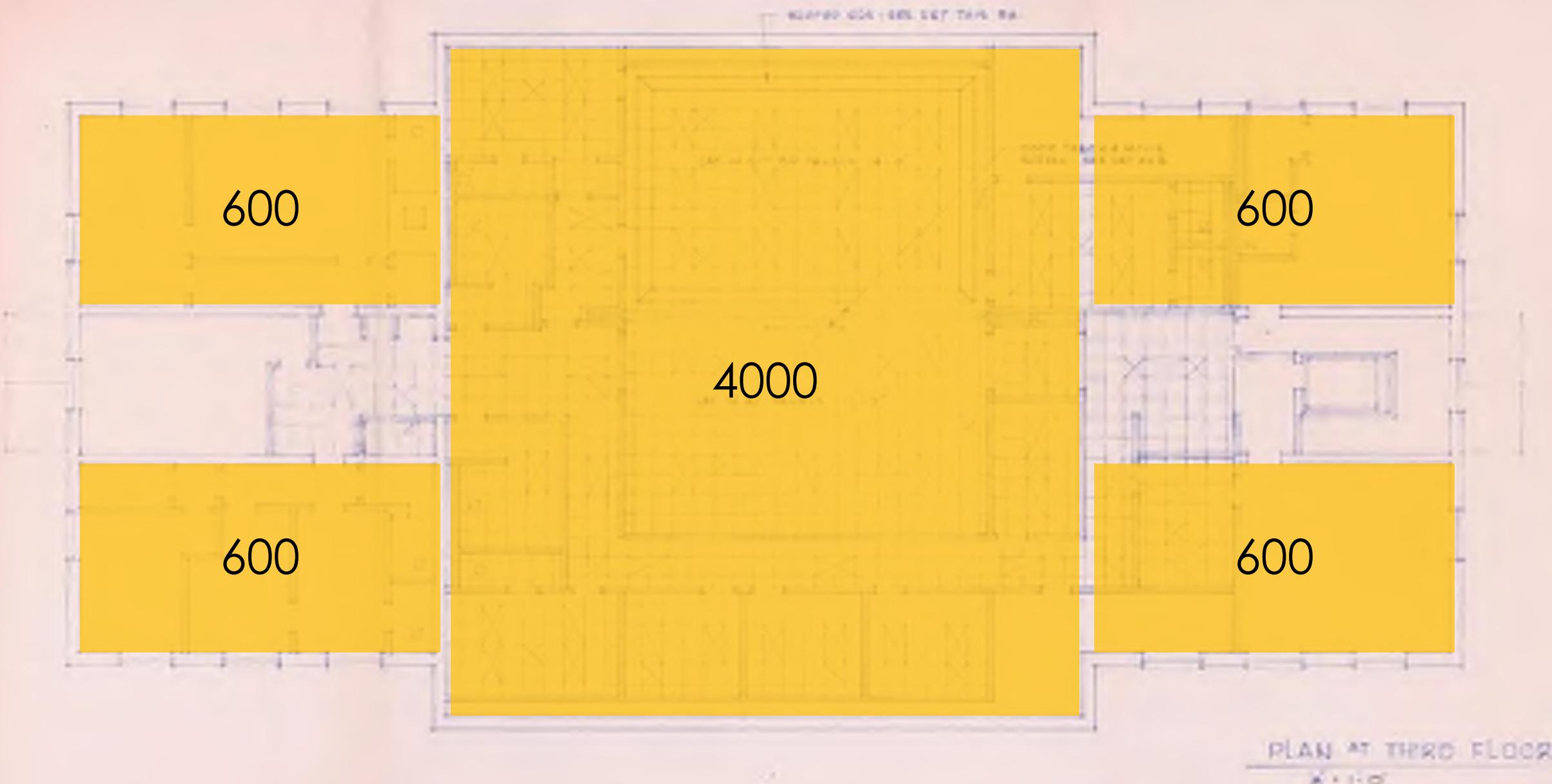
Large Event Space

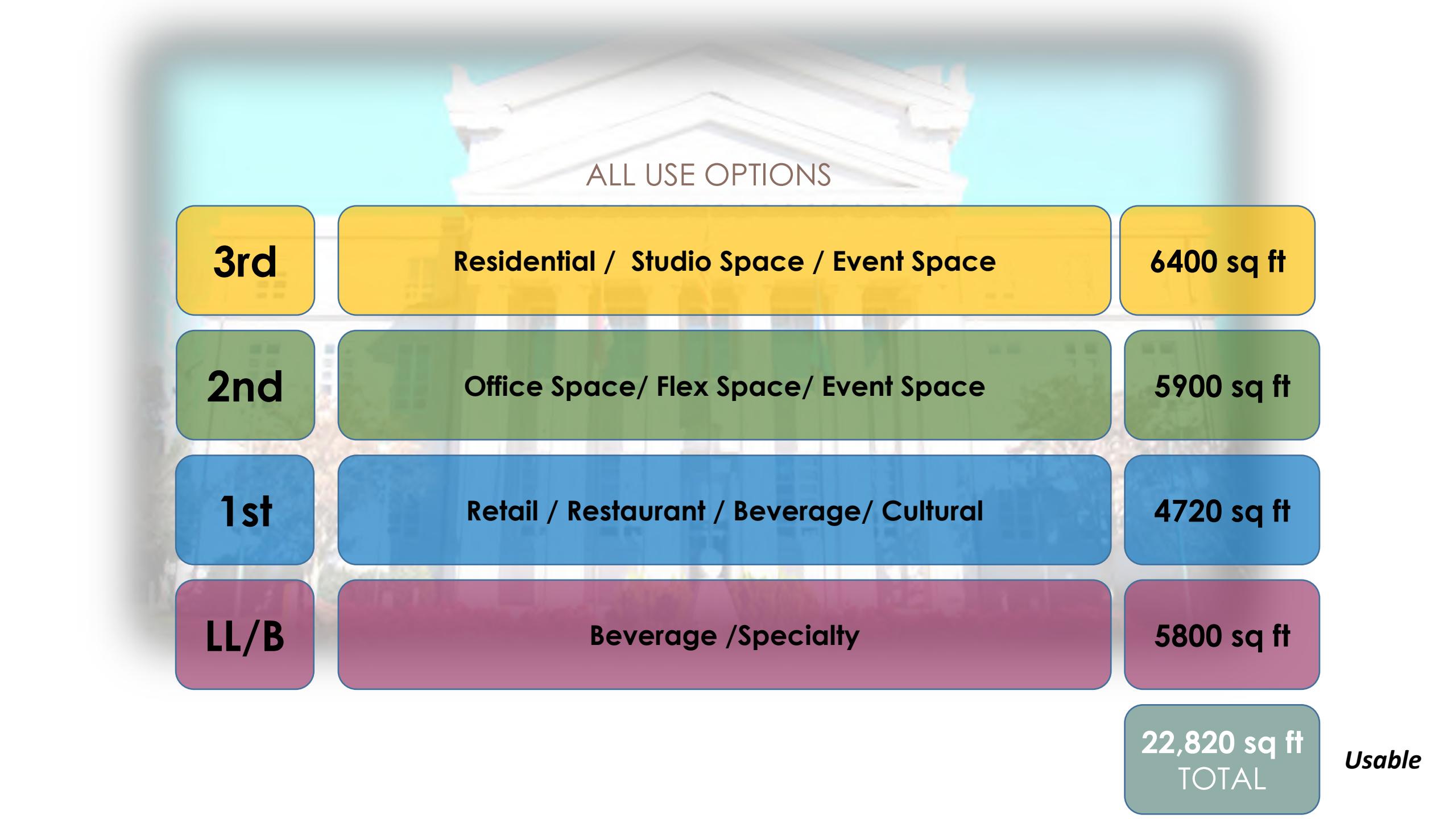
PLAN AT THIRD FLOOR

20' x 10'

6400 sq. ft. Total

3rd floor





ALL USE OPTIONS

3rd

Residential / Studio Space / Event Space

6400 sq ft

2nd

Office Space/ Flex Space/ Event Space

5900 sq ft

1st

Retail / Restaurant / Beverage/ Cultural

4720 sq ft

LL/B

Beverage /Specialty

5800 sq ft

**22,820 sq ft
TOTAL**

Usable

Events 3

+ Add New Event

Select Event(s) then use the  icon to drag and drop Events to Groups

 Select All Events

0 / 3

SAVE



Groups 1

+ Add New Group

Title	Type	Specification	Value	Drag & Drop
Courthouse First Floor	Industry Output	406 - Retail - Food and beverage	\$251,000	
Courthouse First Floor	Industry Output	411 - Retail - General merchandise	\$500,000	
Courthouse Basement	Industry Output	106 - Breweries	\$1,000,000	

Output	Employment	Employee Compensation	Proprietor Income
1,000,000	17	Enter a Value	Enter a Value

Margins

Purchaser Price Producer Price

Lincoln County, NC group

Dollar Year Data Year
2021 2019

Lincoln County, North Carolina

Courthouse First Floor

Courthouse First Floor

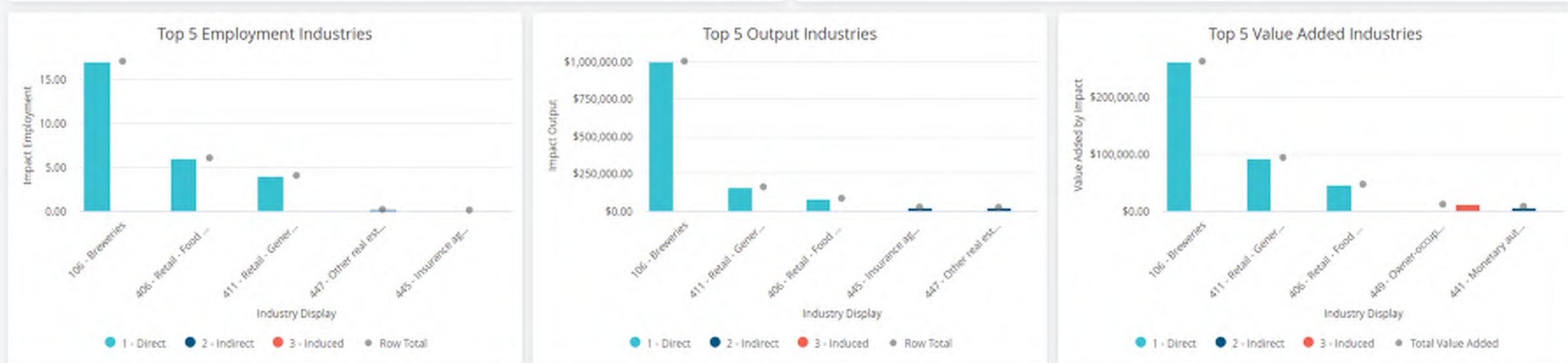
Courthouse Basement

Impact Results Overview



Dollar Year: 2021 Region: is any value Impact: is any value Group Name: is any value Event Name: is any value More ▾

Economic Indicators by Impact						Tax Results							
Impact	^	Employment	Labor Income	Value Added	Output	Impact	^	Sub County G...	Sub County S...	County	State	Federal	Total
1 - Direct		27.00	\$195,096.92	\$398,413.15	\$1,242,229.48	1 - Direct		\$5,190.89	\$0.00	\$55,211.38	\$61,778.84	\$44,217.04	\$166,398.15
2 - Indirect		1.17	\$60,589.59	\$78,277.35	\$195,254.63	2 - Indirect		\$117.31	\$0.00	\$1,245.00	\$2,724.70	\$10,978.32	\$15,065.33
3 - Induced		0.47	\$15,616.16	\$35,556.69	\$61,752.06	3 - Induced		\$168.36	\$0.00	\$1,790.32	\$2,244.78	\$3,489.42	\$7,692.88
Totals		28.64	\$271,302.67	\$512,247.19	\$1,499,236.16	Totals		\$5,476.56	\$0.00	\$58,246.69	\$66,748.31	\$58,684.79	\$189,156.35



Mixed Use Scenario 1

		(Direct and Induced)	Jobs	Sales Taxes
3rd	Residential (Loft Apartments)		3.1	\$1,824
2nd	Office Space/ Flex Business Space / Meeting Space		49.44	\$13,600
1st	Retail / Small Cafe / Cultural		27.32	\$15,967
LL/B	Beverage (Brewpub)		9.19	\$3,032
		TOTAL	89.05	\$34,423

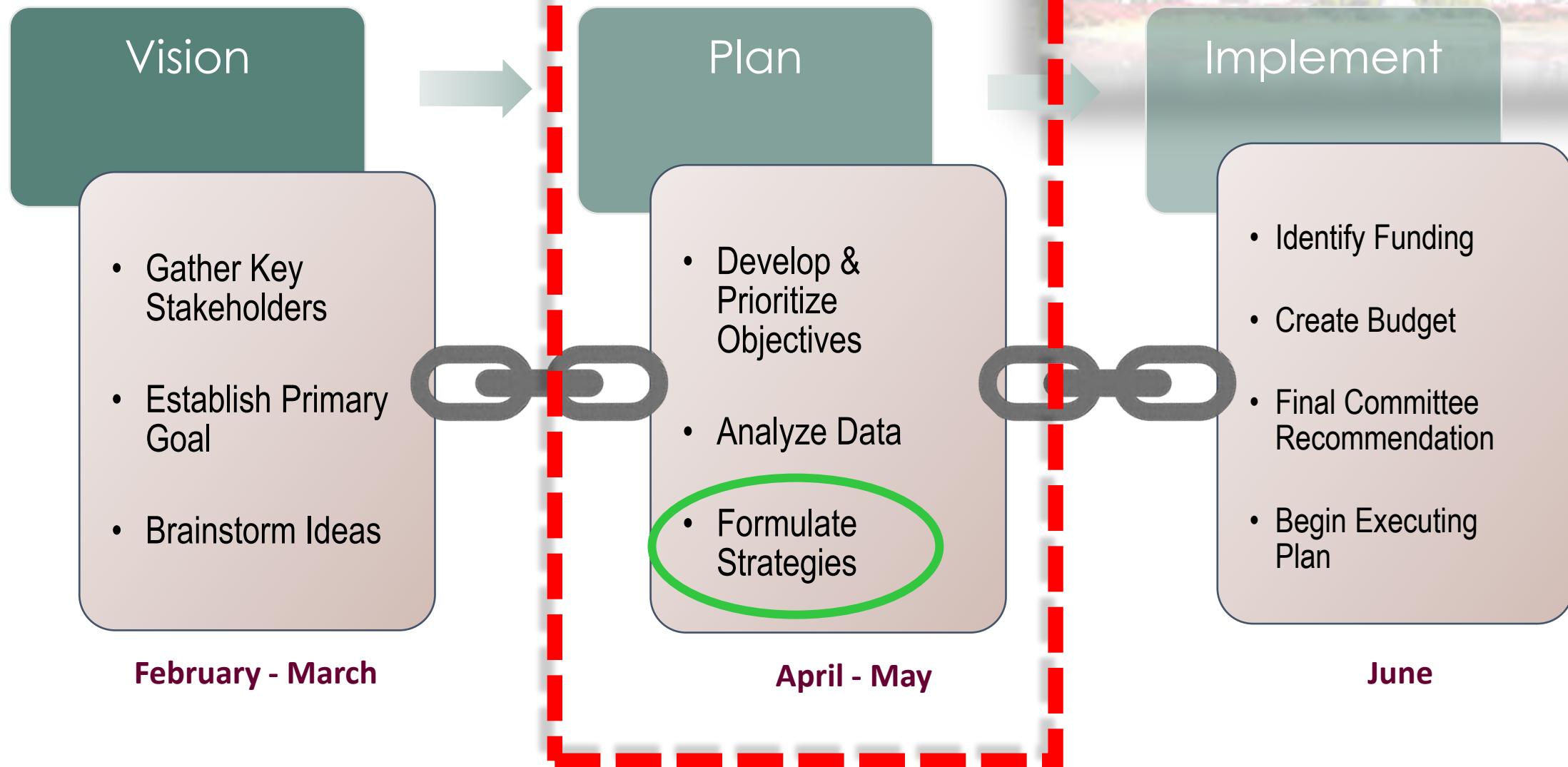
Mixed Use Scenario 2

(Direct and Induced)

Jobs Sales Taxes

3rd	Large Event Venue / Cultural Space	18.56	\$5,074
2nd	Office Space/ Flex Business Space / Meeting Space	49.44	\$13,600
1st	Full Service Restaurant	22.16	\$5,907
LL/B	Specialty Use / Entertainment	12.19	\$6,731
	TOTAL	102.35	\$31,312

Strategic Plan Process





Public-Private Partnership Considerations

General Statutes

- ❖ Allow Local Government's to enter into P3 agreement with developer.
- ❖ Offers State and Federal Tax Credits.
- ❖ Provides for Local Government to control uses of the building.
- ❖ Allows Local Government to impose restrictions.



Next Steps

- ❖ Recommendations to County Commissioners – June 21st 5:00pm



- ❖ Workshop with UNC School of Government





Thank you!