

MINUTES
Town of Blowing Rock
Tourism Development Authority
October 5, 2017

The Town of Blowing Rock Tourism Development Authority (TDA) held a special meeting on Thursday, October 5, 2017 at 3:30 p.m. at Town Hall located at 1036 Main Street Blowing Rock N.C. In attendance were Chairman Dean Bullis, Vice-Chair Rob Dyer, Authority Members Doug Matheson, Lance Campbell and Lorry Mulhern. Others present were Ex-officio Members Ed Evans and Nicole Norman, TDA Executive Director Tracy Brown, and Town Clerk Hilari Hubner, who recorded the minutes.

CALL TO ORDER

Chairman Dean Bullis called the meeting to order at 3:00 p.m.

Jim Pitts, Board Chairman and Charles Hardin, President of the Blowing Rock Chamber of Commerce addressed TDA Members to discuss options for a future, joint lease of the Robbins House on Park Avenue. Mr. Pitts advised the current owner of the building recently put it up for sale, resulting in the Chamber needing to work out a new location or another plan for their future. The current owner of the house did not want to engage in a new lease. He only wanted to sell the building. A supporter of the Chamber decided to purchase the house and lease it back to the Chamber. The Chamber stated they could only undertake this approach if the TDA would agree to sub-lease from them.

Mr. Pitts advised he would like to offer a new sub-lease agreement to the TDA, a 10-year, triple net lease, with shared responsibility of building maintenance and/or repair, taxes and insurance, at a fixed rate of \$3,195 per month.

Member Matheson advised he felt more comfortable with a five (5) year lease with the choice to renew after five (5) years. Member Mulhern concurred. After further discussion Member Matheson reiterated he felt like a 10-year lease was much longer than the TDA would like to commit.

After discussion of several options, including other rental locations. Member Matheson made a motion to agree to a five (5) year, triple net, fixed rate lease of \$3,195 with the option to renew in five (5) years with six (6) months advance notice of the new 5-year period for discussion by both parties. The first payment for the TDA would be made on the due date of the Chamber's first payment, seconded by Member Mulhern. Unanimously approved.

Member Mulhern made a motion to approve an increase in appropriation to the fund balance up to \$13,800 toward building lease, seconded by Member Dyer. Unanimously approved.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 4:40 p.m.

Dean Bullis, Chair

Hilari Hubner, Town Clerk

ATTACHMENTS

Lease Agreement – Attachment A