

**HAYWOOD HERITAGE FOUNDATION BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 1, 2021**

**I. Call to Order**

The meeting was held at the Haywood County Courthouse and called to order by President Sharon Hayes. The following members were present: Sharon Hayes, Tom Skehan, Lynn Menendez, Terry Thornton, Rita Hathcock, Joey Geter, Pat Emerson, Ashley Castellaw, Brad Bishop, Glenda Pettigrew, Jack Pettigrew, Walter Battle, Elise Mullikin, Mary Ann Sharpe, and Emily O'Quin. Lyle Reid and Fred Silverstein were welcomed as guests.

**II. Minutes**

Copies of the minutes from the August board meeting were emailed in advance. Two amendments were suggested:

Under section VI, the \$93,000-\$100,000 cost of basement repair was for the new City Hall building, not the Spenser Clinic.

Under section XV, the date of the next (September) meeting should have been September 1 instead of September 8.

Secretary Pat Emerson will make those changes and resubmit the August minutes.

A motion to accept the minutes as corrected was made by Lynn Menendez, seconded by Mary Ann Sharpe, and approved.

**III. Financial Report**

Treasurer Joey Geter presented the financial report. Only one transaction has been made since the last report, a payment of \$180 to maintain the non-profit status of the organization.

Jack Pettigrew made a motion to accept the treasurer's report. It was seconded by Rita Hathcock, and approved unanimously.

**IV. Spencer Clinic**

There was a lengthy presentation and discussion about the Spencer Clinic, regarding the current owner's wish to donate the property to a non-profit organization, the condition of the property, and the possibility of this organization being the recipient.

Fred Silverstein made the initial presentation. He and Lyle Reid did not want the building to go to an unknown buyer at the auction which had been held the previous Saturday. They attended the auction, prepared to bid, but since they were the only prospective buyers present, they instead negotiated with the seller, Les Lazareth. It was agreed by both parties that there would be a financial benefit to the owner by donating. The two parties drew up and signed a handwritten document stating that Mr Lazareth would allow Fred and Lyle to have 30 days to find a non-profit entity to accept and preserve the property.

Sequence of action:

- If this organization accepts the property, it could be renovated for use by the organization or it could be sold.
- Cheryl Cole, newly-appointed director of the Brownsville Chamber of Commerce, has shown interest in acquiring the property.
- Mr Lazareth will take a charitable deduction.
- Lyle Reid and Fred Silverstein will pay the auctioneer's fee up to \$1000.
- If no non-profit agrees to accept the property within the 30-day period, L Reid and F Silverstein will talk to city officials about preserving the building in hope of finding someone to eventually take it over.

Synopsis of following discussion:

Pros:

- Aligns with historic preservation mission; 1938 facility with cultural significance as a former clinic-hospital
- Saves at-risk historic brick structure, and retains a commercial building for downtown revitalization and tax base
- Eligible for National Register per historic survey; locally unique with some Art Deco features and "International-style" architecture [https://en.wikipedia.org/wiki/International\\_Style\\_\(architecture\)](https://en.wikipedia.org/wiki/International_Style_(architecture))

- Economic potential for readaptive use (e.g. shared-spaced offices, antiques, arts & crafts gallery, art studio, incubator, community center, training, conference space, urban lofts, studio suites, versatile mixed used rentals, etc)
- Community interest, local contractors' assessment ("good bones"), potential investors/grantors; historic preservation input from Dan Brown (TN Historical Commission) and Tom Skehan (SWTDD); plus ideas from local entrepreneur Daphne Sanders
- Great location, highly visible on a corner, in Main Street District, walkable to neighborhoods, close parking
- Participation would bring recognition to HHF for future opportunities, gain expanded relationships, and serve as a positive model for other needed community projects & investments

#### Cons:

- Water damage & mold, leaking roof deterioration, neglect & disrepair
- Uncertainty of future use and marketability
- Dated floor plan and decor
- Uncertain construction, utility, and infrastructure costs, possible "money pit"
- Rundown exterior and need for curb appeal
- Financial risks: long process for recovery; funding challenges; monthly costs, insurance & property taxes
- Time commitment

#### Scenarios, Strategies & Actions if Project Goes Forward:

- Decide project scope & phase(s)
- Phase 1 Stabilization (building in the dry, gutted, debris cleared, insured)
- Phase 2 Exterior & Curb Appeal
- Identify fundraising, local support, tax incentives (city/county) for Phase 1
- Limit HHF budgetary commitment from capital pool - up to \$20K for first phases?

- Organize team to guide the project & contracting for Phase 1 Stabilization (Roofer, Servpro, Insurance)
- Commission a rendering to help create a community and marketable vision
- Apply for National Register Listing to qualify for grants and to allow future tax credits
- Continuously explore additional resources, grants, and community/city support
- Phase 2 Curb Appeal Team & Plan of Work
- Continue fact-finding and assessment; worst case scenario: lot value exceeds building investment
- Any additional project phases to pay as you go from future investors/grants, for project breakeven
- Proactive and widespread marketing & engagement for potential sale/transfer

Mary Ann Sharpe made a motion that we reconvene on Wednesday, September 8 at noon in the courthouse. Brad Bishop seconded the motion. It was approved unanimously.

## **V. Property Committee**

The Yonkers house on N Washington is now on the market for \$157,000.

## **VI. Jefferson Street Regeneration**

A grant proposal has been submitted.

## **VII. CSX Communication Tower**

This organization sent a letter to CSX objecting to the erection of the tower. Carlton Viers and The Brownsville Press support our objection.

R Hathcock reported that plans for the construction of a new depot have been deferred.

## **VIII. Historic Home Tour**

Nothing new since last meeting.

### **IX. Bicentennial Book**

Chris McCain will help Rita Hathcock with the book.

Walter Battle brought a box of historic pictures and documents to be considered for inclusion.

### **X. Haywood County Farm**

S Hayes reported that trees that were planted are thriving.

The Ground Penetrating Radar report found evidence of burials.

### **XI. Main Street**

Brittany Beaver reported that the September wedding issue of Cypress Magazine will feature four Haywood County wedding venues: Eader House, White Raven, College Hill, and Stanton Presbyterian Church.

Main Street will sponsor a scarecrow decorating contest on the courthouse lawn from September 26 until October 2. Judging will take place the day before Halloween.

### **XII. By laws**

Printed copies of the newly-revised bylaws were distributed to all members. The main changes are to increase the number of board members to 18 and to remove term limits.

Jack Pettigrew made a motion to accept the new bylaws. The motion was seconded by Emily O'Quin, and was passed unanimously.

### **XIII. Continuing Projects and Topics**

Good progress has been made on Livingston's, and the lighted sign is now functioning.

The annual report has been deferred.

College Hill Theatre repairs are progressing. The interior will be modernized.

G Pettigrew reported that she has talked to City Mayor Rawls about Oakwood Cemetery. The city has bought new maintenance equipment and has requested that a plan and budget be presented. Input from other cemeteries will be sought.

#### **XIV. Other**

Nothing new.

#### **XV. Adjournment; Next Meeting**

The next meeting of HHF will be on Wednesday, September 8, 2021 at noon at the Haywood County Courthouse.

The meeting was adjourned at 1.8 PM.

Respectfully Submitted,

Pat Emerson, Secretary