

Video

ULI Advisory Panel: Cashiers, North Carolina

Date: February 25, 2022

00:00:05 --> 00:00:09: It is my pleasure to welcome you to the ULI
 00:00:09 --> 00:00:12: Advisory Services Panel presentation.
 00:00:12 --> 00:00:16: We're streaming live from the village green and recording the
 00:00:16 --> 00:00:20: session for later presentation on the Cambridge YouTube
 channel courtesy
 00:00:20 --> 00:00:21: of High South.
 00:00:21 --> 00:00:23: In a high level tech.
 00:00:23 --> 00:00:28: Our first bit, sorry. OK.
 00:00:30 --> 00:00:34: Our person of housekeeping is during the Q&A session.
 00:00:34 --> 00:00:37: They will accommodate as many questions as time will allow.
 00:00:37 --> 00:00:40: This morning, we ask that you stand in place,
 00:00:40 --> 00:00:44: speak loudly. The chairman will repeat your question for the
 00:00:44 --> 00:00:45: benefit of our audience,
 00:00:45 --> 00:00:49: and we're just delighted to have you as well as
 00:00:49 --> 00:00:53: our remote viewers with this this morning.
 00:00:53 --> 00:00:56: This is the combination of an historic week having this
 00:00:56 --> 00:01:01: group of very distinguished professionals giving us the
 benefit of
 00:01:01 --> 00:01:05: their experience and their expertise as we work together.
 00:01:05 --> 00:01:10: Being cashless growth, management opportunities and
 challenges before the chair
 00:01:10 --> 00:01:13: walks us through the Council presentation,
 00:01:13 --> 00:01:17: I'd like to impress scuse me reflect briefly.
 00:01:17 --> 00:01:19: On how we arrived today.
 00:01:19 --> 00:01:21: In recent years, as all of you know,
 00:01:21 --> 00:01:25: the catchers area was on an upward growth trajectory when
 00:01:25 --> 00:01:27: destination awareness,
 00:01:27 --> 00:01:31: lifestyle preferences, and then the code pandemic increase
 with our
 00:01:31 --> 00:01:37: visitation and our local population and residential and

commercial development
00:01:37 --> 00:01:40: grew to unprecedented levels. This
00:01:40 --> 00:01:46: activity raised the specter of change that understandably
created conflicting
00:01:46 --> 00:01:49: interest and debate among cashier stewards.
00:01:49 --> 00:01:50: And stakeholders,
00:01:51 --> 00:01:52: so
00:01:52 --> 00:01:56: as part of its mission as a conduit for responsible
00:01:56 --> 00:01:57: growth,
00:01:57 --> 00:02:02: the cashiers area chamber sought to re calibrate the local
00:02:02 --> 00:02:07: public narrative and attain expert advised advising guidance
on growth
00:02:08 --> 00:02:08: issues.
00:02:08 --> 00:02:13: To assist us, we ask 30 year resident Annualy national
00:02:13 --> 00:02:15: prestige Glenda Hood.
00:02:15 --> 00:02:19: Who's with us here this morning to facilitate outreach to
00:02:20 --> 00:02:22: this prestigious organization,
00:02:22 --> 00:02:28: Urban Land Institute. It was formed in 1936 and is
00:02:28 --> 00:02:30: the oldest.
00:02:30 --> 00:02:35: And largest network of cross disciplinary real estate and land
00:02:35 --> 00:02:37: use experts in the world.
00:02:37 --> 00:02:43: Its special advisory services panels offer unbiased and
expert review
00:02:43 --> 00:02:47: of community growth issues across the globe.
00:02:47 --> 00:02:51: After a public meeting with ULISVP Tom Iler,
00:02:51 --> 00:02:55: who's also here with us today in consult consultation with
00:02:55 --> 00:03:00: and commitment from the Kashmiri Community Planning
Council,
00:03:00 --> 00:03:03: Jackson County officials and staff.
00:03:03 --> 00:03:07: And others who came are conducted a broad public
information
00:03:08 --> 00:03:12: campaign and raised the requisite fee in short order.
00:03:12 --> 00:03:15: More than 200 individuals, nonprofits,
00:03:15 --> 00:03:19: government and businesses donated to the effort,
00:03:19 --> 00:03:23: and the contract was signed just four months ago in
00:03:23 --> 00:03:24: October 2021.
00:03:25 --> 00:03:29: As the project sponsor, the chamber's commitment was to an
00:03:29 --> 00:03:35: inclusive and transparent community engagement initiative to
promote effective and
00:03:35 --> 00:03:37: sound public policy.
00:03:37 --> 00:03:42: Making the panel assignment was developed with extensive
extensive community
00:03:42 --> 00:03:42: input.

00:03:42 --> 00:03:47: The panel orientation included a detailed briefing book of facts,

00:03:47 --> 00:03:51: figures and maths about both the cashier's regulated districts as

00:03:51 --> 00:03:51: well as

00:03:51 --> 00:03:53: our areas of influence. The

00:03:53 --> 00:03:58: panel conducted on site. Intermod interviews with more than 130

00:03:59 --> 00:03:59: nominees,

00:03:59 --> 00:04:06: volunteers, and recruits selected to ensure full representation of our

00:04:06 --> 00:04:08: community demographics,

00:04:08 --> 00:04:13: including age. Ethnicity residents how long you been here?

00:04:13 --> 00:04:14: Where are you? Where are you?

00:04:14 --> 00:04:20: Full time part time occupation industry affiliations in others.

00:04:20 --> 00:04:21: A lot of growth management,

00:04:21 --> 00:04:27: attachments planning studies and preceded this effort for acknowledged and

00:04:27 --> 00:04:29: fully considered in this body of work.

00:04:29 --> 00:04:36: Throughout the process, ULAULI reputation and credibility have been unanimously

00:04:36 --> 00:04:37: embraced.

00:04:37 --> 00:04:41: Having cashless community stewards stakeholders.

00:04:41 --> 00:04:45: So now clearly. Insight into our future.

00:04:45 --> 00:04:47: We thank you for your interest,

00:04:47 --> 00:04:51: your involvement, and your support for the betterment of our

00:04:51 --> 00:04:51: community.

00:04:56 --> 00:04:59: To meet and work with all of you in this

00:04:59 --> 00:05:02: very intensive process towards this very special occasion.

00:05:02 --> 00:05:04: In this very special place,

00:05:04 --> 00:05:07: so it is my privilege to introduce you.

00:05:25 --> 00:05:26: So

00:05:26 --> 00:05:27: I'm not going to say a lot

00:05:27 --> 00:05:28: about the dualize Stephanie do.

00:05:28 --> 00:05:31: Very nice job of talking about who we are.

00:05:31 --> 00:05:33: You know, one thing I want to emphasize is that,

00:05:33 --> 00:05:35: well, what we're in education and research

00:05:35 --> 00:05:37: organization. We do not allow.

00:05:37 --> 00:05:38: He would not like

00:05:38 --> 00:05:39: the home builders. Etc

00:05:39 --> 00:05:44: so our charge here was really to provide canvas unbiased,

00:05:44 --> 00:05:45: candid, unbiased

00:05:45 --> 00:05:46: advice about, you

00:05:46 --> 00:05:49: know, some offering some ideas on what might help
00:05:50 --> 00:05:51: casters moving forward,
00:05:51 --> 00:05:52: etc etc.
00:05:53 --> 00:05:56: The interview process is the heart of what we do
00:05:56 --> 00:05:56: literally.
00:05:56 --> 00:05:58: We interviewed everybody from the county administrator
00:05:58 --> 00:06:00: for the County Commission chairman
00:06:00 --> 00:06:01: to a couple of other
00:06:01 --> 00:06:04: members of the Commission to the Fire Chief to school
00:06:04 --> 00:06:06: teachers to high school students.
00:06:06 --> 00:06:07: I mean, sort of new.
00:06:07 --> 00:06:09: Name it. Part
00:06:09 --> 00:06:11: Time residence, full time residents,
00:06:11 --> 00:06:14: etc to try to get you know,
00:06:14 --> 00:06:14: a
00:06:14 --> 00:06:17: full picture of what some
00:06:17 --> 00:06:17: facing
00:06:17 --> 00:06:17: of the
00:06:17 --> 00:06:17: you
00:06:17 --> 00:06:18: are.
00:06:17 --> 00:06:18: issues
00:06:18 --> 00:06:18: I also
00:06:18 --> 00:06:20: in want to just say a little bit about how
00:06:20 --> 00:06:21: we prepared for this
00:06:22 --> 00:06:24: crew leadership of Stephanie in the Chamber.
00:06:24 --> 00:06:29: We got a very detailed briefing book before
00:06:29 --> 00:06:29: and
00:06:29 --> 00:06:29: we
00:06:29 --> 00:06:29: then
00:06:29 --> 00:06:29: when
00:06:29 --> 00:06:30: arrived
00:06:29 --> 00:06:30: we got here we did
00:06:30 --> 00:06:31: a really
00:06:31 --> 00:06:34: thorough tour not just of Cassius itself,
00:06:34 --> 00:06:36: but the surrounding area with mode,
00:06:36 --> 00:06:37: but the Highlands
00:06:37 --> 00:06:39: among other places left in Glenville.
00:06:39 --> 00:06:40: Toured
00:06:40 --> 00:06:43: around quite a bit, then it's Stephanie
00:06:43 --> 00:06:46: said we do about 130 people and
00:06:46 --> 00:06:47: then we spent two days sort of locked in a
00:06:47 --> 00:06:48: room.

00:06:48 --> 00:06:50: Sort of debating what we heard going over
00:06:50 --> 00:06:51: what we heard considering
00:06:51 --> 00:06:52: data trying to frame
00:06:52 --> 00:06:53: issues and writing
00:06:53 --> 00:06:54: the recommendations that you'll
00:06:54 --> 00:06:55: hear about this morning.
00:06:56 --> 00:07:00: This presentation that we're about to present is just
00:07:00 --> 00:07:00: the first wheel
00:07:00 --> 00:07:02: within about 60 days
00:07:02 --> 00:07:04: that you'll get a much more detailed
00:07:04 --> 00:07:05: written draft
00:07:05 --> 00:07:07: report that will go into great much,
00:07:07 --> 00:07:10: far greater detail about some of the things we're going
00:07:10 --> 00:07:10: to talk about.
00:07:10 --> 00:07:13: This morning, so that's a little bit about the panel
00:07:13 --> 00:07:14: program we've been doing.
00:07:14 --> 00:07:15: We've probably
00:07:15 --> 00:07:16: done 700 in these already.
00:07:16 --> 00:07:17: We've done about.
00:07:17 --> 00:07:18: We do about, you know,
00:07:18 --> 00:07:20: 20 a year, something like that.
00:07:20 --> 00:07:23: And that's our process. I'd like to thank all our
00:07:23 --> 00:07:24: panelists,
00:07:24 --> 00:07:27: you you, you met some of them earlier in the
00:07:27 --> 00:07:27: week.
00:07:27 --> 00:07:29: They're all experts in their own fields,
00:07:29 --> 00:07:32: etc etc. But let's once again,
00:07:32 --> 00:07:34: like to thank our sponsors and we'll just go ahead
00:07:34 --> 00:07:34: and get going.
00:07:34 --> 00:07:38: So we're calling this program rural by design,
00:07:38 --> 00:07:42: and that's I think, Prairie.
00:07:42 --> 00:07:43: You know one of the things became very clear to
00:07:43 --> 00:07:44: us.
00:07:44 --> 00:07:45: I had been here before.
00:07:45 --> 00:07:47: Most of the other payments had not,
00:07:47 --> 00:07:49: but it's really clear to us that you wouldn't live
00:07:49 --> 00:07:49: here.
00:07:49 --> 00:07:52: You didn't think this was a very special place.
00:07:52 --> 00:07:53: I haven't. Cashier's
00:07:53 --> 00:07:55: is a place of great people,
00:07:55 --> 00:07:59: great history, great resources, and that really becomes very
obvious

00:07:59 --> 00:08:00: as soon as you arrive here.
00:08:00 --> 00:08:03: But sadly the truth is in America today,
00:08:03 --> 00:08:06: there is really no place left in the world.
00:08:06 --> 00:08:08: It's going to remain special by
00:08:08 --> 00:08:10: accident, and you say, well,
00:08:10 --> 00:08:10: why
00:08:10 --> 00:08:11: is that? And of course,
00:08:11 --> 00:08:15: the reason for that is because the world is changing
00:08:15 --> 00:08:17: faster than ever before.
00:08:17 --> 00:08:19: You say, well, what's changing and the answer to that
00:08:19 --> 00:08:21: is everything it's changing.
00:08:21 --> 00:08:23: It's the economy, demographics, technology,
00:08:23 --> 00:08:27: consumer attitudes, spiraling, the cost of land and housing,
00:08:27 --> 00:08:32: travel and tourism. Changing energy and transportation
options.
00:08:32 --> 00:08:35: The weather is changing and that's going to affect you
00:08:35 --> 00:08:38: too in ways you may not have thought about before.
00:08:38 --> 00:08:40: Literally in the world we live in today,
00:08:40 --> 00:08:42: there are really only two kinds of change.
00:08:42 --> 00:08:46: There is plan change and there is unplanned change and
00:08:46 --> 00:08:49: I recognize that people in you know particularly small towns
00:08:49 --> 00:08:53: and rural communities don't like change pretty much,
00:08:53 --> 00:08:55: but you know change is coming like it or not.
00:08:55 --> 00:08:57: And really the question is do you want to shape
00:08:57 --> 00:09:00: and direct that change or do you want to get
00:09:00 --> 00:09:01: just to have fun?
00:09:01 --> 00:09:03: And so we're going to try to talk about some
00:09:03 --> 00:09:06: ideas of this and even rural communities can change.
00:09:06 --> 00:09:08: I've done a lot of work in the Yellowstone ecosystem
00:09:08 --> 00:09:11: and when I first started going out to Jackson Hole
00:09:11 --> 00:09:12: many years ago,
00:09:12 --> 00:09:13: that's the way it used to look.
00:09:13 --> 00:09:16: Let me show you that exact same spot today and
00:09:16 --> 00:09:17: that could be anywhere.
00:09:17 --> 00:09:20: Just think I just think I went to Pigeon Forge
00:09:20 --> 00:09:20: 50 years ago
00:09:20 --> 00:09:21: and you've been there recently.
00:09:21 --> 00:09:23: It's not the same place
00:09:23 --> 00:09:24: that it used to be.
00:09:24 --> 00:09:26: And so on and so forth.
00:09:26 --> 00:09:27: So you really do have a choice.
00:09:27 --> 00:09:29: Ladies and gentlemen, you can grow by default,

00:09:29 --> 00:09:31: or you can grow by the time you can grow
00:09:31 --> 00:09:31: by choice,
00:09:31 --> 00:09:34: or you can grow by teams
00:09:34 --> 00:09:37: and you know the. The way you know I think
00:09:37 --> 00:09:40: about this is you know you can just accept whatever
00:09:40 --> 00:09:42: comes along the highway.
00:09:42 --> 00:09:44: It comes a lot down the road or the best
00:09:44 --> 00:09:48: way to predict the future is Abraham Lincoln said is
00:09:48 --> 00:09:51: to create yourselves and so you're already doing that in
00:09:51 --> 00:09:54: many ways, but we hope to strengthen some of the
00:09:54 --> 00:09:56: things that you're already doing so.
00:09:56 --> 00:09:57: Basically
00:09:57 --> 00:10:01: asking questions and we you know you do have choices
00:10:01 --> 00:10:01: you know
00:10:02 --> 00:10:03: should we to develop
00:10:03 --> 00:10:05: a respect nature? Should we ignore nature?
00:10:05 --> 00:10:07: Should we be investing in the village center out on
00:10:07 --> 00:10:10: the highway should be designing for people or for cars.
00:10:10 --> 00:10:12: There's just so many different questions.
00:10:12 --> 00:10:15: But what we want to emphasize today is there are
00:10:15 --> 00:10:17: lots of different ways to grow.
00:10:17 --> 00:10:20: OK, you can have this sort of typical
00:10:21 --> 00:10:22: rose like to see at the top
00:10:22 --> 00:10:24: there. That ignores nature in place.
00:10:24 --> 00:10:25: Or you could maybe have development
00:10:25 --> 00:10:28: that respects nature in. Toys and you might even
00:10:28 --> 00:10:30: be able to think about how to use the marketplace
00:10:30 --> 00:10:32: as a tool for conservation.
00:10:32 --> 00:10:34: We'll talk some more about that in a few minutes
00:10:34 --> 00:10:37: so you know you could have off the shelf apartments
00:10:37 --> 00:10:39: like the ones up at the top.
00:10:39 --> 00:10:41: Or you could have ones that respect the character of
00:10:41 --> 00:10:44: a mountain community like the ones at the bottom.
00:10:44 --> 00:10:45: You can even have a gas
00:10:45 --> 00:10:47: station that fits in with your community.
00:10:47 --> 00:10:49: You know, I worked in a small town up in
00:10:49 --> 00:10:52: Riyadh radees and this mobile gas station was come
00:10:52 --> 00:10:54: and it was a little town called Old
00:10:54 --> 00:10:57: Forge New York and the Planning Committee.
00:10:57 --> 00:10:59: Said to them, you know we'd like you to build
00:10:59 --> 00:10:59: an ad,
00:10:59 --> 00:11:00: ran back style gas station.

00:11:00 --> 00:11:01: They said, well, what's that?
00:11:02 --> 00:11:03: And so they said well,
00:11:03 --> 00:11:04: get in the car driving around town.
00:11:04 --> 00:11:07: Go look at these ten buildings and come back and
00:11:07 --> 00:11:08: talk to us and they did that and look at
00:11:08 --> 00:11:09: it they built OK
00:11:10 --> 00:11:12: so yes, you do have a choice but you gotta
00:11:12 --> 00:11:14: you know nobody is going to give you the best
00:11:15 --> 00:11:16: development unless you
00:11:16 --> 00:11:19: ask for it. OK and same
00:11:19 --> 00:11:22: thing that you know it could apply to anything could
00:11:22 --> 00:11:24: be a Best Western motel that fits in or maybe
00:11:24 --> 00:11:25: even
00:11:25 --> 00:11:27: a Dollar General that you know that dollar.
00:11:27 --> 00:11:30: General change their off the shelf building,
00:11:30 --> 00:11:31: but only
00:11:31 --> 00:11:33: if you tell them to you know so there's so
00:11:33 --> 00:11:37: many different choices you have when it comes to
infrastructure
00:11:37 --> 00:11:39: as well as buildings for way too long,
00:11:39 --> 00:11:40: we've sort of ignored the
00:11:40 --> 00:11:42: landscape in our highway design,
00:11:43 --> 00:11:45: and certainly in parts of Western North Carolina,
00:11:45 --> 00:11:47: but also all over the country.
00:11:47 --> 00:11:47: And,
00:11:47 --> 00:11:50: you know, would you rather have a limited committee where
00:11:50 --> 00:11:52: you had to drive everywhere for everything?
00:11:52 --> 00:11:53: Or would you rather
00:11:53 --> 00:11:55: live in a community where you could walk or take
00:11:55 --> 00:11:56: a bike or
00:11:56 --> 00:11:57: drive to where you want to go?
00:11:57 --> 00:11:58: Which one gives you more?
00:11:58 --> 00:12:01: Choices and ways to get around.
00:12:01 --> 00:12:02: We could talk a little bit
00:12:02 --> 00:12:05: about the crossroads today and you
00:12:05 --> 00:12:07: know, there are different ways to design A crossroads in
00:12:07 --> 00:12:07: one.
00:12:07 --> 00:12:10: One on the lower right is actually safer.
00:12:10 --> 00:12:13: It's more sustainable than lose track to more effectively and
00:12:13 --> 00:12:14: more efficiently.
00:12:14 --> 00:12:17: It reduces backups and so on and so forth,
00:12:17 --> 00:12:19: so you'll hear our transportation expert talk about this

00:12:20 --> 00:12:21: so, but this is the question
00:12:21 --> 00:12:22: I want to leave you with this
00:12:22 --> 00:12:24: morning. If you want
00:12:24 --> 00:12:25: the natural
00:12:25 --> 00:12:26: character
00:12:26 --> 00:12:28: of this place to shape new development.
00:12:28 --> 00:12:29: Or do you
00:12:29 --> 00:12:32: want new developments to shape the character of the place
00:12:32 --> 00:12:34: and how you answer
00:12:34 --> 00:12:38: that question will determine what kind of community you have
00:12:38 --> 00:12:39: 20 years from now.
00:12:39 --> 00:12:41: So as Mark Twain used
00:12:41 --> 00:12:42: to say, we take stock
00:12:42 --> 00:12:44: of a city or town in the way we take
00:12:44 --> 00:12:46: stock of amend the clothes or appearance of externals by
00:12:47 --> 00:12:47: which we judge,
00:12:47 --> 00:12:50: and what he meant by that is Community character matters.
00:12:51 --> 00:12:54: It matters economically, it matters sociologically.
00:12:55 --> 00:12:57: You know what his sense of place,
00:12:57 --> 00:12:59: sense of placement is a gentleman.
00:12:59 --> 00:13:01: Is explicitly that which makes
00:13:01 --> 00:13:05: our physical surroundings worth caring about?
00:13:05 --> 00:13:07: And I can tell you there are many places the
00:13:08 --> 00:13:11: world today that simply aren't worth caring about anymore.
00:13:11 --> 00:13:13: And you know, I work in the field of sustainable
00:13:13 --> 00:13:13: development,
00:13:13 --> 00:13:15: but if you look up the word sustainable,
00:13:15 --> 00:13:21: it means ensuring a sustainable community is a place of
00:13:21 --> 00:13:24: enduring value of enduring value.
00:13:24 --> 00:13:27: In another thing, I want to emphasize is this notion
00:13:27 --> 00:13:28: of authenticity
00:13:28 --> 00:13:32: too many. Communities try to copy what other places are
00:13:32 --> 00:13:32: doing,
00:13:32 --> 00:13:35: but we want to suggest that you want to be
00:13:35 --> 00:13:39: yourself and that the most you know probably important task
00:13:39 --> 00:13:40: value.
00:13:40 --> 00:13:42: The assets you have are the things that set you
00:13:42 --> 00:13:43: apart
00:13:43 --> 00:13:44: from other places,
00:13:44 --> 00:13:47: and the more any community in America comes to be.
00:13:47 --> 00:13:48: Just like every place else,
00:13:48 --> 00:13:50: the less reason there is to go there invest

00:13:50 --> 00:13:51: their retired their business
00:13:51 --> 00:13:54: there etc etc etc. So
00:13:54 --> 00:13:58: what are the characteristics of great resort communities?
00:13:58 --> 00:13:59: We looked at great
00:13:59 --> 00:14:01: resort. Freeze all over the country and we found they
00:14:01 --> 00:14:02: had a few things in common.
00:14:02 --> 00:14:04: They respect nature and history.
00:14:04 --> 00:14:06: They have a distinctive and memorable character.
00:14:07 --> 00:14:10: They have a pedestrian friendly village center.
00:14:10 --> 00:14:13: They have a mix of uses and housing types.
00:14:13 --> 00:14:14: We talk a lot about housing today.
00:14:14 --> 00:14:15: They support
00:14:15 --> 00:14:17: local shops, local shops
00:14:17 --> 00:14:20: and restaurants. You know if you spend a dollar on
00:14:20 --> 00:14:20: a local store,
00:14:20 --> 00:14:22: it will recirculate
00:14:22 --> 00:14:23: their community three times more.
00:14:23 --> 00:14:26: They extended the national chain store,
00:14:26 --> 00:14:26: so if
00:14:26 --> 00:14:27: you had a big Walmart up here,
00:14:27 --> 00:14:29: most that money go back to Bentonville,
00:14:29 --> 00:14:31: AR. Spend money on local hardware,
00:14:31 --> 00:14:33: store most money from space here in
00:14:33 --> 00:14:37: this community. You know global great
00:14:37 --> 00:14:41: resort communities have provided a variety of recreational
activities,
00:14:41 --> 00:14:42: and they don't just promote tourism.
00:14:42 --> 00:14:44: Ladies and gentlemen, they manage tourism
00:14:45 --> 00:14:48: and I want to show you this picture to illustrate
00:14:48 --> 00:14:50: the fact that it is never too late to make
00:14:50 --> 00:14:51: the Community better.
00:14:51 --> 00:14:53: And so the picture
00:14:53 --> 00:14:54: on the upper left is what you know.
00:14:54 --> 00:14:57: The interests of South Lake Tahoe used to look like
00:14:57 --> 00:14:59: and the one on the right is what it looks
00:14:59 --> 00:15:00: like today because people like you,
00:15:00 --> 00:15:02: who had a vision for the future,
00:15:02 --> 00:15:03: said we want
00:15:03 --> 00:15:06: to change the directory of our community.
00:15:06 --> 00:15:09: So we've set out five large priorities.
00:15:09 --> 00:15:10: We're going to talk about
00:15:10 --> 00:15:11: each of these in detail.

00:15:11 --> 00:15:14: First and foremost, creating a long range
00:15:14 --> 00:15:17: conservation plan to protect key natural
00:15:17 --> 00:15:19: areas, slopes, and scenic vistas.
00:15:19 --> 00:15:21: You know what is seen today won't
00:15:21 --> 00:15:22: be seeing tomorrow by accident.
00:15:22 --> 00:15:25: OK, so it's important to not only think about where
00:15:25 --> 00:15:26: you want development,
00:15:26 --> 00:15:30: but where you don't want development.
00:15:30 --> 00:15:31: Starts
00:15:31 --> 00:15:33: by doing an inventory of what really matters.
00:15:33 --> 00:15:34: What are the places
00:15:34 --> 00:15:36: of the heart that you have and you know you
00:15:36 --> 00:15:39: aren't going to preserve all these places overnight,
00:15:39 --> 00:15:42: but you're not going to preserve any of them unless
00:15:42 --> 00:15:44: you actually make a plan to do that,
00:15:44 --> 00:15:47: and so that's the first thing we recommend.
00:15:47 --> 00:15:49: Second, is something I've already touched on.
00:15:50 --> 00:15:52: Is building a robust network of pathways,
00:15:52 --> 00:15:55: trails, and sidewalks in the village core to increase
walkability.
00:15:56 --> 00:15:56: We
00:15:56 --> 00:15:57: heard this over and over,
00:15:57 --> 00:15:59: by the way, everything on the list are things you
00:15:59 --> 00:16:00: told
00:16:00 --> 00:16:02: us. In all the interviews,
00:16:02 --> 00:16:04: what we're presenting here today,
00:16:04 --> 00:16:06: you told us about these things.
00:16:06 --> 00:16:09: You're the experts here, and so you said we'd like
00:16:09 --> 00:16:10: to be able to walk more.
00:16:10 --> 00:16:12: We need more affordable housing we had,
00:16:12 --> 00:16:13: so on and so forth.
00:16:13 --> 00:16:15: Another thing we've heard a lot.
00:16:15 --> 00:16:15: We're about
00:16:15 --> 00:16:17: some of the infrastructure needs,
00:16:17 --> 00:16:20: water, infrastructure, broadband infrastructure. We heard
00:16:20 --> 00:16:24: a lot of people talk about the traffic congestion and
00:16:24 --> 00:16:27: so the roundabout came out of that very naturally.
00:16:27 --> 00:16:28: Because of
00:16:28 --> 00:16:29: transportation. We've
00:16:29 --> 00:16:30: got some transportation experts on this.
00:16:31 --> 00:16:33: You know, did you know that North Carolina State North
00:16:33 --> 00:16:35: Carolina has more roundabouts than any other state?

00:16:35 --> 00:16:38: So this used to be a foreign time step,
00:16:38 --> 00:16:41: but you know, it turns out that it's becoming the
00:16:42 --> 00:16:44: the preferred method of handling.
00:16:44 --> 00:16:45: You know traffic
00:16:45 --> 00:16:47: congestion in a lot of places.
00:16:47 --> 00:16:50: One of the other big issues we heard about was
00:16:50 --> 00:16:50: how
00:16:50 --> 00:16:51: hard it
00:16:51 --> 00:16:55: is to attract and retain talented workers.
00:16:55 --> 00:16:57: Whether it's nurses at the hospital,
00:16:57 --> 00:16:58: school teachers
00:16:58 --> 00:17:00: at the at the school,
00:17:00 --> 00:17:03: employees. At resorts, people working in restaurants,
00:17:03 --> 00:17:07: small businesses section because of the high cost of
housing.
00:17:07 --> 00:17:09: We we we were at dinner at High
00:17:09 --> 00:17:12: Hampton the other night and they have like 7 waiters
00:17:12 --> 00:17:13: and weapons.
00:17:13 --> 00:17:15: This will come in and serve you all at the
00:17:15 --> 00:17:17: same time and we say well how many of you
00:17:17 --> 00:17:18: live here in
00:17:18 --> 00:17:21: cashiers. The answer was not one they said we can't
00:17:21 --> 00:17:22: afford to live here.
00:17:22 --> 00:17:24: The cashiers we'd like to live in cash,
00:17:24 --> 00:17:28: but we can't. And so one of our major recommendations
00:17:28 --> 00:17:30: is to bring much greater focus to the need for
00:17:30 --> 00:17:31: diversity and
00:17:31 --> 00:17:35: housing, and to create a mechanism to create some
workforce
00:17:35 --> 00:17:39: and attainable housing both for sale and for rent.
00:17:39 --> 00:17:42: And then finally, this idea of you've got about
00:17:42 --> 00:17:44: four or five major parcels right around in the village
00:17:44 --> 00:17:47: center, and you had a a proposal that apparently a
00:17:47 --> 00:17:50: lot of people really didn't like very much.
00:17:50 --> 00:17:51: It came in, you know,
00:17:51 --> 00:17:52: a year or so ago,
00:17:52 --> 00:17:53: and so
00:17:54 --> 00:17:55: it's important
00:17:55 --> 00:17:57: to work. With
00:17:57 --> 00:17:58: land owners to let them
00:17:58 --> 00:18:00: know what you want, it's not enough to be against
00:18:01 --> 00:18:01: things
00:18:01 --> 00:18:03: you gotta tell people what you're for,

00:18:04 --> 00:18:06: and by actually sitting down collaboratively
00:18:07 --> 00:18:09: with people who own land owners and developers,
00:18:09 --> 00:18:12: you're going to likely much more likely to get better
00:18:12 --> 00:18:13: development.
00:18:13 --> 00:18:15: So that's just a brief introduction and you'll hear more
00:18:15 --> 00:18:16: about each of these in turn.
00:18:16 --> 00:18:18: And with that I'd like to turn things over to
00:18:18 --> 00:18:19: my colleague,
00:18:19 --> 00:18:22: Jonathan Bartlett, who will talk about some of the major
00:18:22 --> 00:18:24: challenges and trends facing me here in Castle.
00:18:24 --> 00:18:26: So thank you once again for being here this morning.
00:18:26 --> 00:18:27: Could be again later.
00:18:31 --> 00:18:32: All right, thank you. Ed
00:18:32 --> 00:18:34: talked to you about change and so I want to
00:18:34 --> 00:18:37: place our work this week in a little bit of
00:18:37 --> 00:18:41: context by sharing some specific examples that highlight how
cashier's
00:18:41 --> 00:18:44: is connected to some broader national trends.
00:18:44 --> 00:18:44: So
00:18:45 --> 00:18:47: throughout the United States, economic,
00:18:47 --> 00:18:49: social, environmental change are happening,
00:18:49 --> 00:18:52: COVID-19 was an accelerant, but these are things that were
00:18:52 --> 00:18:53: already happening.
00:18:53 --> 00:18:54: You felt them before COVID.
00:18:54 --> 00:18:57: You're just feeling a much stronger now,
00:18:57 --> 00:19:00: but the areas that lack the social and physical infrastructure
00:19:00 --> 00:19:02: to respond to these challenges.
00:19:02 --> 00:19:05: Are finding themselves under tremendous stress.
00:19:05 --> 00:19:07: The ironic thing is, a lot of these trends and
00:19:07 --> 00:19:11: a lot of these tragedies actually create opportunities for
cashiers
00:19:11 --> 00:19:13: to leverage and protect its most cherished qualities
00:19:14 --> 00:19:15: as we look beyond
00:19:15 --> 00:19:15: the short term.
00:19:17 --> 00:19:18: So let's start with the
00:19:18 --> 00:19:19: labor market in the United States,
00:19:19 --> 00:19:22: the unemployment rate dropped below 4%,
00:19:22 --> 00:19:25: and that's great news relative to where we were at
00:19:25 --> 00:19:26: the beginning of the pandemic.
00:19:26 --> 00:19:30: And yeah, we know there's some blinking blinking lights
00:19:30 --> 00:19:31: ahead and some reasons
00:19:31 --> 00:19:32: for concern.

00:19:32 --> 00:19:33: But the reality here in
00:19:33 --> 00:19:35: cash is is that in Jackson
00:19:35 --> 00:19:37: County, the unemployment rate is below
00:19:37 --> 00:19:38: 3%. That's the
00:19:38 --> 00:19:40: lowest it's been since September of
00:19:41 --> 00:19:44: 2020. There are fewer people looking for work right now
00:19:44 --> 00:19:47: in Jackson County than at any point in the last
00:19:47 --> 00:19:48: 20 years.
00:19:48 --> 00:19:51: In that context, hourly wages are through the roof.
00:19:51 --> 00:19:55: We heard about entry level retail jobs with wages above
00:19:55 --> 00:19:57: \$20.00 an hour,
00:19:57 --> 00:19:59: and that creates an existential crisis.
00:19:59 --> 00:20:02: We talked to so many of these small business owners
00:20:02 --> 00:20:03: and so on their behalf.
00:20:03 --> 00:20:05: I'm going to say again,
00:20:05 --> 00:20:08: this is an existential crisis for many of the small
00:20:08 --> 00:20:12: businesses and institutions that you love here in cashiers.
00:20:13 --> 00:20:15: If we can't address this collectively
00:20:15 --> 00:20:18: and quickly, this lack of housing.
00:20:18 --> 00:20:18: Lessons
00:20:18 --> 00:20:19: our community.
00:20:25 --> 00:20:28: OK, next remote work. During the
00:20:28 --> 00:20:31: pandemic, millions of people moved from their offices into a
00:20:31 --> 00:20:35: remote setting and there are thousands and thousands of
00:20:35 --> 00:20:38: companies
00:20:38 --> 00:20:41: that will either never go back to full time work
00:20:41 --> 00:20:44: or will only go back to some kind of hybrid
00:20:44 --> 00:20:45: model of Intel of in the office and out of
00:20:45 --> 00:20:47: the office time.
00:20:47 --> 00:20:50: This changes the second home proposition,
00:20:50 --> 00:20:52: especially here in the cash is people who saw their
00:20:52 --> 00:20:54: house as a weekend place.
00:20:54 --> 00:20:55: Suddenly that weekend becomes three days
00:20:55 --> 00:20:56: or four days, and
00:20:56 --> 00:20:57: suddenly that four day
00:20:57 --> 00:20:58: a week house becomes
00:20:58 --> 00:20:59: a one or two weeks,
00:20:59 --> 00:21:00: a month
00:21:00 --> 00:21:02: pass, and next thing
00:21:02 --> 00:21:03: you know, the house that you thought you might one
00:21:03 --> 00:21:05: day retire too,
00:21:05 --> 00:21:05: is your full time residence,

00:21:05 --> 00:21:08: and this change is what people need from cashing.
00:21:08 --> 00:21:10: It changes the amount of time they spend here.
00:21:10 --> 00:21:13: It changes the time of year that they come here
00:21:13 --> 00:21:15: and it changes the type of services.
00:21:15 --> 00:21:20: That they require in the town everything from broadband and
00:21:20 --> 00:21:21: childcare.
00:21:21 --> 00:21:23: Music lessons you name.
00:21:25 --> 00:21:26: Demographic
00:21:26 --> 00:21:26: shifts
00:21:26 --> 00:21:29: now we know a lot about the boomers and the
00:21:29 --> 00:21:30: boomers are retiring.
00:21:30 --> 00:21:32: And we've been talking about the boomers for a long
00:21:32 --> 00:21:32: time.
00:21:32 --> 00:21:34: But the millennials millennials
00:21:34 --> 00:21:37: are perennially viewed as young and broke.
00:21:37 --> 00:21:39: But here's the reality. These
00:21:39 --> 00:21:41: guys are in their 40s now,
00:21:41 --> 00:21:41: and so the
00:21:41 --> 00:21:42: dominant narrative in
00:21:42 --> 00:21:45: housing in the United States for the next 20 years
00:21:45 --> 00:21:47: is going to be driven by millennials.
00:21:47 --> 00:21:50: And you're starting to see people in their 30s that
00:21:50 --> 00:21:52: are moving out the cashier full time.
00:21:52 --> 00:21:54: And that has a tremendous shift in the type of
00:21:54 --> 00:21:55: community that you create.
00:21:55 --> 00:21:59: You need to redefine cashiers for this generation.
00:21:59 --> 00:22:02: The great news about this is that this is a
00:22:02 --> 00:22:06: generation that is extremely committed to conservation.
00:22:06 --> 00:22:09: This is a generation that up and down the income
00:22:09 --> 00:22:10: spectrum values,
00:22:10 --> 00:22:14: outdoor recreation, active recreation, fishing,
00:22:14 --> 00:22:17: hiking, boating, all the kinds of things that cashier's is
00:22:17 --> 00:22:20: actually very well positioned to provide.
00:22:22 --> 00:22:24: A brief word on climate change.
00:22:24 --> 00:22:25: Climate
00:22:25 --> 00:22:26: change is happening and affecting
00:22:26 --> 00:22:29: the second home market dramatically.
00:22:29 --> 00:22:31: We're already seeing this as a very real phenomenon in
00:22:31 --> 00:22:32: places like Florida,
00:22:32 --> 00:22:36: where sea level rise and extreme weather are causing
00:22:36 --> 00:22:37: people
00:22:36 --> 00:22:37: to second guess decisions to own.

00:22:37 --> 00:22:40: Second homes in these areas.

00:22:40 --> 00:22:42: This creates a great opportunity for inland areas,

00:22:42 --> 00:22:44: and we think that places like caches

00:22:44 --> 00:22:45: and all of Western

00:22:45 --> 00:22:46: North Carolina

00:22:46 --> 00:22:50: stand to benefit from a move into away from the

00:22:50 --> 00:22:50: coast.

00:22:54 --> 00:22:56: So here's the reality. Growth

00:22:56 --> 00:22:59: is coming to cash as we understand that even if

00:22:59 --> 00:23:02: you don't approve another project in caches,

00:23:02 --> 00:23:06: there's five years worth of growth already planted in the

00:23:06 --> 00:23:07: community.

00:23:07 --> 00:23:09: 800 to 1000. Lots of it could be developed.

00:23:09 --> 00:23:10: That's five years of

00:23:10 --> 00:23:13: Jackson County single family home today.

00:23:13 --> 00:23:17: So we need to leverage this growth to protect long-term

00:23:17 --> 00:23:17: value.

00:23:19 --> 00:23:23: You need to turn competing interests into partners and

collaborators.

00:23:23 --> 00:23:27: This includes an understanding of the importance of

weekend visitors

00:23:27 --> 00:23:30: engaging in the challenges faced elsewhere in the county

and

00:23:30 --> 00:23:34: a closer partnership with Highlands to tackle regional issues.

00:23:34 --> 00:23:38: Striking a better balance between luxury and affordability,

00:23:38 --> 00:23:41: and putting a thumb on the scale for people over

00:23:41 --> 00:23:44: cars will protect the long term value of real estate

00:23:44 --> 00:23:44: in

00:23:44 --> 00:23:44: cash is.

00:23:48 --> 00:23:49: Now we've looked at a number of

00:23:49 --> 00:23:52: specific real estate opportunities for the Community.

00:23:55 --> 00:23:56: Housing.

00:23:57 --> 00:23:57: The

00:23:57 --> 00:24:01: demand for luxury single family homes is expected to remain

00:24:01 --> 00:24:04: strong in the outline and club oriented areas.

00:24:04 --> 00:24:07: We're making the assumption that this level of activity will

00:24:07 --> 00:24:07: continue

00:24:08 --> 00:24:09: large parcels

00:24:09 --> 00:24:12: that are walkable to the core should include a greater

00:24:12 --> 00:24:13: diversity of market

00:24:13 --> 00:24:15: rate for sale. Housing types,

00:24:15 --> 00:24:20: including attached tones and small lot single family homes.

00:24:20 --> 00:24:23: We estimate that the market has a need right now

00:24:23 --> 00:24:25: for 500 units of attainable
00:24:25 --> 00:24:28: workforce housing. We
00:24:28 --> 00:24:31: challenge the Community to deliver this housing within the
next
00:24:31 --> 00:24:32: three years.
00:24:34 --> 00:24:35: The structure for doing
00:24:35 --> 00:24:38: so will be described later in this report.
00:24:38 --> 00:24:41: Now 200 to 300 of these units could be delivered
00:24:41 --> 00:24:45: outside of caches in other communities that have the existing
00:24:45 --> 00:24:47: infrastructure to deal with this.
00:24:47 --> 00:24:51: This will require coordination and partnership with the county
surrounding
00:24:51 --> 00:24:53: towns and existing institutions.
00:24:54 --> 00:24:54: At
00:24:54 --> 00:24:56: least 100 small
00:24:56 --> 00:25:00: units for seasonal employees should be developed by and for
00:25:00 --> 00:25:04: large employers in proximity to the village core.
00:25:04 --> 00:25:08: We propose 60 sink small single family homes,
00:25:08 --> 00:25:12: duplexes and townhomes to be developed in the village
center
00:25:13 --> 00:25:13: area.
00:25:13 --> 00:25:17: These should be affordable for sale units that are restricted
00:25:17 --> 00:25:18: from the short term rental
00:25:18 --> 00:25:21: pool. We also propose
00:25:21 --> 00:25:24: 40 rental apartments or flats that can be delivered above
00:25:24 --> 00:25:28: retail spaces or in small clusters that are walkable to
00:25:28 --> 00:25:31: town and structured financially to accommodate the
00:25:31 --> 00:25:34: local workforce. We
00:25:34 --> 00:25:37: also see demand for a modest amount of local serving
00:25:37 --> 00:25:38: retail.
00:25:38 --> 00:25:41: We're calling it about 25,000 square feet.
00:25:41 --> 00:25:43: This could include two or three restaurants,
00:25:43 --> 00:25:46: a small grocery store that compliments angles,
00:25:46 --> 00:25:48: urgent care, or doctors, office,
00:25:48 --> 00:25:50: childcare and other shops and
00:25:50 --> 00:25:51: businesses that serve
00:25:51 --> 00:25:52: residents daily
00:25:52 --> 00:25:56: needs. Any additional retail in the village center should be
00:25:56 --> 00:25:59: considered an amenity for seasonal visitors and guests,
00:25:59 --> 00:26:03: and perhaps an alternative site for existing businesses that
are
00:26:03 --> 00:26:05: currently located in outlying cottages.
00:26:05 --> 00:26:10: Its scale should be character driven based on walkability 2

00:26:10 --> 00:26:12: and within the core.

00:26:12 --> 00:26:17: And finally, hospitality the popularity of short term rentals like

00:26:17 --> 00:26:20: Airbnb and VRBO is a response to the lack of

00:26:20 --> 00:26:24: lodging options and a growing interest in more private or

00:26:24 --> 00:26:28: authentic escapes. In cashier's, these guests typically come for short

00:26:28 --> 00:26:30: visits and are less familiar with the area.

00:26:30 --> 00:26:34: This puts more cars in the crossroads and people looking

00:26:34 --> 00:26:36: for things to do.

00:26:36 --> 00:26:39: STR's are also clearly creating challenges and contributing to the

00:26:39 --> 00:26:41: workforce housing shortage.

00:26:41 --> 00:26:43: The notion of regulating SPR.

00:26:43 --> 00:26:47: As a developing and controversial solution that we recommend,

00:26:47 --> 00:26:47: you should monitor

00:26:48 --> 00:26:48: very, very

00:26:48 --> 00:26:49: closely.

00:26:51 --> 00:26:54: In the meantime, one to two additional small hotels in

00:26:54 --> 00:26:57: the core could help to relieve this pressure,

00:26:57 --> 00:27:00: provided the development of our connected and walkable,

00:27:00 --> 00:27:04: we would suggest demand for perhaps 120 rooms in total

00:27:04 --> 00:27:06: that could be 260 room hotels,

00:27:07 --> 00:27:08: a 70 and a 50

00:27:08 --> 00:27:11: so on. So I'm

00:27:11 --> 00:27:13: now going to pass the baton to Lisa and she's

00:27:13 --> 00:27:15: going to talk to you about a framework,

00:27:15 --> 00:27:18: a framework for the consideration of new development and

00:27:18 --> 00:27:18: caches.

00:27:26 --> 00:27:26: Good

00:27:26 --> 00:27:28: afternoon, I'm morning I guess I'm

00:27:28 --> 00:27:31: Lisa Rother and it's been a delay.

00:27:31 --> 00:27:33: A pleasure to be in your Community this week and

00:27:33 --> 00:27:36: talk I recognize faces which is really not usual when

00:27:36 --> 00:27:37: you're far away from home.

00:27:37 --> 00:27:38: But I

00:27:38 --> 00:27:38: to

00:27:38 --> 00:27:39: love

00:27:38 --> 00:27:39: all of you.

00:27:39 --> 00:27:40: talking

00:27:39 --> 00:27:40: I mean, you've already heard

00:27:40 --> 00:27:42: a lot from my colleagues about the fact

00:27:42 --> 00:27:44: that change is inevitable.

00:27:45 --> 00:27:49: Heard a lot from them about why that's inevitable and
00:27:49 --> 00:27:51: how you should be in a position
00:27:51 --> 00:27:57: to control it. I remove now to some more details
00:27:57 --> 00:27:58: about how
00:27:58 --> 00:28:01: you might respond to some of
00:28:01 --> 00:28:03: this change that's coming out.
00:28:03 --> 00:28:07: We wanted to provide an overview of some tools for
00:28:07 --> 00:28:10: you to manage the change and our report.
00:28:10 --> 00:28:14: As has been mentioned, will continue more detailed.
00:28:14 --> 00:28:18: Tools and information. So this is just a taste of
00:28:19 --> 00:28:23: the kinds of things we think you will want to.
00:28:23 --> 00:28:24: In the
00:28:24 --> 00:28:24: race.
00:28:26 --> 00:28:27: So we looked at apparently
00:28:27 --> 00:28:30: at the cash small area plan and thought that it
00:28:30 --> 00:28:30: had a
00:28:30 --> 00:28:31: lot of good information in
00:28:32 --> 00:28:36: it identifies overarching design strategies to be implemented,
00:28:36 --> 00:28:39: and the elements of the development framework to achieve
00:28:40 --> 00:28:40: the
00:28:40 --> 00:28:42: plans.
00:28:40 --> 00:28:42: Goals broken down into
00:28:42 --> 00:28:43: four areas
00:28:43 --> 00:28:44: of concern
00:28:44 --> 00:28:47: that you have heard. To reiterate,
00:28:47 --> 00:28:47: these
00:28:47 --> 00:28:52: are conservation, the mountain aesthetic connectivity and
00:28:52 --> 00:28:53: walkability,
00:28:52 --> 00:28:53: and mixed use
00:28:53 --> 00:28:54: in housing university.
00:28:56 --> 00:29:01: I wanted to put this framework context into context.
00:29:01 --> 00:29:05: Remember, we recommend an enhanced planning
00:29:05 --> 00:29:06: framework to give the
00:29:05 --> 00:29:06: Cashier's
00:29:06 --> 00:29:11: Planning Council a lens to evaluate future development
00:29:11 --> 00:29:14: proposals.
00:29:11 --> 00:29:14: And when these proposals are being considered,
00:29:14 --> 00:29:18: as you heard, there needs to be a consideration
00:29:18 --> 00:29:21: of all the residents in this area,
00:29:21 --> 00:29:24: including your families, business owners,
00:29:24 --> 00:29:25: retirees, the workforce,
00:29:25 --> 00:29:29: who provides basic services, generational residents and
00:29:25 --> 00:29:29: those who have

00:29:30 --> 00:29:31: moved here recently.
 00:29:32 --> 00:29:32: We
 00:29:32 --> 00:29:33: heard that one thing
 00:29:33 --> 00:29:38: that might be helpful is to broaden that.
 00:29:38 --> 00:29:41: Planning Council with cash is very planning Council
 00:29:42 --> 00:29:45: representation to include property owners
 00:29:45 --> 00:29:47: outside of the commercial court.
 00:29:47 --> 00:29:50: Give more people an opportunity to participate.
 00:29:50 --> 00:29:53: We also thought that create more
 00:29:53 --> 00:29:55: opportunity heard that create more opportunities
 00:29:55 --> 00:29:58: for leadership and dissipation. The Council
 00:29:58 --> 00:30:01: could consider term limits for its members or rotate the
 00:30:01 --> 00:30:05: position of chair on a yearly basis so more people
 00:30:05 --> 00:30:08: are able to participate and provide the leadership that you're
 00:30:08 --> 00:30:09: also capable of.
 00:30:15 --> 00:30:15: You've
 00:30:15 --> 00:30:19: heard some about conservation development and the real
 basis of
 00:30:19 --> 00:30:22: this is that it prioritizes protects and natural
 00:30:22 --> 00:30:23: resources and
 00:30:23 --> 00:30:25: open space, and intentionally
 00:30:25 --> 00:30:28: in a way that is worse at the beginning of
 00:30:28 --> 00:30:29: the development process,
 00:30:29 --> 00:30:33: not as an Africa. The idea in this process is
 00:30:33 --> 00:30:37: tridente by key environmental features on each site and
 design
 00:30:37 --> 00:30:42: development around those features to conserve and
 enhancement.
 00:30:43 --> 00:30:46: This slide show you two different
 00:30:46 --> 00:30:50: possibilities for development. They both have a typical
 00:30:50 --> 00:30:51: a similar
 00:30:51 --> 00:30:55: development number of homes for the first shows what is
 00:30:55 --> 00:30:56: done without really
 00:30:56 --> 00:30:57: considering the
 00:30:57 --> 00:30:59: conservation effort and
 00:30:59 --> 00:31:02: the natural resources of a property.
 00:31:02 --> 00:31:03: The second
 00:31:04 --> 00:31:07: show you how a development can result in better process
 00:31:08 --> 00:31:11: where people really want to live and can enjoy it
 00:31:11 --> 00:31:15: when and you know the the natural resources are defined
 00:31:15 --> 00:31:15: and.
 00:31:17 --> 00:31:17: Yeah.
 00:31:20 --> 00:31:20: To

00:31:20 --> 00:31:24: continue talking about conservation development.
00:31:24 --> 00:31:25: We
00:31:25 --> 00:31:25: think this
00:31:25 --> 00:31:30: is the most appropriate is on flat or gently sloped
00:31:30 --> 00:31:30: lamp.
00:31:30 --> 00:31:35: That's where the panel recommends that development
should take place.
00:31:35 --> 00:31:36: We've
00:31:36 --> 00:31:37: heard that from many people
00:31:37 --> 00:31:38: it's somewhat obvious
00:31:38 --> 00:31:41: and the cashier zoning ordinance could be amended
00:31:41 --> 00:31:42: to include better
00:31:42 --> 00:31:43: protection for steeper slopes
00:31:43 --> 00:31:44: that would ensure
00:31:45 --> 00:31:49: this development takes place in the right area.
00:31:49 --> 00:31:51: The other thing that we
00:31:51 --> 00:31:53: heard and we want to be sure everyone
00:31:53 --> 00:31:58: is in understanding is that you need to identify the
00:31:58 --> 00:31:59: environmental.
00:31:59 --> 00:32:03: Many environmental features, including such
00:32:03 --> 00:32:04: features as
00:32:04 --> 00:32:05: where the streams are
00:32:06 --> 00:32:08: the wetland, the slow group I mentioned,
00:32:09 --> 00:32:12: where the forest is and the Ridge lines to protect
00:32:12 --> 00:32:12: some of them.
00:32:12 --> 00:32:15: You said that you have now you have some beautiful
00:32:15 --> 00:32:17: beautiful views here that needs to be.
00:32:19 --> 00:32:20: And best
00:32:20 --> 00:32:20: practice that we're
00:32:20 --> 00:32:23: recommending and do some of this work now,
00:32:23 --> 00:32:26: but it could be enhanced is to preserve the continuous
00:32:26 --> 00:32:30: areas of forests and ensure appropriate stormwater
management implementation,
00:32:30 --> 00:32:31: protect your streams and
00:32:31 --> 00:32:33: lakes and river
00:32:33 --> 00:32:38: prevention. 3rd Area is the mountain
00:32:38 --> 00:32:42: aesthetics. Passion is natural setting
00:32:42 --> 00:32:45: and historic development pattern. Architectural
00:32:45 --> 00:32:48: traditions make this such as distinctive place.
00:32:48 --> 00:32:50: I sat outside yesterday
00:32:50 --> 00:32:53: in the meditation area behind this building to do some
00:32:53 --> 00:32:54: of my work,

00:32:54 --> 00:32:56: and I felt like I was approaching Paradise.

00:32:56 --> 00:32:59: It was sunny and there were birds chirping and it's

00:32:59 --> 00:33:00: quiet.

00:33:00 --> 00:33:02: I lived in the city and this was just for,

00:33:02 --> 00:33:03: like

00:33:03 --> 00:33:04: Dylan. I know that's part of losing.

00:33:07 --> 00:33:12: So building materials, colors, scale,

00:33:12 --> 00:33:14: lot size, all of these should be

00:33:14 --> 00:33:19: carefully considered to create the visual impact that enhances the

00:33:19 --> 00:33:20: visual aesthetic of

00:33:20 --> 00:33:24: the community. A recommendation of the panel and one that

00:33:25 --> 00:33:29: we heard from some people is that to ensure appropriate

00:33:29 --> 00:33:29: design,

00:33:29 --> 00:33:30: Castle

00:33:30 --> 00:33:31: should develop visual

00:33:31 --> 00:33:32: design standards.

00:33:32 --> 00:33:34: More formalized design standards.

00:33:35 --> 00:33:36: To continue

00:33:36 --> 00:33:39: to ensure that new designs fit with the current aesthetic.

00:33:40 --> 00:33:42: Public buildings we have known.

00:33:42 --> 00:33:43: We have seen

00:33:44 --> 00:33:47: it can set the tone for different places.

00:33:47 --> 00:33:51: And they can set a precedent for private development.

00:33:51 --> 00:33:53: The village green is a good example

00:33:53 --> 00:33:55: of the math anesthetic using

00:33:55 --> 00:33:59: stone wood. Big etc to create the rustic ceiling and

00:33:59 --> 00:34:04: we think all public buildings can be viewed through the

00:34:04 --> 00:34:07: lens of the fabulous tablet and designed

00:34:07 --> 00:34:09: to complement the community.

00:34:12 --> 00:34:13: Also,

00:34:13 --> 00:34:15: to compliment the mountain

00:34:15 --> 00:34:16: in

00:34:16 --> 00:34:16: aesthetic

00:34:16 --> 00:34:16: architecture

00:34:16 --> 00:34:18: and buildings,

00:34:18 --> 00:34:23: gateways and our trust community should reference the communities values

00:34:23 --> 00:34:23: and styles.

00:34:23 --> 00:34:27: An example of a potential gateway treatment specific to cashiers

00:34:27 --> 00:34:28: is shown here.

00:34:28 --> 00:34:30: You'll hear more about that later.

00:34:30 --> 00:34:31: We know you have currently
00:34:31 --> 00:34:33: some signs and their lovely,
00:34:33 --> 00:34:34: but if
00:34:34 --> 00:34:38: you're driving by, you may not realize that you've entered
00:34:38 --> 00:34:38: cashiers.
00:34:38 --> 00:34:40: Ralph will explain in more
00:34:40 --> 00:34:42: detail how something similar.
00:34:42 --> 00:34:45: And what we see here would provide a more.
00:34:47 --> 00:34:54: Aesthetic. Standing understanding of what cash is about and
00:34:54 --> 00:34:58: using the stone would really enhance these.
00:34:58 --> 00:34:58: He
00:34:58 --> 00:34:59: will also discuss
00:34:59 --> 00:35:00: the placement of these and
00:35:00 --> 00:35:03: how they might be seen as people are coming and
00:35:03 --> 00:35:04: going for the community.
00:35:05 --> 00:35:06: We recommend additional
00:35:06 --> 00:35:10: murals on buildings to enhance the understanding and
appreciation of
00:35:10 --> 00:35:11: this unique place.
00:35:11 --> 00:35:15: We saw a few that were very nice and we
00:35:15 --> 00:35:18: think that could be expanded.
00:35:18 --> 00:35:21: There's two here from York,
00:35:21 --> 00:35:24: PA and Farmer City IL
00:35:24 --> 00:35:25: and they're
00:35:25 --> 00:35:28: very historical. They tell the story of the place
00:35:28 --> 00:35:31: that someone is coming to and we think
00:35:31 --> 00:35:35: it might be not an intrusive way to bring some.
00:35:35 --> 00:35:39: Part of history to your buildings right away that would
00:35:39 --> 00:35:42: communicate the Hispanic and the history of your place.
00:35:45 --> 00:35:45: And I mentioned
00:35:45 --> 00:35:49: that in a science. Should be designed in size to
00:35:49 --> 00:35:52: let visitors know they're entering a special place and
00:35:52 --> 00:35:54: encourage them to slow down.
00:35:54 --> 00:35:55: There's a couple of
00:35:55 --> 00:35:56: examples here
00:35:56 --> 00:35:58: from other places
00:35:58 --> 00:36:04: which are similar to cashiers and used different design types
00:36:04 --> 00:36:07: of standards to create
00:36:07 --> 00:36:13: their signage. Let's set piece of the framework is connectivity
00:36:13 --> 00:36:17: and walkability caches provide a very healthy,
00:36:17 --> 00:36:20: stress free environment, mostly stress free.
00:36:20 --> 00:36:21: I know everyone still

00:36:21 --> 00:36:22: has some.

00:36:23 --> 00:36:24: Given the importance

00:36:24 --> 00:36:27: of hiking and after activities in the area,

00:36:27 --> 00:36:31: a local trail system is really important to augment the

00:36:31 --> 00:36:31: healthy,

00:36:31 --> 00:36:33: active lifestyle and

00:36:33 --> 00:36:37: to nurture a strong community culture that you have here.

00:36:37 --> 00:36:40: We recommend a mechanism should be designed to tie together

00:36:40 --> 00:36:41: cashier's

00:36:41 --> 00:36:42: policies,

00:36:42 --> 00:36:44: programs, and existing

00:36:44 --> 00:36:45: recommendations for

00:36:45 --> 00:36:46: improving The Walking

00:36:46 --> 00:36:47: and bicycling net.

00:36:51 --> 00:36:56: To continue talking a bit about connectivity and walkability,

00:36:56 --> 00:36:59: we have some specific recommendations.

00:36:59 --> 00:36:59: First,

00:36:59 --> 00:37:03: we recommend that sidewalk should be built along US 64

00:37:03 --> 00:37:06: and Route 107 when properties are developing.

00:37:06 --> 00:37:07: When they come

00:37:07 --> 00:37:09: in, or redevelopment or new development,

00:37:09 --> 00:37:11: they should incorporate the connectivity elements

00:37:11 --> 00:37:13: in their own projects, and

00:37:14 --> 00:37:15: in addition,

00:37:15 --> 00:37:16: a fund should be established

00:37:16 --> 00:37:20: to provide sidewalks where no redevelopment is happening,

00:37:20 --> 00:37:20: but they

00:37:20 --> 00:37:22: are. Important connecting

00:37:22 --> 00:37:22: points.

00:37:24 --> 00:37:24: In

00:37:24 --> 00:37:26: addition to sidewalks

00:37:26 --> 00:37:29: landscaping including rhododendron hedges, rhododendrons,

00:37:29 --> 00:37:30: I wish I was here

00:37:30 --> 00:37:32: in like 3 weeks. I can't wait to have you

00:37:32 --> 00:37:33: all be able

00:37:33 --> 00:37:36: to experience things first thing out.

00:37:36 --> 00:37:39: Anyway. Rd vendor Hedges St trees that would separate the

00:37:39 --> 00:37:40: sidewalk from

00:37:40 --> 00:37:41: the road

00:37:42 --> 00:37:42: and it's possible to

00:37:42 --> 00:37:44: predict vestryman care.

00:37:46 --> 00:37:47: Yes,
00:37:47 --> 00:37:48: and there should be connectivity
00:37:48 --> 00:37:50: to the existing trails, such as the
00:37:50 --> 00:37:50: ramble.
00:37:51 --> 00:37:54: The last thing I'll talk about is mix of uses
00:37:55 --> 00:37:56: and housing diversity.
00:37:56 --> 00:37:58: We talked to many people who are
00:37:58 --> 00:38:01: priced out of cashier's market and who are having trouble.
00:38:04 --> 00:38:08: Attacking employees, some people employees are priced
out.
00:38:08 --> 00:38:11: Employers are having trouble bringing the people in.
00:38:11 --> 00:38:12: The manager of the Angles
00:38:12 --> 00:38:17: told us that his ideal labor force for his store
00:38:17 --> 00:38:17: is
00:38:18 --> 00:38:22: 220 employees and he has been generally operating with
about
00:38:22 --> 00:38:25: 130 because that is the most people he can get
00:38:25 --> 00:38:26: to work at his store.
00:38:26 --> 00:38:27: So there really needs to be
00:38:27 --> 00:38:32: something done to allow these businesses to be able to.
00:38:32 --> 00:38:33: Get more employees.
00:38:35 --> 00:38:39: Additional missing middle housing. Which is not affordable
housing per
00:38:39 --> 00:38:40: say,
00:38:40 --> 00:38:43: but it's for full time employees who work in cashiers
00:38:43 --> 00:38:44: who earn a salary.
00:38:44 --> 00:38:45: The salaries we
00:38:45 --> 00:38:48: heard about earlier that are pretty robust at this point
00:38:49 --> 00:38:52: that should be provided
00:38:52 --> 00:38:53: to enhance the Community
00:38:54 --> 00:38:55: to give options. It's
00:38:55 --> 00:38:57: really a matter of giving
00:38:57 --> 00:39:02: people options to be able to buy a home here.
00:39:02 --> 00:39:07: 2 examples of smaller units clustered around commonspace
are shown
00:39:07 --> 00:39:08: on this slide,
00:39:08 --> 00:39:11: and units can be clustered
00:39:11 --> 00:39:15: around and also include different types of units like triplexes
00:39:15 --> 00:39:17: or duplexes or Q. /
00:39:17 --> 00:39:18: Q's that can be designed
00:39:19 --> 00:39:19: to look like
00:39:21 --> 00:39:22: cottages
00:39:22 --> 00:39:22: and mountain

00:39:22 --> 00:39:24: homes but include a disability.
00:39:28 --> 00:39:28: Related
00:39:28 --> 00:39:29: to the mix of
00:39:29 --> 00:39:30: uses.
00:39:31 --> 00:39:37: They can maximize the available land and use the.
00:39:37 --> 00:39:37: The
00:39:37 --> 00:39:38: space is to achieve
00:39:38 --> 00:39:41: more affordable but still desirable housing.
00:39:42 --> 00:39:43: Each parcel
00:39:43 --> 00:39:46: is possible, but some parcels,
00:39:46 --> 00:39:49: especially in the core, should include residential office,
00:39:49 --> 00:39:52: retail, restaurant, hotels and green recreation
00:39:52 --> 00:39:53: spaces at.
00:39:54 --> 00:39:55: And there should
00:39:55 --> 00:39:56: be a diversity of housing
00:39:56 --> 00:39:57: types, including the
00:39:57 --> 00:39:58: high end of every dental,
00:39:58 --> 00:40:01: much of which exist the missing middle as well as
00:40:01 --> 00:40:03: affordable long term rentals.
00:40:03 --> 00:40:06: We believe there has to be enough key not only
00:40:06 --> 00:40:07: for ownership in the Community,
00:40:07 --> 00:40:10: but for long term rentals to attract the younger generation
00:40:10 --> 00:40:12: that may not be ready inside.
00:40:13 --> 00:40:19: One last piece of idea is
00:40:17 --> 00:40:18: to
00:40:18 --> 00:40:19: place housing
00:40:19 --> 00:40:22: above retail. This creates a more diverse and affordable
option
00:40:22 --> 00:40:25: for living in the core of the community.
00:40:25 --> 00:40:26: Apaches shoots for this
00:40:26 --> 00:40:27: design type
00:40:28 --> 00:40:29: for new retail development.
00:40:29 --> 00:40:32: In the core is the old living above the store
00:40:32 --> 00:40:34: that people used to doing.
00:40:35 --> 00:40:37: Thank you, I'm gonna turn this over
00:40:37 --> 00:40:37: to.
00:40:52 --> 00:40:53: Good morning everyone.
00:40:54 --> 00:40:54: So how
00:40:54 --> 00:40:58: can transportation help develop and deliver that framework
00:40:58 --> 00:41:04: that Lisa described? Providing a comprehensive network for
all modes
00:41:04 --> 00:41:06: of travel is an essential

00:41:06 --> 00:41:07: element of it,
00:41:08 --> 00:41:09: and that's network
00:41:09 --> 00:41:10: that needs to respect this,
00:41:10 --> 00:41:11: mountain
00:41:11 --> 00:41:11: said.
00:41:14 --> 00:41:14: The whole
00:41:14 --> 00:41:17: idea is that whether it's transportation or
00:41:18 --> 00:41:22: structure, all the pieces need to fit and look like
00:41:22 --> 00:41:25: they belong here something.
00:41:25 --> 00:41:32: And don't run. So it's obvious,
00:41:32 --> 00:41:33: but it's worth stating. Again,
00:41:33 --> 00:41:37: we have to acknowledge that the mountains limit the
transportation
00:41:37 --> 00:41:38: system
00:41:39 --> 00:41:39: you get here,
00:41:39 --> 00:41:43: and it's enjoyable on winding narrow 2 lane roads.
00:41:43 --> 00:41:44: You really don't have
00:41:44 --> 00:41:47: other choices about how you're going to get up to
00:41:47 --> 00:41:47: the plateau,
00:41:48 --> 00:41:48: and that restricts
00:41:48 --> 00:41:50: the ability of some vehicles
00:41:50 --> 00:41:52: to get here, particularly Harveys in
00:41:52 --> 00:41:54: your case. That's actually a good thing because
00:41:54 --> 00:41:58: they are very difficult to manage once they arrive.
00:41:58 --> 00:42:01: So that's an essential part of your mountain chair here.
00:42:02 --> 00:42:06: Need to find strategies to maintain these two main roads
00:42:06 --> 00:42:08: so they still function well?
00:42:08 --> 00:42:13: To do that for fire and managing development and circulation
00:42:13 --> 00:42:15: so we don't overburden as well.
00:42:15 --> 00:42:19: The full thing is to keep people moving even more
00:42:19 --> 00:42:22: slowly so that we can maintain those roads and every
00:42:22 --> 00:42:23: central character.
00:42:23 --> 00:42:26: There's been a variety of recent studies,
00:42:26 --> 00:42:30: the 2012 transportation plan on the Castle Small Area plan
00:42:30 --> 00:42:34: that made a lot of good recommendations for improvements
to
00:42:34 --> 00:42:35: the way sidewalks,
00:42:35 --> 00:42:36: roads, and
00:42:36 --> 00:42:39: parking and carefully applied those
00:42:39 --> 00:42:47: improvements can enhance. Cash is characterized by
prioritizing trail development,
00:42:48 --> 00:42:49: and I would argue
00:42:49 --> 00:42:50: with important.

00:42:51 --> 00:42:52: To avoid
00:42:52 --> 00:42:53: the use of
00:42:53 --> 00:42:55: urban hardware like traffic
00:42:55 --> 00:42:56: signals instead,
00:42:57 --> 00:42:57: treatments
00:42:57 --> 00:43:01: like roundabouts, landscape violence provide better,
00:43:01 --> 00:43:05: safer and more sustainable traffic control.
00:43:05 --> 00:43:08: And when building these things incorporating local materials,
00:43:08 --> 00:43:12: the marvelous grand surrounds you.
00:43:12 --> 00:43:15: I hope this can help get help make those pieces
00:43:15 --> 00:43:17: look like they belong here.
00:43:19 --> 00:43:19: Now
00:43:19 --> 00:43:21: we all agree that creating
00:43:21 --> 00:43:22: safe and attractive
00:43:22 --> 00:43:27: walking. It's important. Things are good for necessary car
trips
00:43:27 --> 00:43:31: in the village center and they foster reputation for cash.
00:43:31 --> 00:43:34: Is is a quiet Green Mountain town.
00:43:35 --> 00:43:35: Approach
00:43:35 --> 00:43:37: we recommend, however, differs
00:43:37 --> 00:43:38: a bit from
00:43:38 --> 00:43:41: the complete streets. Simply what is complete streets.
00:43:41 --> 00:43:43: It's incorporated into small area plan.
00:43:43 --> 00:43:46: For instance, it's the idea that you accommodate all modes
00:43:47 --> 00:43:49: of travel in the same way that way so we
00:43:49 --> 00:43:50: have sidewalks,
00:43:50 --> 00:43:54: bike lanes, traveling and all these same way.
00:43:54 --> 00:43:54: But
00:43:54 --> 00:43:55: cash is just different.
00:43:55 --> 00:43:56: Again, you're not
00:43:56 --> 00:43:58: setting your
00:43:58 --> 00:43:58: Rd lack
00:43:58 --> 00:43:59: of right away.
00:44:00 --> 00:44:03: Poverty suggestions to do something differently,
00:44:03 --> 00:44:05: we think it's better to create.
00:44:05 --> 00:44:10: Yeah, that's true and fight network suffer from roads with
00:44:10 --> 00:44:12: the exception of a few sidewalks.
00:44:15 --> 00:44:17: Now that trail
00:44:17 --> 00:44:17: system
00:44:18 --> 00:44:22: should be under across the land and follow natural features
00:44:22 --> 00:44:25: like streams in the face of slopes.
00:44:25 --> 00:44:27: Not all of the roads.

00:44:27 --> 00:44:31: This will require agreement from property owners to get easements
00:44:31 --> 00:44:32: for access,
00:44:32 --> 00:44:36: and it's important those trails connector parking areas so people
00:44:36 --> 00:44:39: have a way to get on and off the trails
00:44:39 --> 00:44:41: and very importantly the trails should
00:44:41 --> 00:44:42: be shared.
00:44:42 --> 00:44:44: Views about 10
00:44:44 --> 00:44:48: feet wide and accessible for all ages and abilities.
00:44:48 --> 00:44:52: We think initially you can get 4 miles apart.
00:44:52 --> 00:44:55: Yeah, perhaps after you got that experience you could see
00:44:55 --> 00:44:57: where it could be extended.
00:44:57 --> 00:45:01: Everything helps with miles of sidewalks.
00:45:01 --> 00:45:04: And again, we need to encourage landing with participation
00:45:04 --> 00:45:05: to get easements.
00:45:07 --> 00:45:07: Right away
00:45:08 --> 00:45:12: I think it's really important this trail system could become
00:45:13 --> 00:45:16: one of the hallmarks of cashiers and a visit to
00:45:16 --> 00:45:21: cashiers and lives here with distinguishing other communities.
00:45:21 --> 00:45:24: Now the support those trails have to make public parking
00:45:24 --> 00:45:26: in the village center convenient.
00:45:26 --> 00:45:31: So expect to build shared partner role and where possible
00:45:31 --> 00:45:35: will take that popping close to the edge of property.
00:45:35 --> 00:45:39: So it's convenient to sidewalks and trails.
00:45:39 --> 00:45:45: And when planning parking, revisit the Development Ordinance to set
00:45:45 --> 00:45:47: maximum amounts of cartoon,
00:45:47 --> 00:45:49: not just minimum amounts. We want the
00:45:49 --> 00:45:52: women. How much parking is provided.
00:45:52 --> 00:45:53: And
00:45:53 --> 00:45:58: we think looking at the ordinance that revisiting the requirements
00:45:58 --> 00:45:58: for retail,
00:45:58 --> 00:46:03: restaurant, and residential uses to see can get lower amounts
00:46:03 --> 00:46:04: would be extremely
00:46:04 --> 00:46:05: beneficial.
00:46:06 --> 00:46:06: And
00:46:06 --> 00:46:12: so the planners, administrators who recommend simplifying how determine
00:46:12 --> 00:46:14: parking ratios come up with a single,
00:46:14 --> 00:46:19: consistent measure. It's easier to administer.

00:46:19 --> 00:46:21: There are parking lots with a lot of those sorts
 00:46:21 --> 00:46:22: stimulus,
 00:46:22 --> 00:46:24: so please post office library schools.
 00:46:25 --> 00:46:26: I'm sure all busy days
 00:46:27 --> 00:46:30: people already use that, but encourage public each of those
 00:46:30 --> 00:46:33: very sticky point after hours on the loop.
 00:46:34 --> 00:46:35: And this experience
 00:46:35 --> 00:46:36: shows that
 00:46:36 --> 00:46:41: there's available space during the day designated for public
 use.
 00:46:41 --> 00:46:42: It costs nothing,
 00:46:42 --> 00:46:43: compliance, radio
 00:46:43 --> 00:46:44: access to those
 00:46:44 --> 00:46:49: trailers. Now, no other important element of the plan is
 00:46:49 --> 00:46:51: to keep traffic moving.
 00:46:51 --> 00:46:56: Build around our crossroads. It fits within the existing
 intersection.
 00:46:56 --> 00:46:59: Give solves most of the circulation problems with peer to
 00:46:59 --> 00:47:03: track that you have all the communities advantages
 00:47:03 --> 00:47:04: of better year round.
 00:47:04 --> 00:47:06: It's better for pedestrians.
 00:47:06 --> 00:47:09: It's more sustainable and resilient because it does require
 00:47:09 --> 00:47:10: electricity. Power
 00:47:10 --> 00:47:12: goes out during the storm.
 00:47:12 --> 00:47:12: The
 00:47:12 --> 00:47:14: intersection works just as well as it does in.
 00:47:16 --> 00:47:16: In the
 00:47:16 --> 00:47:17: roundabout, come
 00:47:17 --> 00:47:23: home with distinctive placemaking feature in the community
 really marks
 00:47:23 --> 00:47:25: the Cassius Crossroads,
 00:47:25 --> 00:47:28: but different Creek gateway images marked the entry
 00:47:29 --> 00:47:30: to cashiers
 00:47:30 --> 00:47:31: and to help calm traffic
 00:47:32 --> 00:47:32: and
 00:47:32 --> 00:47:33: that additional common
 00:47:33 --> 00:47:35: may suggest a
 00:47:35 --> 00:47:36: roundabouts are appropriate
 00:47:36 --> 00:47:38: at a couple of other locations.
 00:47:38 --> 00:47:44: 1 right down the road with that awkward intersection and
 00:47:44 --> 00:47:47: overlap slapped him on the US 64.
 00:47:47 --> 00:47:50: As development occurs around Dingles,
 00:47:50 --> 00:47:53: the two way left turn center left turn lane,

00:47:53 --> 00:47:55: meaning the extended. It's a small thing,
00:47:55 --> 00:47:56: but the more
00:47:56 --> 00:47:57: cars that can
00:47:57 --> 00:47:58: be taken out of the main
00:47:59 --> 00:48:03: lane will reduce future traffic per lane.
00:48:03 --> 00:48:05: Still want all of those things require monitor
00:48:06 --> 00:48:07: traffic to
00:48:07 --> 00:48:09: see if additional improvements or accident North.
00:48:09 --> 00:48:10: There's
00:48:10 --> 00:48:12: been a lot of talk with suggestion about connectors,
00:48:12 --> 00:48:14: particularly in the Northeast and
00:48:14 --> 00:48:15: SE Quadrant.
00:48:16 --> 00:48:17: But it's important
00:48:17 --> 00:48:20: understand what role they did need to play,
00:48:20 --> 00:48:22: if any. Is it just to get
00:48:22 --> 00:48:25: better local access or is it still
00:48:25 --> 00:48:26: really need to
00:48:26 --> 00:48:27: bypass the process?
00:48:28 --> 00:48:30: The fun part
00:48:30 --> 00:48:32: of keeping things moving to maintain rural
00:48:32 --> 00:48:35: character is to tie development
00:48:35 --> 00:48:40: approvals to available capacity. Your local roads,
00:48:40 --> 00:48:43: not the highways that all the other local roads are
00:48:43 --> 00:48:44: really low volume roads.
00:48:44 --> 00:48:48: They work best if they carry no more than 1000
00:48:48 --> 00:48:49: vehicles a day.
00:48:49 --> 00:48:54: That means anyone Rd can comfortably support about 100 to
00:48:55 --> 00:48:57: 120 single family homes.
00:48:57 --> 00:49:00: So there's an easing measure.
00:49:00 --> 00:49:02: Don't overload any road to the homes.
00:49:03 --> 00:49:04: If the road connects
00:49:04 --> 00:49:05: two different highways
00:49:05 --> 00:49:10: in moral development policy that try to make sure that
00:49:10 --> 00:49:11: those.
00:49:11 --> 00:49:13: Much more than 1000 vehicles.
00:49:13 --> 00:49:14: So in
00:49:14 --> 00:49:15: summary, the strategy
00:49:15 --> 00:49:16: is
00:49:16 --> 00:49:18: go ahead and build the roundabout,
00:49:18 --> 00:49:19: expand
00:49:19 --> 00:49:20: the trails,
00:49:20 --> 00:49:22: build the sidewalks and create the

00:49:22 --> 00:49:24: gateways that will make cashiers
00:49:24 --> 00:49:25: are very distinctive.
00:49:25 --> 00:49:29: Enjoyable mountain tower. Now I'll turn it over to my
00:49:29 --> 00:49:30: colleague Ralph,
00:49:30 --> 00:49:32: who will show you how some of us children how
00:49:33 --> 00:49:35: some of those things and really provided.
00:49:49 --> 00:49:53: Good morning, thank you. It's hard to breathe with that
00:49:53 --> 00:49:53: now.
00:49:53 --> 00:49:57: Smile all day. And I don't know about stress this
00:49:57 --> 00:49:58: week.
00:49:58 --> 00:49:59: I'm kind of losing my voice,
00:49:59 --> 00:50:00: but
00:50:01 --> 00:50:01: it's
00:50:01 --> 00:50:02: been a pleasure
00:50:02 --> 00:50:06: meeting everyone of you. It's so it was.
00:50:06 --> 00:50:10: You are a unique group and unique place.
00:50:10 --> 00:50:14: So I do this correctly.
00:50:14 --> 00:50:20: Figures so. He we reviewed the small area plan and
00:50:20 --> 00:50:26: what we are proposing is consistent with that plan.
00:50:28 --> 00:50:34: Look at the walkability and actually the connectivity
00:50:33 --> 00:50:34: cashless
00:50:34 --> 00:50:35: and
00:50:34 --> 00:50:37: of so the outer ring is basically a one mile
00:50:37 --> 00:50:38: radius that furthest went out.
00:50:38 --> 00:50:42: So from the center of the roundabout.
00:50:42 --> 00:50:44: You can get to linguals is less than a mile,
00:50:44 --> 00:50:49: just about over there, and so when you're talking about
00:50:49 --> 00:50:52: connectivity is basically linking the dots.
00:50:52 --> 00:50:55: What are the assets? And so we wanted to make
00:50:55 --> 00:50:58: sure that when we looked at the plant.
00:51:00 --> 00:51:03: That we started to do that so the large area
00:51:03 --> 00:51:04: in the center.
00:51:04 --> 00:51:06: That's not how large the roundabouts going
00:51:06 --> 00:51:08: to be. OK,
00:51:08 --> 00:51:09: it's just kind of
00:51:10 --> 00:51:16: in the center so all businesses are intact.
00:51:16 --> 00:51:18: But what we wanted to do was we looked at
00:51:18 --> 00:51:22: the circulation sidewalk and basically tried to win those
00:51:22 --> 00:51:23: important
00:51:22 --> 00:51:23: elements that we found.
00:51:25 --> 00:51:29: Bryce had mentioned about the possibility of other traffic
00:51:29 --> 00:51:30: calming
00:51:29 --> 00:51:30: devices and so we have one.

00:51:30 --> 00:51:34: Basically both of them as far as on.
00:51:34 --> 00:51:37: Was in the low purple circles you had there and
00:51:37 --> 00:51:41: then the gateway markers that was mentioned in later.
00:51:43 --> 00:51:45: Presentation
00:51:45 --> 00:51:45: or
00:51:45 --> 00:51:47: designated by the Devil.
00:51:47 --> 00:51:49: Yellow lines that you can see.
00:51:49 --> 00:51:52: Then we have two other little dots and that's the
00:51:52 --> 00:51:53: sidewalks.
00:51:53 --> 00:51:54: And then you have another plan which
00:51:54 --> 00:51:55: is basically our
00:51:55 --> 00:51:58: trail. So
00:51:59 --> 00:52:02: one of the things we noticed when we drove in
00:52:02 --> 00:52:05: was the the sign coming in the town or the
00:52:05 --> 00:52:06: villages would say.
00:52:06 --> 00:52:08: And it's you know, it's a nice,
00:52:08 --> 00:52:11: nicely done graphic, but you miss it,
00:52:11 --> 00:52:15: especially if the speeds that he Uber driver was going
00:52:15 --> 00:52:19: to get us to the evening meeting on Sunday while
00:52:19 --> 00:52:20: we were late.
00:52:20 --> 00:52:22: But you know, we started looking
00:52:22 --> 00:52:24: at it and we share
00:52:24 --> 00:52:27: from this plateau. It's like well trained and the sign
00:52:27 --> 00:52:29: needs to be on the plateau.
00:52:29 --> 00:52:32: So and we've got all this granite so it's like
00:52:32 --> 00:52:34: coming with the with the marker.
00:52:34 --> 00:52:38: With cashier's they, sports and blackden,
00:52:38 --> 00:52:40: whether it's painted with the red line that you can
00:52:40 --> 00:52:41: see from a distance,
00:52:42 --> 00:52:47: or the traditional, you have the elevation of the 3484.
00:52:50 --> 00:52:52: But you have that on your main one or even
00:52:52 --> 00:52:53: the center.
00:52:53 --> 00:52:54: You could leave that here.
00:52:54 --> 00:52:56: So the idea is to have this not just on
00:52:56 --> 00:52:57: one side
00:52:57 --> 00:53:00: but a gateway, just like the gated communities.
00:53:00 --> 00:53:01: We're not putting fences
00:53:01 --> 00:53:02: up, but
00:53:02 --> 00:53:03: have them on
00:53:03 --> 00:53:06: both sides. So as you're approaching it,
00:53:06 --> 00:53:08: you realize that this is
00:53:08 --> 00:53:09: a place of special.

00:53:10 --> 00:53:12: It's on both sides, so the graphic down on the
00:53:12 --> 00:53:13: lower level shows
00:53:13 --> 00:53:16: that as far as it can be enhanced with natural
00:53:16 --> 00:53:19: landscaping that you already have,
00:53:19 --> 00:53:23: but. Basically creates that gateway and then the other
advantages
00:53:23 --> 00:53:27: towards the marketing people in town is have the old
00:53:27 --> 00:53:30: back of the sun so you can give a message
00:53:30 --> 00:53:32: to those people that come and visit and make sure
00:53:32 --> 00:53:35: that they respect the place that they just came through.
00:53:39 --> 00:53:41: Now, you probably don't realize,
00:53:41 --> 00:53:44: but you know when we're here as a landscape architect.
00:53:44 --> 00:53:45: I look at all the green space.
00:53:45 --> 00:53:47: I look at the people and we met some beautiful
00:53:47 --> 00:53:48: people this week.
00:53:50 --> 00:53:50: May not
00:53:50 --> 00:53:55: know this, but there's a river that runs through your
00:53:55 --> 00:53:56: center OK.
00:53:57 --> 00:53:58: Parliament collusion
00:53:59 --> 00:53:59: the fact that it's
00:54:00 --> 00:54:01: hidden and
00:54:01 --> 00:54:04: it's not care. So we looked at this and we
00:54:04 --> 00:54:06: looked at this area as far as where that goes
00:54:06 --> 00:54:08: and how it travels to the complex.
00:54:09 --> 00:54:12: So we looked at strikes that were discussed earlier as
00:54:13 --> 00:54:14: far as 2-3 and four.
00:54:14 --> 00:54:17: So we're looking at going to be looking at one
00:54:17 --> 00:54:20: and five so housing types as far as looking at
00:54:20 --> 00:54:21: this one.
00:54:21 --> 00:54:25: This is small for sale or rental projects on a
00:54:25 --> 00:54:27: small site.
00:54:27 --> 00:54:29: They do use Breakers 2000 square
00:54:29 --> 00:54:31: foot, another
00:54:31 --> 00:54:34: 116 units on this 170.
00:54:34 --> 00:54:37: Use for acre. Again, you can see the clustering around
00:54:37 --> 00:54:40: the open space and the character of what this could
00:54:40 --> 00:54:43: look like here if we have a narrow cyclone in
00:54:43 --> 00:54:47: the village, it says here's another option that could be
00:54:48 --> 00:54:48: shown.
00:54:48 --> 00:54:51: This is the site one which is the.
00:54:51 --> 00:54:57: Yeah, North Carolina Department of Transportation and so
this is

00:54:57 --> 00:54:58: conceptual
00:54:57 --> 00:54:58: shows what could
00:54:58 --> 00:54:59: plan
00:54:58 --> 00:54:59: happen if those
00:54:59 --> 00:54:59: that
00:54:59 --> 00:54:59: three
00:54:59 --> 00:55:04: parcels properties came together so you could have these
units
00:55:04 --> 00:55:08: around for sale for rent as well as respect The
00:55:08 --> 00:55:10: Woodlands in the high slopes.
00:55:10 --> 00:55:14: Steep slopes as far as better on 64 who water
00:55:14 --> 00:55:17: and the water course that's on the north side on
00:55:17 --> 00:55:21: Slabtown Road and then also provide retail on the 1st
00:55:21 --> 00:55:25: floor. And residential flats above as well as,
00:55:25 --> 00:55:31: you know, modify the ramble pathway systems at LinkedIn
page
00:55:31 --> 00:55:32: Unity.
00:55:32 --> 00:55:34: So this is what we're looking at as far as
00:55:34 --> 00:55:34: when we
00:55:34 --> 00:55:37: talk about as far as conservation zone on
00:55:37 --> 00:55:38: the on the steep slopes,
00:55:38 --> 00:55:41: it preserves that existing
00:55:41 --> 00:55:46: Rd line character that you have that provides pathways to
00:55:46 --> 00:55:48: the left with vegetation.
00:55:48 --> 00:55:51: Keeping that available as well as preserving that
00:55:51 --> 00:55:53: vegetation at 50 to 100 sheet
00:55:53 --> 00:55:55: which was in vegetation
00:55:55 --> 00:55:55: have
00:55:56 --> 00:56:00: been developed on that. So
00:56:00 --> 00:56:02: we looked at the connectivity.
00:56:02 --> 00:56:04: The purple is going through there.
00:56:04 --> 00:56:08: We have what we're calling is your watershed park at
00:56:08 --> 00:56:09: the north.
00:56:09 --> 00:56:12: There could be an interpretive area which ties down,
00:56:12 --> 00:56:18: and Putin's basically between the park at the north.
00:56:18 --> 00:56:21: Then your village green is the heart and center and
00:56:21 --> 00:56:26: then the lake is there southern Booker and then connect
00:56:26 --> 00:56:29: down to the school as well as across to the
00:56:29 --> 00:56:31: other new developments and possible.
00:56:31 --> 00:56:34: I'm going through. So this is kind of what we're
00:56:34 --> 00:56:37: looking at is like we have a large wetland area
00:56:37 --> 00:56:41: and through that area you have a boardwalk that's elevated.
00:56:41 --> 00:56:45: You have the ability to have educational components on

there

00:56:45 --> 00:56:47: to talk about the Natural History,
00:56:47 --> 00:56:48: the watershed,
00:56:48 --> 00:56:52: the vegetation, the wildlife for people to enjoy.
00:56:52 --> 00:56:55: As far as Wellness walks through there,
00:56:55 --> 00:56:59: and then you also have the enhancement of that little
00:56:59 --> 00:57:02: Creek because at the North End it's maybe jump over
00:57:02 --> 00:57:02: it.
00:57:02 --> 00:57:04: But again with the. Rocks and natural
00:57:04 --> 00:57:04: features.
00:57:05 --> 00:57:07: You could have the beauty of
00:57:07 --> 00:57:10: the water and this is what a 10 foot wide
00:57:10 --> 00:57:12: or block system is.
00:57:12 --> 00:57:15: This one I'm familiar with my son in the top
00:57:15 --> 00:57:20: left and my granddaughter basically we designed this for the
00:57:20 --> 00:57:25: \$12 million park in Rochester City of Rochester Hills and
00:57:25 --> 00:57:28: it gives you the ability to see what can happen
00:57:28 --> 00:57:31: when you're going through a number of weapons and
sensitive
00:57:31 --> 00:57:33: areas as well as upwards.
00:57:33 --> 00:57:34: And right now I'd like to.
00:57:34 --> 00:57:35: Turn this over to.
00:57:37 --> 00:57:37: Rich
00:57:38 --> 00:57:53: thank you very much. What are the things we're reporting
00:57:53 --> 00:57:56: back to you?
00:57:56 --> 00:58:00: To make any. Refusing. Thanks.
00:58:01 --> 00:58:01: I'm so
00:58:01 --> 00:58:03: used to it. One
00:58:03 --> 00:58:06: of the things we're reporting back to you doesn't seem
00:58:06 --> 00:58:06: to make any sense,
00:58:06 --> 00:58:10: and that is in order to keep your community feeling
00:58:10 --> 00:58:12: small and remarkable,
00:58:12 --> 00:58:17: you've got to undertake a lot of several large infrastructure
00:58:17 --> 00:58:17: projects.
00:58:17 --> 00:58:22: That's because there's tremendous development pressure
coming from hundreds of
00:58:22 --> 00:58:24: new homes being built in the area.
00:58:24 --> 00:58:27: It's because of the thousands of people living in Charlotte
00:58:27 --> 00:58:30: and Atlanta who want to escape up to your cool
00:58:30 --> 00:58:31: breezes and your mouth.
00:58:31 --> 00:58:35: I'm living and you're very non starlet non Atlanta way
00:58:35 --> 00:58:39: of life up here and it's because casters has severe

00:58:39 --> 00:58:42: limitations to its road and trail network,
00:58:42 --> 00:58:47: water, stormwater, sewer capacity and housing supply.
00:58:47 --> 00:58:50: If you don't prioritize building infrastructure,
00:58:50 --> 00:58:52: people are going to keep coming here
00:58:52 --> 00:58:54: to live and visit anyway
00:58:54 --> 00:58:56: and the result for caches will be,
00:58:56 --> 00:59:01: if not catastrophic, at least very damaging to the mountain
00:59:01 --> 00:59:01: aesthetic.
00:59:01 --> 00:59:05: All have tried so hard to maintain think Gatlinburg
00:59:05 --> 00:59:06: or Pigeon Forge.
00:59:12 --> 00:59:12: So
00:59:12 --> 00:59:13: as you heard
00:59:13 --> 00:59:18: the panels recommending implementing higher standards on
the one hand
00:59:18 --> 00:59:21: and building better infrastructure on the other hand,
00:59:21 --> 00:59:25: and by better infrastructure, we're talking about 5 categories.
00:59:25 --> 00:59:31: Land and water conservation trails and pathways.
00:59:31 --> 00:59:34: Regular Gray infrastructure, roundabout sidewalks.
00:59:34 --> 00:59:38: Broadband water, stormwater and sewer.
00:59:38 --> 00:59:43: Workforce housing and other projects and programs that
protect the
00:59:43 --> 00:59:45: character of the community.
00:59:45 --> 00:59:49: We've got impressed, even amazed by the casters way of
00:59:49 --> 00:59:51: building community amenities.
00:59:51 --> 00:59:53: And here's how you told us.
00:59:53 --> 00:59:57: This works. First, something good in the Community needs to
00:59:57 --> 00:59:57: be built.
00:59:57 --> 01:00:02: Second, a small group gets together and forms a nonprofit
01:00:02 --> 01:00:03: organization.
01:00:03 --> 01:00:05: Third, the group raises money,
01:00:05 --> 01:00:09: sometimes even seven figures were.
01:00:09 --> 01:00:13: Next, the amenity is designed and built like the building
01:00:13 --> 01:00:17: we're in right now to a very high standard,
01:00:17 --> 01:00:21: and then finally the not for profit organization ends up
01:00:21 --> 01:00:23: managing the new entity.
01:00:23 --> 01:00:27: In this building, the boys and Girls Club Charter school
01:00:27 --> 01:00:31: Library Humane Society all were built the cashier's way.
01:00:31 --> 01:00:35: We suspect that the cashier's way has come about for
01:00:35 --> 01:00:35: two reasons.
01:00:35 --> 01:00:40: First, of course, people like you are generous and care
01:00:40 --> 01:00:42: about their community.
01:00:42 --> 01:00:46: But second, what we suspect is that if cashiers didn't

01:00:46 --> 01:00:47: do it this
01:00:47 --> 01:00:48: the amenities
01:00:48 --> 01:00:48: way,
01:00:48 --> 01:00:48: probably would
01:00:48 --> 01:00:53: never get built, period, and the casters would suffer.
01:00:53 --> 01:00:55: Why wouldn't they have gotten built?
01:00:55 --> 01:00:58: Because cash has never received
01:00:58 --> 01:01:00: the attention it deserved from
01:01:00 --> 01:01:04: county, state, and federal government and other major
funding sources

01:01:04 --> 01:01:06: at the county level,
01:01:06 --> 01:01:10: we understand the casters contributes a large portion of the
01:01:10 --> 01:01:13: county tax revenue of the overall county tax revenue,
01:01:13 --> 01:01:15: somewhere around half,
01:01:15 --> 01:01:16: and it receives far
01:01:16 --> 01:01:17: less in return.
01:01:18 --> 01:01:18: And I've got to say,
01:01:18 --> 01:01:21: as a former city administrator myself,
01:01:21 --> 01:01:23: that's the way I would set up things.
01:01:23 --> 01:01:26: To work that the more affluent parts of the Community
01:01:26 --> 01:01:27: health support,
01:01:27 --> 01:01:29: the less affluent parts
01:01:29 --> 01:01:29: of the community.
01:01:30 --> 01:01:32: But Cassius needs
01:01:32 --> 01:01:36: to focus on receiving a larger share of tax expenditures
01:01:36 --> 01:01:37: from the county,
01:01:37 --> 01:01:38: state and feds, and
01:01:38 --> 01:01:40: that's tough to do, because cashiers
01:01:40 --> 01:01:42: has a small voter base.
01:01:42 --> 01:01:46: Its elected officials often live far away from here,
01:01:46 --> 01:01:52: and cashier's economic success, mainly from second
homeowners and tourists,

01:01:52 --> 01:01:55: mean leave government. Officials and others to think that you
01:01:55 --> 01:01:56: don't need much help.
01:01:59 --> 01:02:02: The cashier's way has its advantages,
01:02:02 --> 01:02:02: but
01:02:02 --> 01:02:04: it also has its limitations.
01:02:05 --> 01:02:08: It works very well. My experience
01:02:08 --> 01:02:09: is for
01:02:09 --> 01:02:12: one or \$2,000,000 projects that are sexy
01:02:12 --> 01:02:16: that really can capture people's imaginations.
01:02:16 --> 01:02:19: But it doesn't work so well for 10 or 20

01:02:19 --> 01:02:21: or \$30 million projects that are kind
01:02:21 --> 01:02:25: of dull and straightforward like public infrastructure.
01:02:26 --> 01:02:30: So like you get the picture like it's really great.
01:02:30 --> 01:02:31: I mean it's amazing
01:02:31 --> 01:02:34: that so many of you get together and raise money
01:02:34 --> 01:02:36: for a million or \$2 million.
01:02:36 --> 01:02:40: Project you gotta think about doing things a different way
01:02:40 --> 01:02:44: when it comes to these public infrastructure projects.
01:02:44 --> 01:02:48: One of the things we're recommending is the formation of
01:02:48 --> 01:02:49: something.
01:02:49 --> 01:02:51: God. I don't know who named this,
01:02:51 --> 01:02:57: but called a synthetic text increment finance district.
01:02:57 --> 01:03:00: I always think about this synthetic oil that I put
01:03:00 --> 01:03:01: in my car when
01:03:01 --> 01:03:02: I hear this. That's
01:03:02 --> 01:03:05: a complex term, but the idea is simple that you
01:03:05 --> 01:03:08: carve off a piece of incremental tax revenues from
01:03:08 --> 01:03:13: new development and cashers to help pay for infrastructure
improvements.
01:03:13 --> 01:03:16: Here, in other words. We have those who benefit from
01:03:16 --> 01:03:17: the improvements,
01:03:17 --> 01:03:20: pay for them. It's not unlike and concept.
01:03:20 --> 01:03:23: The fire district that y'all have already done.
01:03:23 --> 01:03:25: In addition, we're recommending that you figure out a way,
01:03:25 --> 01:03:29: maybe the cashier's way to raise money to help some
01:03:29 --> 01:03:31: additional staffing and consulting
01:03:31 --> 01:03:34: to help undertake all of these projects.
01:03:35 --> 01:03:36: The county, state,
01:03:36 --> 01:03:41: and federal government, including the Appalachian Regional
Commission and the
01:03:41 --> 01:03:44: other major funders on this list and many other major
01:03:44 --> 01:03:45: funders,
01:03:45 --> 01:03:46: need to be approached as well.
01:03:46 --> 01:03:50: Hold on Lee Foundation, Duke and dominant Community
Foundation,
01:03:50 --> 01:03:54: Dogwood Health Trust, and they need to be called on
01:03:54 --> 01:03:55: to help fund much
01:03:55 --> 01:03:57: of this. These
01:03:57 --> 01:03:58: sources have billions
01:03:58 --> 01:04:03: of dollars in assets and unless Cachers finds a way
01:04:03 --> 01:04:05: into the line to get that.
01:04:05 --> 01:04:07: Funding, they're going to go somewhere
01:04:07 --> 01:04:08: else.

01:04:10 --> 01:04:11: We're also suggesting
01:04:11 --> 01:04:16: that the cashless community stop accepting being passed
over and
01:04:16 --> 01:04:21: actively plays the political gain as distasteful as that might
01:04:21 --> 01:04:22: be to all of us.
01:04:22 --> 01:04:27: And that means doing things like hiring a lobbyist using
01:04:27 --> 01:04:27: leverage.
01:04:27 --> 01:04:29: So if you raise \$1,000,000,
01:04:29 --> 01:04:33: you tell these folks we raised a million and we
01:04:33 --> 01:04:35: want 1:50 level,
01:04:35 --> 01:04:37: you know, to leverage against our funding
01:04:37 --> 01:04:40: and lifting partners working hand in hand.
01:04:40 --> 01:04:44: With Highlands working on county wide initiatives and again
as
01:04:44 --> 01:04:45: distasteful as
01:04:45 --> 01:04:51: this is really targeting some politicians who can really help
01:04:51 --> 01:04:51: you.
01:04:51 --> 01:04:54: You know the bottom line is the caches
01:04:54 --> 01:04:57: deserves to support and these major partners,
01:04:57 --> 01:05:01: particularly Jackson County, need to understand if they don't
invest
01:05:01 --> 01:05:01: in
01:05:01 --> 01:05:04: cachers, they may be starting a goose that lays the
01:05:04 --> 01:05:04: golden
01:05:04 --> 01:05:07: egg. With that I want to hand it over to
01:05:07 --> 01:05:08: my friend,
01:05:08 --> 01:05:13: Mayor Tom are. Yeah.
01:05:19 --> 01:05:19: Good
01:05:19 --> 01:05:20: morning.
01:05:21 --> 01:05:24: I was driving and we were driving in Sunday
01:05:24 --> 01:05:25: afternoon, a dreary
01:05:25 --> 01:05:26: day from
01:05:26 --> 01:05:27: from Nashville
01:05:28 --> 01:05:30: and as we were approaching caches
01:05:30 --> 01:05:30: there were two
01:05:31 --> 01:05:34: people out on the road picking up trash.
01:05:34 --> 01:05:35: I figured Stephanie
01:05:36 --> 01:05:36: just set it up
01:05:36 --> 01:05:37: to make it look good.
01:05:39 --> 01:05:39: And
01:05:39 --> 01:05:42: it was Maggie and Bob and I understand they do
01:05:42 --> 01:05:42: that
01:05:42 --> 01:05:46: regularly. That is a great story.

01:05:47 --> 01:05:48: That you're
01:05:48 --> 01:05:49: you're committed
01:05:49 --> 01:05:52: at that level to your community,
01:05:52 --> 01:05:59: so thank you, Maggie. I
01:05:59 --> 01:06:01: grew up with my favorite book,
01:06:01 --> 01:06:02: being that little engine
01:06:02 --> 01:06:03: that could.
01:06:03 --> 01:06:07: And it is through my career as a mayor and
01:06:07 --> 01:06:10: in other positions it always reminded me of the
01:06:10 --> 01:06:11: challenge
01:06:12 --> 01:06:13: because and you
01:06:13 --> 01:06:15: are, I should give you the little
01:06:15 --> 01:06:17: book, the little engine that could
01:06:17 --> 01:06:18: because it it
01:06:18 --> 01:06:20: needs to be you because
01:06:20 --> 01:06:21: you're told that
01:06:21 --> 01:06:23: you're too small. Or maybe
01:06:23 --> 01:06:25: you're too wealthy or and.
01:06:25 --> 01:06:27: And yet, as as Rick said,
01:06:27 --> 01:06:29: you need to tell your story.
01:06:29 --> 01:06:32: You need to be the one that moves forward and
01:06:32 --> 01:06:33: you need to do that with a.
01:06:33 --> 01:06:38: Mention aliti of cities and communities in in America today
01:06:38 --> 01:06:40: that are succeeding or nimble,
01:06:40 --> 01:06:43: curious and have an appetite for risk.
01:06:43 --> 01:06:45: You've already passed one of
01:06:45 --> 01:06:48: those. You're curious because you've invited
01:06:48 --> 01:06:49: us in and now we're going to.
01:06:49 --> 01:06:51: We've laid out for you how you be nimble and
01:06:52 --> 01:06:52: you could take it.
01:06:53 --> 01:06:53: Have an appetite
01:06:53 --> 01:06:57: for risk. You first need a strategic vision,
01:06:57 --> 01:06:59: which we hope that we've outlined for you.
01:06:59 --> 01:06:59: But you
01:06:59 --> 01:07:03: also need a structure to deliver on these and that
01:07:03 --> 01:07:04: structure.
01:07:04 --> 01:07:06: Needs to be coordinated, aspirational,
01:07:06 --> 01:07:10: entrepreneurial and focus and we we talked a lot and
01:07:10 --> 01:07:13: we've heard from a lot about you.
01:07:13 --> 01:07:16: About incorporation. Is that the way to do it or
01:07:16 --> 01:07:16: not?
01:07:16 --> 01:07:18: Our view right now is.

01:07:18 --> 01:07:19: It's
01:07:19 --> 01:07:19: the way to
01:07:19 --> 01:07:20: not
01:07:19 --> 01:07:20: do it. The view
01:07:20 --> 01:07:24: is that you begin to build an organization or series
01:07:24 --> 01:07:28: of organizations and the results will strengthen your sense of
01:07:28 --> 01:07:31: who you are and how you succeed.
01:07:31 --> 01:07:33: And maybe that will lead to a corporation in the
01:07:33 --> 01:07:33: future,
01:07:33 --> 01:07:36: but. If you begin to get into that conversation now,
01:07:36 --> 01:07:38: you're gonna spend the next five
01:07:38 --> 01:07:41: years of dating about it and wasting time when you
01:07:41 --> 01:07:43: should be doing other things.
01:07:43 --> 01:07:44: Five
01:07:44 --> 01:07:48: initiatives that my colleagues have outlined one is
conservation and
01:07:48 --> 01:07:49: we need to underline that.
01:07:49 --> 01:07:52: Is that your community starts with that,
01:07:52 --> 01:07:57: and so Ralph mentions 2 sort of two big pieces
01:07:57 --> 01:08:02: of property on the lake and watch five,
01:08:02 --> 01:08:03: which we call Headwaters Park.
01:08:04 --> 01:08:08: Which are two big pieces of property now that are
01:08:08 --> 01:08:09: really a
01:08:09 --> 01:08:11: measure of your commitment to conservation
01:08:11 --> 01:08:14: of how they will be developed,
01:08:14 --> 01:08:17: or maybe not developed in and so we think that's
01:08:17 --> 01:08:22: really important so that initiative your whole conversation
auto start
01:08:22 --> 01:08:24: with that conservation ethic.
01:08:24 --> 01:08:25: The second
01:08:25 --> 01:08:30: is we heard from everybody about basically rental property,
01:08:30 --> 01:08:34: but we believe that your future depends on creating a.
01:08:34 --> 01:08:39: Affordable for sale. Property to anchor young professionals
here,
01:08:39 --> 01:08:44: your teachers and your general managers of of some of
01:08:44 --> 01:08:47: the big developments here they get.
01:08:47 --> 01:08:47: They can't
01:08:47 --> 01:08:48: afford to live here and so
01:08:48 --> 01:08:50: we're suggesting that
01:08:50 --> 01:08:51: you build both for
01:08:51 --> 01:08:55: sale in rental property and you create some mechanisms with
01:08:55 --> 01:09:00: many communities have done and maybe defer some portion
of

01:09:00 --> 01:09:03: that mortgage so that you can get the price to
01:09:03 --> 01:09:06: be affordable. And we can talk and
01:09:06 --> 01:09:07: we will in our
01:09:07 --> 01:09:08: in our
01:09:08 --> 01:09:10: in more detail on how that happens.
01:09:10 --> 01:09:13: We talked about the trails that for communities.
01:09:13 --> 01:09:17: They are so essential and the roads and the sidewalks
01:09:17 --> 01:09:20: and a robust planning council.
01:09:20 --> 01:09:23: And so we see those as the five initiatives who
01:09:23 --> 01:09:23: owns them?
01:09:24 --> 01:09:27: That's really one of the big questions and we believe
01:09:27 --> 01:09:32: that these are the Champions to those five initiatives for
01:09:32 --> 01:09:33: conservation.
01:09:33 --> 01:09:35: We think it's the Land Trust it.
01:09:35 --> 01:09:38: And then obviously to raise the capacity of the Land
01:09:38 --> 01:09:39: Trust and and.
01:09:39 --> 01:09:43: And to be clear on what are your priorities?
01:09:43 --> 01:09:46: Joe Rowley, the longtime mayor of Charlotte,
01:09:46 --> 01:09:49: always said that the very best property in a
01:09:49 --> 01:09:51: community ought to be in the public
01:09:51 --> 01:09:52: realm. You
01:09:52 --> 01:09:53: need to. You need to.
01:09:53 --> 01:09:55: You need to decide that you're going to do that.
01:09:55 --> 01:09:58: Also, housing, and I'll talk more about this.
01:09:58 --> 01:09:59: We suggest creating a new
01:10:00 --> 01:10:02: a new organization because
01:10:02 --> 01:10:05: there's no clear champions were creating that housing.
01:10:05 --> 01:10:07: Right now, and that would be a Community Development
Corporation,
01:10:07 --> 01:10:10: which I'll talk about. We see vision captures,
01:10:10 --> 01:10:11: which we understand
01:10:11 --> 01:10:12: they're working on already.
01:10:12 --> 01:10:16: Beginning this trail network. The infrastructure,
01:10:16 --> 01:10:19: the roads, the roundabout, sidewalks.
01:10:19 --> 01:10:23: We believe the Chamber because they connect into a
statewide
01:10:23 --> 01:10:25: organization and actually a national organization.
01:10:26 --> 01:10:29: Or are the appropriate ones for that and the keepers
01:10:29 --> 01:10:29: of
01:10:29 --> 01:10:30: the future.
01:10:31 --> 01:10:32: Is that really
01:10:32 --> 01:10:35: the Planning Council? They're the ones that.
01:10:35 --> 01:10:39: Capture to really understand where all this is going and

01:10:39 --> 01:10:42: be the keepers of your quality and design.
 01:10:42 --> 01:10:45: So let me talk about a little bit about the
 01:10:45 --> 01:10:47: Community Development Corporation.
 01:10:47 --> 01:10:51: A 5013 C 310 or 15 members pulling together for
 01:10:51 --> 01:10:54: each of the other organizations.
 01:10:54 --> 01:10:56: We believe it needs to have two paid staff,
 01:10:56 --> 01:11:00: one person who understands how to do of the various
 01:11:00 --> 01:11:04: housing developments that make them affordable and and
 using different
 01:11:04 --> 01:11:05: sources of money.
 01:11:05 --> 01:11:07: We did thousands of units when
 01:11:07 --> 01:11:08: I was a Mayor of Pittsburgh,
 01:11:08 --> 01:11:09: and typically
 01:11:09 --> 01:11:13: we might have four or five different sources of financing
 01:11:13 --> 01:11:14: plus bank financing to
 01:11:14 --> 01:11:16: get to get to affordability
 01:11:16 --> 01:11:16: for
 01:11:16 --> 01:11:20: hot for a housing. So somebody needs to understand how
 01:11:20 --> 01:11:22: to put that together.
 01:11:22 --> 01:11:24: The second person we believe is the convener,
 01:11:25 --> 01:11:28: the one who is putting together all these organizations to
 01:11:28 --> 01:11:31: work together and let me just say quite frankly,
 01:11:31 --> 01:11:33: maybe your biggest challenge is whether you all can
 01:11:33 --> 01:11:35: work together or not.
 01:11:36 --> 01:11:37: You understand what I'm saying.
 01:11:38 --> 01:11:40: You all going to go do your own thing,
 01:11:40 --> 01:11:43: not as effective. You come together and you all singing
 01:11:43 --> 01:11:45: the same song very good.
 01:11:45 --> 01:11:47: And so you need to think about how that happens.
 01:11:47 --> 01:11:51: That's why that convener of bringing together the ideas and
 01:11:51 --> 01:11:53: putting them together
 01:11:53 --> 01:11:53: is so critical.
 01:11:54 --> 01:11:56: And then one other staff person
 01:11:57 --> 01:11:59: you you need to tell your story.
 01:11:59 --> 01:12:02: As Rick mentioned, there is literally
 01:12:02 --> 01:12:02: of dollars
 01:12:02 --> 01:12:03: billions
 01:12:02 --> 01:12:03: right now
 01:12:03 --> 01:12:06: available for infrastructure for trails.
 01:12:06 --> 01:12:11: On the Appalachian Regional Commission I'm on 2 nonprofit
 organizations
 01:12:11 --> 01:12:14: that have both go out the significant money.

01:12:14 --> 01:12:16: Millions of dollars from the
01:12:16 --> 01:12:17: aspirational regional
01:12:17 --> 01:12:18: Commission, which
01:12:18 --> 01:12:20: gives away millions of dollars every year.
01:12:20 --> 01:12:25: Have you ever asked? And so that's the challenge for
01:12:25 --> 01:12:27: you is to understand
01:12:26 --> 01:12:26: that
01:12:26 --> 01:12:27: that person needs
01:12:27 --> 01:12:29: to be a real expert,
01:12:29 --> 01:12:32: and understanding where the possum money are in your
state
01:12:32 --> 01:12:35: and in the federal government that you can,
01:12:35 --> 01:12:37: you can tax it doesn't matter.
01:12:37 --> 01:12:38: In any way, whether
01:12:38 --> 01:12:39: you're incorporating or not
01:12:39 --> 01:12:40: and access
01:12:40 --> 01:12:44: this money. So this is a chart that we've laid
01:12:44 --> 01:12:47: out that sort of brings it all together.
01:12:47 --> 01:12:50: Who's what's the function of those five initiatives?
01:12:50 --> 01:12:53: Who's the champion of one of the roles they are
01:12:53 --> 01:12:54: in a very specific way.
01:12:54 --> 01:12:57: For example, in the Land Trust that they acquire,
01:12:57 --> 01:13:01: 30 acres are good easements on 30 acres per year,
01:13:01 --> 01:13:05: or that we build the units as Jonathan talked about
01:13:05 --> 01:13:05: it.
01:13:05 --> 01:13:07: So that's this. And then.
01:13:07 --> 01:13:09: It uses what? What are you gonna?
01:13:09 --> 01:13:12: What are you gonna do with the sources of revenue?
01:13:12 --> 01:13:15: We made some general suggestions for there where where
that
01:13:15 --> 01:13:16: money comes from.
01:13:16 --> 01:13:18: So there are the challenges you're facing.
01:13:18 --> 01:13:19: Let me just say no,
01:13:19 --> 01:13:21: we're going to
01:13:21 --> 01:13:22: off.
01:13:21 --> 01:13:23: give you the weekend
01:13:22 --> 01:13:23: But
01:13:23 --> 01:13:24: when you wake up Monday morning
01:13:25 --> 01:13:26: here's your task.
01:13:27 --> 01:13:29: You need to create the CDC.
01:13:29 --> 01:13:31: You gotta do that. We believe the Chamber ought to
01:13:31 --> 01:13:33: be the convener for that,
01:13:33 --> 01:13:35: but it brings all the groups together.

01:13:35 --> 01:13:35: You need to fight with
01:13:35 --> 01:13:37: each other. Twist or
01:13:38 --> 01:13:40: walk out of that room with a clear sense that
01:13:40 --> 01:13:42: we're going to work together.
01:13:42 --> 01:13:45: The second thing you need to do when a Monday
01:13:45 --> 01:13:48: morning is you need to go talk to the to
01:13:48 --> 01:13:51: the state about moving their transportation
01:13:51 --> 01:13:52: yard.
01:13:53 --> 01:13:55: That's like a no brainer
01:13:55 --> 01:13:56: right in the middle of your city.
01:13:56 --> 01:14:01: You have a truck, spark and whatever else is there.
01:14:02 --> 01:14:05: Get rid of it. It opens up all that property
01:14:05 --> 01:14:07: behind it for opportunity
01:14:07 --> 01:14:11: and Stephanie, we want you to move your office.
01:14:12 --> 01:14:17: But you begin that conversation now because that creates
the
01:14:17 --> 01:14:21: value for all the rest of the property behind them.
01:14:21 --> 01:14:25: The other is convening the groups bring bring all of
01:14:25 --> 01:14:29: you together and and really begin to think about what
01:14:29 --> 01:14:29: a what a,
01:14:29 --> 01:14:31: what a strategy looks like,
01:14:31 --> 01:14:36: and finally recognize that there is billions of dollars available.
01:14:36 --> 01:14:37: Really, in some
01:14:37 --> 01:14:38: ways unprecedented
01:14:38 --> 01:14:39: sense of the construction
01:14:39 --> 01:14:40: of the Interstate, Highway
01:14:40 --> 01:14:42: system and
01:14:42 --> 01:14:46: and you need to educate yourselves on where that money
01:14:46 --> 01:14:49: is and how you go about doing it.
01:14:49 --> 01:14:50: Sing your song
01:14:50 --> 01:14:51: you have. Great story to
01:14:51 --> 01:14:54: tell. Don't be shy about her.
01:15:02 --> 01:15:03: Next time, thank
01:15:03 --> 01:15:07: you all. We're gonna wrap up now and and look
01:15:07 --> 01:15:09: like to get some questions for you,
01:15:09 --> 01:15:11: but I just want to just say a couple of
01:15:11 --> 01:15:12: final words about
01:15:12 --> 01:15:13: some of the stuff we've talked about
01:15:13 --> 01:15:15: today. Tom here
01:15:16 --> 01:15:18: I've been. I grew up in a small town outside
01:15:19 --> 01:15:20: of Birmingham AL
01:15:20 --> 01:15:23: many years ago, and I've been in this business for

01:15:23 --> 01:15:24: a very long time.
01:15:24 --> 01:15:26: I've learned a lot last 45.
01:15:26 --> 01:15:29: And working with small towns all over the country
01:15:29 --> 01:15:31: and I just want to talk about one thing and
01:15:32 --> 01:15:32: that skepticism,
01:15:33 --> 01:15:36: I go home to Alabama and people will tell me
01:15:36 --> 01:15:37: I'm against plan.
01:15:37 --> 01:15:39: And I say, OK, well then you tell me the
01:15:39 --> 01:15:41: name of any successful organization,
01:15:41 --> 01:15:45: institution, corporation or community that doesn't plan
01:15:45 --> 01:15:47: for the future. Failing
01:15:47 --> 01:15:50: to plan simply means planning to fail.
01:15:50 --> 01:15:53: And you know, we've also talked about all the assets
01:15:53 --> 01:15:54: you have.
01:15:54 --> 01:15:57: Successful plans always grow out of inventorying your
assets,
01:15:57 --> 01:15:59: and whether you're building an economic development plan
or land
01:15:59 --> 01:15:59: use,
01:15:59 --> 01:16:01: planning tourism plan, whatever,
01:16:01 --> 01:16:03: you always grow out of what you already have.
01:16:03 --> 01:16:05: And what's good for you.
01:16:05 --> 01:16:08: Know, individuals is also good for communities.
01:16:08 --> 01:16:10: This idea of begin with the end in mind thinking
01:16:10 --> 01:16:11: of win,
01:16:11 --> 01:16:12: win Tom just talked about that,
01:16:12 --> 01:16:15: working together, etc. Excuse me,
01:16:15 --> 01:16:16: I'm going to put them on the wrong way here.
01:16:16 --> 01:16:18: Some other lessons I've learned,
01:16:18 --> 01:16:20: you know, the most important question in the Community is
01:16:20 --> 01:16:21: almost never how much
01:16:21 --> 01:16:23: does it cost. Lotion
01:16:23 --> 01:16:25: quest portent question is almost always
01:16:25 --> 01:16:28: what should we do and what we found is that
01:16:28 --> 01:16:29: money almost always
01:16:29 --> 01:16:32: follows good ideas. The other thing I hope is impressed
01:16:32 --> 01:16:34: on you today is you don't have to
01:16:34 --> 01:16:35: upset except
01:16:35 --> 01:16:37: substandard development.
01:16:37 --> 01:16:40: You know if you say no to bad development,
01:16:40 --> 01:16:40: I guarantee you
01:16:40 --> 01:16:44: will always get developed better development in its place and

01:16:44 --> 01:16:45: I think what has happened
 01:16:45 --> 01:16:48: with your hillside proposals is a great example of that
 01:16:48 --> 01:16:51: because people got involved and said this is not good
 01:16:51 --> 01:16:52: enough.
 01:16:53 --> 01:16:54: So continue to say
 01:16:54 --> 01:16:56: that sort of thing as well.
 01:16:57 --> 01:16:58: You know, and it also is true,
 01:16:58 --> 01:16:58: is
 01:16:58 --> 01:16:59: never takes, but
 01:16:59 --> 01:17:00: a few small
 01:17:00 --> 01:17:02: small group of people to change the world for the
 01:17:02 --> 01:17:03: better.
 01:17:03 --> 01:17:03: This young
 01:17:03 --> 01:17:05: couple from Laurel Ms
 01:17:05 --> 01:17:08: has almost single handedly changed that small southern
 town and
 01:17:08 --> 01:17:12: has gotten millions of dollars invested there because they
 just
 01:17:12 --> 01:17:14: decided to restore 40 houses.
 01:17:14 --> 01:17:15: And that
 01:17:15 --> 01:17:18: brought in people from all over the world.
 01:17:18 --> 01:17:21: You know, the people moving there from Canada from
 England,
 01:17:22 --> 01:17:25: etc because they learned about this on hometown TV and
 01:17:26 --> 01:17:28: I understand it's not always easy.
 01:17:28 --> 01:17:30: This is a sign I took a picture of up
 01:17:30 --> 01:17:31: in the Shadow Valley,
 01:17:31 --> 01:17:34: but doesn't that sound or sum up life in small
 01:17:34 --> 01:17:34: town
 01:17:35 --> 01:17:35: you know, no matter
 01:17:35 --> 01:17:38: what you propose to, there were people there will be
 01:17:38 --> 01:17:38: people who will
 01:17:38 --> 01:17:39: tell you can't do it.
 01:17:39 --> 01:17:41: Won't work. Cost too much?
 01:17:41 --> 01:17:44: Tried it already? And yes,
 01:17:44 --> 01:17:45: no. Little
 01:17:45 --> 01:17:45: words in
 01:17:45 --> 01:17:46: powerful
 01:17:45 --> 01:17:46: small
 01:17:46 --> 01:17:46: town America, but I
 01:17:46 --> 01:17:48: want to tell you more powerful
 01:17:48 --> 01:17:50: word and that word is yes.
 01:17:50 --> 01:17:53: Yes we can make cash is a better place to

01:17:53 --> 01:17:56: live in to look at the work in to visit.
01:17:56 --> 01:17:58: You know, a pessimist sees difficulty
01:17:58 --> 01:18:02: in every opportunity, but not from the sees opportunity in
01:18:03 --> 01:18:04: every difficulty,
01:18:04 --> 01:18:06: ladies and gentlemen of vision counts,
01:18:06 --> 01:18:08: but implementation is priceless.
01:18:09 --> 01:18:11: You can walk uphill together,
01:18:11 --> 01:18:11: or you can
01:18:11 --> 01:18:14: go downhill separately. So I'll be happy to take some
01:18:15 --> 01:18:15: questions
01:18:15 --> 01:18:17: from the audience about what we talked about this morning.
01:18:17 --> 01:18:19: But I'd also like to remind you that we're going
01:18:19 --> 01:18:19: to leave a
01:18:19 --> 01:18:20: copy of this PowerPoint here.
01:18:20 --> 01:18:21: Today we're going
01:18:21 --> 01:18:23: to have a very detailed report,
01:18:23 --> 01:18:25: much more detailed than what we've heard about
01:18:25 --> 01:18:28: this morning, within about 60 days.
01:18:28 --> 01:18:30: From our visitors. So anybody
01:18:30 --> 01:18:32: have any thoughts, questions or comments they'd like
01:18:32 --> 01:18:34: to offer before we have to head
01:18:34 --> 01:18:34: off to the airport? Yes,
01:18:34 --> 01:18:35: Sir.
01:18:36 --> 01:18:40: My question I guess, is there anything more than Tom?
01:18:40 --> 01:18:43: You know you go over fordable housing built in Pittsburgh
01:18:43 --> 01:18:44: area.
01:18:44 --> 01:18:44: How
01:18:44 --> 01:18:45: did you keep it
01:18:45 --> 01:18:48: cool? I mean, what prevents somebody from down the road
01:18:48 --> 01:18:48: saying,
01:18:48 --> 01:18:49: you
01:18:49 --> 01:18:50: know, I can get three times
01:18:50 --> 01:18:53: without love? You let me let me just do
01:18:53 --> 01:18:54: 11 deal.
01:18:57 --> 01:18:58: The question is how do you
01:18:58 --> 01:19:00: keep affordable housing affordable?
01:19:01 --> 01:19:03: We just do one deal for you.
01:19:03 --> 01:19:04: We did a
01:19:04 --> 01:19:05: 2 or 300 what
01:19:05 --> 01:19:07: we call a deferred mortgages
01:19:07 --> 01:19:07: a year
01:19:08 --> 01:19:09: and and so.

01:19:09 --> 01:19:11: So let's say a house costs
01:19:12 --> 01:19:13: \$300,000
01:19:13 --> 01:19:14: to build
01:19:15 --> 01:19:16: and and that might
01:19:16 --> 01:19:18: be some front end subsidies
01:19:18 --> 01:19:19: on land and everything.
01:19:19 --> 01:19:23: So you as a young couple or person goes to
01:19:23 --> 01:19:27: the bank and you get a mortgage in for \$150,000.
01:19:27 --> 01:19:32: We would have a fund that we provide 100 out
01:19:32 --> 01:19:33: of \$150,000.
01:19:33 --> 01:19:36: With the developer and he was holding the first second
01:19:36 --> 01:19:40: mortgage and we were betting with you that would create
01:19:40 --> 01:19:44: value in that neighborhood and so anything over the other
01:19:44 --> 01:19:44: the
01:19:44 --> 01:19:47: 1st 100. You're paying your mortgage to the bank
01:19:48 --> 01:19:51: \$150 thousand dollars you know monthly and and when you
01:19:51 --> 01:19:52: sell
01:19:52 --> 01:19:53: your house we split
01:19:53 --> 01:19:53: the profits.
01:19:55 --> 01:19:55: So
01:19:55 --> 01:19:57: you get a dollar and we get a dollar back
01:19:57 --> 01:19:59: to pay that deferred mortgage
01:19:59 --> 01:20:02: and and whether we get it all back or not
01:20:02 --> 01:20:03: remains to be seen,
01:20:03 --> 01:20:03: but
01:20:03 --> 01:20:06: then we use that to write down the cost of
01:20:06 --> 01:20:07: the House.
01:20:07 --> 01:20:08: Further,
01:20:08 --> 01:20:11: if you understand what I mean then somebody buys it
01:20:11 --> 01:20:12: so it keeps it,
01:20:12 --> 01:20:16: keeps the price of the house relatively stable.
01:20:17 --> 01:20:18: The other thing we do
01:20:18 --> 01:20:19: is if we get grants
01:20:19 --> 01:20:23: and so in some cases if we get grants and
01:20:23 --> 01:20:26: we write down the price of the House.
01:20:26 --> 01:20:27: Then we will put an
01:20:27 --> 01:20:30: easement on the property with the value can only go
01:20:30 --> 01:20:31: so much out there,
01:20:31 --> 01:20:34: so there's numbers of ways of doing it and and
01:20:34 --> 01:20:36: I I don't wanna go so there's
01:20:36 --> 01:20:37: a number of ways
01:20:37 --> 01:20:38: but but there's that

01:20:38 --> 01:20:41: means you need to be really smart and that's why
01:20:41 --> 01:20:44: you need to get an organization and a staff person
01:20:44 --> 01:20:48: who understands how to mix and mash public mass,
01:20:48 --> 01:20:51: public and private money so that you can put the
01:20:51 --> 01:20:52: deal together
01:20:52 --> 01:20:55: that makes sense. So that's why that
01:20:56 --> 01:20:57: the highway. Property
01:20:57 --> 01:21:00: looks so interesting because that's publicly owned right now
01:21:01 --> 01:21:04: in the property of the AI behind that is owned
01:21:04 --> 01:21:04: by
01:21:04 --> 01:21:06: help me at hospital trust.
01:21:06 --> 01:21:09: So like my sense, there's two potentially
01:21:09 --> 01:21:10: friendly
01:21:11 --> 01:21:14: owners that you might be able to sit down and
01:21:14 --> 01:21:15: begin to work on a dealer.
01:21:15 --> 01:21:19: Uh, and then we begin to pull the Appalachian regional
01:21:19 --> 01:21:21: money for rural housing.
01:21:21 --> 01:21:23: OK, so you begin to pull money together and maybe
01:21:23 --> 01:21:24: you have a staff
01:21:24 --> 01:21:27: of four or five different sources to get the price
01:21:27 --> 01:21:28: to where you want to be,
01:21:28 --> 01:21:31: so that if your teachers here and might be your
01:21:31 --> 01:21:34: middle manager in one of your can't afford to buy
01:21:34 --> 01:21:36: a house and actually live here,
01:21:36 --> 01:21:37: that's the goal.
01:21:39 --> 01:21:39: He's like hey
01:21:39 --> 01:21:42: Hydroform built around, you know,
01:21:42 --> 01:21:45: like the poverty or the income levels of the county
01:21:45 --> 01:21:47: or the region you're in.
01:21:47 --> 01:21:47: So
01:21:47 --> 01:21:48: I mean like they are
01:21:48 --> 01:21:49: seeing you know
01:21:49 --> 01:21:50: because of the three tiers
01:21:50 --> 01:21:54: of North Carolina from or I can't remember having
01:21:54 --> 01:21:56: all this. Well your income here,
01:21:56 --> 01:21:59: sort of schizophrenic getaway. Yeah,
01:21:59 --> 01:22:00: 'cause you have a high
01:22:00 --> 01:22:03: income population but Jackson County
01:22:03 --> 01:22:05: has one of the lowest income populations,
01:22:05 --> 01:22:07: so you need to figure out how you tell
01:22:07 --> 01:22:09: that story. So
01:22:09 --> 01:22:11: that it benefits where you wanna go and the fact

01:22:11 --> 01:22:14: that you're gonna do affordable housing for
01:22:14 --> 01:22:16: middle income family here, I
01:22:16 --> 01:22:17: think fits you
01:22:17 --> 01:22:18: in a sweet spot
01:22:18 --> 01:22:19: for that conversation
01:22:20 --> 01:22:26: in the background. Sending you.
01:22:26 --> 01:22:27: Pick up a little bit of cake.
01:22:28 --> 01:22:32: First question is about the funding we discussed with the
01:22:32 --> 01:22:33: developer.
01:22:33 --> 01:22:35: So in your poll report,
01:22:35 --> 01:22:36: will you give kinda hate?
01:22:36 --> 01:22:40: Is the Powell our already paid counselor welcome have
would
01:22:40 --> 01:22:43: be able to do that as like us tonight clause
01:22:43 --> 01:22:45: on judicial governmental structure.
01:22:45 --> 01:22:47: How would we be able to have those negotiations with
01:22:47 --> 01:22:48: the county to get those?
01:22:51 --> 01:22:53: And then the second
01:22:53 --> 01:22:55: question I have is how
01:22:55 --> 01:22:59: is the state report which will help us define
01:22:59 --> 01:23:02: some of the challenges that you have when we apply
01:23:02 --> 01:23:04: for this very very large state.
01:23:04 --> 01:23:08: Regional government grants. We have a really hard time
designing
01:23:08 --> 01:23:11: a population that is deserving of the amount of money
01:23:12 --> 01:23:13: that we can structure.
01:23:13 --> 01:23:14: So that's something
01:23:14 --> 01:23:16: I think we can work with community,
01:23:16 --> 01:23:18: but we've never been able to define how many people
01:23:18 --> 01:23:20: are actually live here year
01:23:20 --> 01:23:21: round. How many people lived?
01:23:21 --> 01:23:24: Your part time and then
01:23:24 --> 01:23:26: why that fluctuation matters that you can
01:23:26 --> 01:23:28: live here all the time and how we can get
01:23:28 --> 01:23:31: that money that's used like they're talking about moving to
01:23:31 --> 01:23:32: high for this part.
01:23:35 --> 01:23:37: Because of the population challenge.
01:23:37 --> 01:23:38: Well, let me just tell you
01:23:38 --> 01:23:39: something we learned
01:23:39 --> 01:23:42: so. When
01:23:42 --> 01:23:43: it comes to like highway
01:23:43 --> 01:23:45: projects like trying to build a roundabout,
01:23:45 --> 01:23:48: you get scored against other places and you know like

01:23:48 --> 01:23:50: you be scored against Buncombe County for example.
01:23:50 --> 01:23:52: And you might have a lot of congestion out here,
01:23:52 --> 01:23:55: but not relative to Buncombe County and Asheville.
01:23:55 --> 01:23:58: You don't right so even if this makes project makes
01:23:58 --> 01:24:01: a lot of sense on the traditional scoring thing,
01:24:01 --> 01:24:04: you don't score as high enough off attempts to get
01:24:04 --> 01:24:05: pushed up the list,
01:24:05 --> 01:24:07: but did you know that there are projects?
01:24:07 --> 01:24:09: There are places all over the state of North Carolina
01:24:09 --> 01:24:11: then getting here marks to do things because.
01:24:11 --> 01:24:15: They have somebody down in Raleigh talking to the
legislators
01:24:15 --> 01:24:18: and say we've been trying to get this roundabout for
01:24:18 --> 01:24:19: you know 10 years,
01:24:19 --> 01:24:21: and it's not happening. We need your help.
01:24:21 --> 01:24:24: That's what other things you need to do is you
01:24:24 --> 01:24:26: need to go beyond the normal sort of you know
01:24:26 --> 01:24:29: procedural kind of things that are scoring these projects.
01:24:29 --> 01:24:31: You guys get scored low.
01:24:31 --> 01:24:33: The other thing I would say is that Highlands
01:24:33 --> 01:24:35: up the road. You've oftentimes units of competitive.
01:24:35 --> 01:24:38: Certainly exactly the same situation you are.
01:24:39 --> 01:24:41: So there's strength in numbers,
01:24:41 --> 01:24:43: right? Go in and tell your story together.
01:24:43 --> 01:24:45: You might hire A lobbyist together,
01:24:45 --> 01:24:45: that sort of
01:24:45 --> 01:24:48: thing, and so those are the kind of things that
01:24:48 --> 01:24:50: you you gotta take.
01:24:50 --> 01:24:51: Obviously what you're working in,
01:24:51 --> 01:24:54: but there is more money available right now for infrastructure
01:24:54 --> 01:24:57: construction in the United States and anytime in the last,
01:24:57 --> 01:24:57: you
01:24:57 --> 01:24:59: know, 50 years probably. I mean,
01:24:59 --> 01:25:02: it's in we had a trillion dollars and you know,
01:25:02 --> 01:25:06: on top of that you have all the American rescue
01:25:06 --> 01:25:06: plan money
01:25:06 --> 01:25:06: then you got all these.
01:25:06 --> 01:25:07: You
01:25:07 --> 01:25:07: and
01:25:07 --> 01:25:07: know
01:25:07 --> 01:25:08: lots of other things as well,
01:25:08 --> 01:25:10: so that's kind of what we're saying.

01:25:10 --> 01:25:15: Be more aggressive. About telling your story and asking it
01:25:15 --> 01:25:19: and the truth is you are subsidizing the rest of
01:25:19 --> 01:25:20: the county.
01:25:20 --> 01:25:23: In terms of, you know what you're providing relative with
01:25:23 --> 01:25:24: what you're getting,
01:25:24 --> 01:25:26: and that's a story
01:25:26 --> 01:25:28: that you need to work on,
01:25:28 --> 01:25:29: and you know we we
01:25:29 --> 01:25:32: talked this densely with the county administrator.
01:25:32 --> 01:25:35: You know there are things you can do collectively with
01:25:35 --> 01:25:37: the county to get yourself moved up as well.
01:25:37 --> 01:25:40: So I I think there's still opportunities,
01:25:40 --> 01:25:43: but we certainly recognize none of this is easy.
01:25:43 --> 01:25:44: Well, yes, ma'am.
01:25:46 --> 01:25:46: Sending
01:25:46 --> 01:25:49: to the chamber and to utilize those diversity.
01:25:51 --> 01:25:51: Cedar.
01:25:54 --> 01:25:55: My question is suitable
01:25:55 --> 01:25:58: talk about the importance of the roundabout and
01:25:59 --> 01:26:00: intelligent work, and
01:26:00 --> 01:26:02: saying that I also take some
01:26:02 --> 01:26:03: miracles like
01:26:03 --> 01:26:07: 1 being handed entrepreneurs or businesses they feed in
there
01:26:07 --> 01:26:07: now.
01:26:09 --> 01:26:10: Or investor serves as your traffic
01:26:11 --> 01:26:12: report but
01:26:12 --> 01:26:13: yet continuous flow
01:26:13 --> 01:26:16: of traffic reaches without
01:26:16 --> 01:26:17: thoughtfulness
01:26:17 --> 01:26:19: the ability to cross over
01:26:19 --> 01:26:19: one of the
01:26:19 --> 01:26:23: Senate. So one is when you write your proposal uniqueness.
01:26:23 --> 01:26:27: Secondly, will you be able to help us see how
01:26:27 --> 01:26:30: to protect the ingress and egress?
01:26:30 --> 01:26:32: So that I can see this traffic again,
01:26:32 --> 01:26:36: does compromise. Market & Jones.
01:26:36 --> 01:26:37: You
01:26:37 --> 01:26:39: know, like some breweries, all the things around that.
01:26:40 --> 01:26:43: OK, two things I'm gonna let Ross take this,
01:26:43 --> 01:26:44: but first
01:26:44 --> 01:26:46: thing you know is that more curb cuts you have,

01:26:46 --> 01:26:48: the more accidents you have.
01:26:48 --> 01:26:50: OK, that's true in every community in America,
01:26:50 --> 01:26:52: more curb cut more ways you get injured and drink
01:26:52 --> 01:26:53: more actions we have.
01:26:53 --> 01:26:55: So that's number 1 #2.
01:26:55 --> 01:26:58: We're not roundabout, you can.
01:26:58 --> 01:26:58: There
01:26:58 --> 01:26:59: are lots of ways
01:26:59 --> 01:27:02: to slow down the traffic to allow and stop the
01:27:02 --> 01:27:04: traffic to allow people to go around,
01:27:04 --> 01:27:05: but now
01:27:05 --> 01:27:07: you you've got you got people are stopping when there's
01:27:07 --> 01:27:09: not even anybody in there to stop for right?
01:27:09 --> 01:27:11: And so on so forth.
01:27:11 --> 01:27:11: Well, if you wanna
01:27:11 --> 01:27:12: just take those two
01:27:13 --> 01:27:13: directly.
01:27:15 --> 01:27:19: Yeah so. Understanding the question is how do you preserve
01:27:19 --> 01:27:24: local access to the businesses immediate to the intersection
and
01:27:24 --> 01:27:28: then in pedestrian is still cross the roads and roundabouts
01:27:29 --> 01:27:34: in this location would actually make pedestrian crossings
easier.
01:27:34 --> 01:27:37: Right now it's a daunting right across the street at
01:27:37 --> 01:27:40: any time is why you get stuck in these little
01:27:40 --> 01:27:40: islands.
01:27:40 --> 01:27:43: You're still you're. You're at the same level as the
01:27:43 --> 01:27:44: cars when you're out out there.
01:27:44 --> 01:27:46: The roundabout where the boy dead.
01:27:46 --> 01:27:50: It's a shorter. Awesome, there's a medium refuge in the
01:27:50 --> 01:27:50: middle,
01:27:50 --> 01:27:55: and you're expected by by curb so it is better.
01:27:55 --> 01:27:56: Local access
01:27:56 --> 01:27:57: can still be
01:27:57 --> 01:27:58: managed
01:27:58 --> 01:28:04: with roundabouts. There may be very slight modifications to
exactly
01:28:04 --> 01:28:08: the width of the opening at a property,
01:28:08 --> 01:28:12: but nobody is going to be precluded from access and.
01:28:12 --> 01:28:14: Ed actually had a very interesting example.
01:28:16 --> 01:28:18: Our communities, they did improve
01:28:18 --> 01:28:23: their intersections, got roundabout business went up
dramatically because it's

01:28:23 --> 01:28:24: simply easier to get there.

01:28:24 --> 01:28:28: Traffic is not going to be whizzing through again.

01:28:28 --> 01:28:34: We recommended calming traffic at the entries to the village center.

01:28:34 --> 01:28:35: center.

01:28:35 --> 01:28:37: Yep, 25 mile an hour speed limit.

01:28:37 --> 01:28:41: Those treatments would actually make 25 much more achievable average

01:28:42 --> 01:28:42: speed,

01:28:42 --> 01:28:46: so I think on balance it makes everything better.

01:28:46 --> 01:28:58: Yes, ma'am. Well, that has to do with this

01:28:58 --> 01:28:59: particular detail

01:29:00 --> 01:29:06: of roundabout design, but typically roundabout well hasn't defined pathway

01:29:06 --> 01:29:07: for cars.

01:29:07 --> 01:29:10: The center where you actually get up on the island

01:29:10 --> 01:29:12: uses what is called a mountable curb.

01:29:12 --> 01:29:13: It's not a hard

01:29:13 --> 01:29:18: vertical curve, and it's designed so very large vehicles that

01:29:18 --> 01:29:20: can't make the big swing.

01:29:20 --> 01:29:23: Connection just drive over a portion that they make Dragon

01:29:23 --> 01:29:24: retire over.

01:29:24 --> 01:29:25: It's designed.

01:29:27 --> 01:29:27: OK.

01:29:28 --> 01:29:36: Over here just been. Previous experience with communities like large

01:29:36 --> 01:29:42: number of seasonal property owners providing huge tax breaks.

01:29:42 --> 01:29:42: They

01:29:42 --> 01:29:44: have a certain amount of contact.

01:29:46 --> 01:29:46: Crap.

01:29:48 --> 01:29:51: And they have a great prostration in

01:29:51 --> 01:29:54: not knowing what's going on and not being included.

01:29:54 --> 01:29:55: Have you ever

01:29:56 --> 01:29:57: come across in his strategy?

01:29:57 --> 01:29:58: Super clued

01:29:58 --> 01:30:00: them in their argumentation

01:30:00 --> 01:30:00: ready, but

01:30:01 --> 01:30:03: at the beginning we have to working group of people.

01:30:03 --> 01:30:04: Well one of the things

01:30:04 --> 01:30:08: we recommended I was was that the the

01:30:08 --> 01:30:10: membership of the Planning

01:30:10 --> 01:30:12: Committee be broadened

01:30:12 --> 01:30:12: to include

01:30:12 --> 01:30:13: people who live outside
01:30:14 --> 01:30:15: who are property owners outside
01:30:15 --> 01:30:16: of the court. So
01:30:16 --> 01:30:18: that would get at some of these.
01:30:18 --> 01:30:20: Seasonal. With seasonal
01:30:20 --> 01:30:24: residents, who would include people own businesses outside
of the
01:30:24 --> 01:30:24: poor thing,
01:30:24 --> 01:30:25: so that that's that's
01:30:25 --> 01:30:27: one way to do that?
01:30:27 --> 01:30:28: Yeah, but we've worked in many,
01:30:28 --> 01:30:29: many communities that have seen the residents.
01:30:29 --> 01:30:31: I mean, Park City, UT Jackson,
01:30:31 --> 01:30:33: Wyoming. I mean Sun Valley,
01:30:33 --> 01:30:34: ID,
01:30:34 --> 01:30:35: you name it at Lake Placid
01:30:35 --> 01:30:36: NY. I could go on and
01:30:36 --> 01:30:38: on and
01:30:38 --> 01:30:40: you know the other. The other thing is one of
01:30:40 --> 01:30:41: the things that the Community
01:30:41 --> 01:30:43: Development Council could do is to set up a forum
01:30:43 --> 01:30:46: for dialogue about the future that is ongoing.
01:30:46 --> 01:30:48: After this I mean part of it is we have
01:30:48 --> 01:30:50: all these great groups here in town but off.
01:30:50 --> 01:30:53: And after all doing their own thing and what we're
01:30:53 --> 01:30:57: saying is create a mechanism to work together on
01:30:57 --> 01:30:57: and
01:30:57 --> 01:30:57: a
01:30:57 --> 01:30:57: that
01:30:57 --> 01:30:57: few
01:30:57 --> 01:30:58: will
01:30:57 --> 01:30:58: priorities
01:30:58 --> 01:30:58: help you be
01:30:58 --> 01:31:00: more likely to accomplish them.
01:31:00 --> 01:31:01: And if you'll be in the in the know.
01:31:01 --> 01:31:03: I mean one of the persons that we heard of
01:31:03 --> 01:31:06: the property that was denied approval was a lot of
01:31:06 --> 01:31:09: people didn't even know it was being approved until it
01:31:09 --> 01:31:11: was almost a done deal,
01:31:11 --> 01:31:11: so.
01:31:12 --> 01:31:14: We're we're saying,
01:31:14 --> 01:31:16: keep proactive about those things.

01:31:16 --> 01:31:19: You know we met with the developer of the proposed
01:31:19 --> 01:31:21: projects are taking
01:31:21 --> 01:31:22: that's taking place, and
01:31:22 --> 01:31:24: then he had to different totally different approach.
01:31:24 --> 01:31:27: He started approaching residents and then it was interesting
that
01:31:27 --> 01:31:29: developer when he came in he came in with three
01:31:29 --> 01:31:30: residents who had.
01:31:30 --> 01:31:33: He had already met with and talked about the details
01:31:33 --> 01:31:33: of that
01:31:33 --> 01:31:35: project. So that's the kind of thing that we'd like
01:31:35 --> 01:31:36: to see the world.
01:31:38 --> 01:31:38: Tremendous
01:31:38 --> 01:31:39: wealth up here
01:31:39 --> 01:31:43: and it's getting bigger and bigger.
01:31:43 --> 01:31:48: Well. Concepts. Well, I didn't see that.
01:31:50 --> 01:31:53: But we do need to develop some kind of dialogue
01:31:53 --> 01:31:53: and
01:31:54 --> 01:31:55: you know education.
01:31:55 --> 01:31:56: This is like this
01:31:56 --> 01:31:58: is education, but education is not an event,
01:31:58 --> 01:31:59: it's a process,
01:31:59 --> 01:32:00: right?
01:32:00 --> 01:32:02: And it you know, if you invited,
01:32:02 --> 01:32:05: you know, 20 people like me and or Tom and
01:32:05 --> 01:32:07: we all kind of say the same thing
01:32:07 --> 01:32:08: in a different way because it's,
01:32:08 --> 01:32:10: you know, a lot of this stuff is just common
01:32:10 --> 01:32:11: sense and you know,
01:32:11 --> 01:32:11: it's like what
01:32:11 --> 01:32:14: we've learned to travel is to learn.
01:32:14 --> 01:32:16: And that's what we try to do at UIS to
01:32:16 --> 01:32:16: learn what's
01:32:16 --> 01:32:17: working. What's not working, what could
01:32:17 --> 01:32:21: work better etc etc. But great question.
01:32:21 --> 01:32:25: Other questions comma. Yeah, yeah,
01:32:26 --> 01:32:27: I know you guys have.
01:32:28 --> 01:32:29: OK,
01:32:29 --> 01:32:31: and if you want to email us.
01:32:32 --> 01:32:32: Specific questions
01:32:32 --> 01:32:34: that we don't have time to deal with today.
01:32:34 --> 01:32:34: We would

01:32:34 --> 01:32:36: be happy to get back to you and
01:32:36 --> 01:32:37: some or
01:32:37 --> 01:32:38: call you on the phone.
01:32:38 --> 01:32:41: Whatever works better for you to talk about those things.
01:32:42 --> 01:32:42: And getting back
01:32:44 --> 01:32:45: everybody is true probably has
01:32:45 --> 01:32:49: a very strong opinions about corporation,
01:32:49 --> 01:32:50: including
01:32:51 --> 01:32:51: you
01:32:51 --> 01:32:53: guys might not.
01:32:54 --> 01:32:57: Yeah, that's a little more detail.
01:32:57 --> 01:33:01: I'd like to go to fees and specifically,
01:33:01 --> 01:33:05: This is why you said this moment in our history.
01:33:07 --> 01:33:09: OK, I'll tell you tell you why because
01:33:10 --> 01:33:13: you know. You
01:33:13 --> 01:33:16: took it that on after you've already took it on
01:33:16 --> 01:33:19: twice before and went down to overwhelming defeat
01:33:19 --> 01:33:20: with the voters who were here.
01:33:22 --> 01:33:23: You
01:33:23 --> 01:33:24: would likely get distracted
01:33:24 --> 01:33:27: from all the other things that we talked about here
01:33:27 --> 01:33:27: today,
01:33:27 --> 01:33:28: and you know just one.
01:33:28 --> 01:33:29: The one little
01:33:29 --> 01:33:32: story about that I was brought in by Frederick County,
01:33:32 --> 01:33:34: Virginia many years ago.
01:33:34 --> 01:33:36: It took help. Help them with
01:33:36 --> 01:33:39: the visioning process, fragile county seat of Frederick's
Winchester,
01:33:39 --> 01:33:41: VA. And they great
01:33:41 --> 01:33:44: came up with a great list of things to do
01:33:44 --> 01:33:47: and the number and the one first thing they decided
01:33:47 --> 01:33:50: to tack on the list was City county consolidation of
01:33:50 --> 01:33:52: services and Oh my God after two years of the
01:33:52 --> 01:33:54: biggest political fight.
01:33:54 --> 01:33:55: Mr Shenandoah
01:33:55 --> 01:33:57: Valley. They did not accomplish
01:33:57 --> 01:33:58: city county contents
01:33:58 --> 01:33:59: allocation services
01:33:59 --> 01:34:00: and nothing else on the list.
01:34:00 --> 01:34:02: Got done. So that
01:34:02 --> 01:34:04: was our point. We're not against incorporation.

01:34:04 --> 01:34:07: In fact, incorporation could give you lots of strengths.
01:34:07 --> 01:34:09: You could spend your own tax money here.
01:34:09 --> 01:34:12: You know you could have a mayor,
01:34:12 --> 01:34:14: you know, council. Whatever you know you wanted to do.
01:34:14 --> 01:34:17: But right now there are all these critical needs.
01:34:17 --> 01:34:19: We just think it's more important to focus on some
01:34:19 --> 01:34:20: of the critical needs.
01:34:20 --> 01:34:23: Get those things done, and maybe it could involve into
01:34:23 --> 01:34:23: that,
01:34:23 --> 01:34:26: but that's our. Because they're thinking about this.
01:34:26 --> 01:34:28: Not that we're opposed to incorporation,
01:34:28 --> 01:34:29: but just that it would
01:34:29 --> 01:34:30: distract you from so
01:34:30 --> 01:34:32: many other things that really need to get done right
01:34:32 --> 01:34:32: away.
01:34:34 --> 01:34:37: Other got time for maybe one or two more yes
01:34:37 --> 01:34:37: ma'am.
01:34:38 --> 01:34:39: Communicated
01:34:39 --> 01:34:40: with the right now.
01:34:41 --> 01:34:44: Seems to be a process for viewing that we need
01:34:44 --> 01:34:46: to make sure clear the follow up and we can
01:34:46 --> 01:34:49: continue to dialogue so will not write your shading.
01:34:49 --> 01:34:50: You a bunch of stuff over getting
01:34:50 --> 01:34:51: the feedback.
01:34:55 --> 01:34:55: Yes,
01:34:55 --> 01:34:57: I I see we can use the same link.
01:34:58 --> 01:35:02: Click the link that that's at the on the on
01:35:02 --> 01:35:03: the chamber.
01:35:03 --> 01:35:05: That gets directly through the chamber against you.
01:35:05 --> 01:35:08: Alive, so weak. It actually,
01:35:08 --> 01:35:09: yeah, absolutely to
01:35:09 --> 01:35:11: you alive doesn't go through cheaper,
01:35:11 --> 01:35:12: but it's it's available on our website
01:35:14 --> 01:35:14: hasthisareachamber.com
01:35:14 --> 01:35:15: and I just want to say that
01:35:15 --> 01:35:17: you know many people who came in with new interview
01:35:17 --> 01:35:18: with.
01:35:18 --> 01:35:20: They brought in like position papers you know.
01:35:20 --> 01:35:23: And yeah we had. We got a lot of those
01:35:23 --> 01:35:25: so we and so we're happy to send this one
01:35:25 --> 01:35:26: of those too,
01:35:26 --> 01:35:27: because you don't

01:35:27 --> 01:35:29: think you want to, but we've already got a bunch.
01:35:30 --> 01:35:31: So one more question.
01:35:33 --> 01:35:34: In fact, amended container.
01:35:35 --> 01:35:37: Can we can we recommend
01:35:37 --> 01:35:37: a kid?
01:35:39 --> 01:35:41: Reference for possible and
01:35:42 --> 01:35:44: well, I probably wouldn't
01:35:44 --> 01:35:45: suggest somebody from
01:35:45 --> 01:35:48: like Western North Carolina, but you know,
01:35:48 --> 01:35:49: for example 10 in the top.
01:35:49 --> 01:35:51: They you guys have used conveners
01:35:51 --> 01:35:53: down in Greenville and Spartanburg
01:35:53 --> 01:35:53: and so forth.
01:35:54 --> 01:35:55: I mean there are a lot of people out there
01:35:55 --> 01:35:57: I I could probably put you in touch.
01:35:57 --> 01:35:59: I work hurt Vettel. Just want to mention
01:35:59 --> 01:36:01: I'm currently working with leverage North
01:36:01 --> 01:36:02: Carolina. We personally
01:36:02 --> 01:36:05: which is a partnership of the State Department of Commerce.
01:36:05 --> 01:36:09: The North Carolina Main Street program and the North
Carolina
01:36:09 --> 01:36:11: League municipalities that I give a talk.
01:36:11 --> 01:36:13: Boom, talk about every other
01:36:13 --> 01:36:17: month about some subject like this and the next stop
01:36:17 --> 01:36:17: is March
01:36:17 --> 01:36:18: the 30th. Anybody
01:36:18 --> 01:36:20: in North Carolina is open to it.
01:36:20 --> 01:36:21: It will be on the keys
01:36:21 --> 01:36:25: to sustainable tourism. How do you maximize the benefits
01:36:25 --> 01:36:26: of tourism while minimizing
01:36:26 --> 01:36:26: the burden?
01:36:27 --> 01:36:29: But we can probably get this amendment.
01:36:31 --> 01:36:32: Alright,
01:36:32 --> 01:36:34: well you know thank you so much for having us
01:36:34 --> 01:36:34: all.
01:36:34 --> 01:36:36: We had a great play
01:36:36 --> 01:36:37: on turn back feedback
01:36:37 --> 01:36:39: over to our Chamber of Commerce.
01:36:41 --> 01:36:43: Thank you dad. I just want to I'll be brief
01:36:43 --> 01:36:46: and I just want to thank some people now that
01:36:46 --> 01:36:47: Michael
01:36:47 --> 01:36:49: officially closed our meeting

01:36:49 --> 01:36:49: this morning.
01:36:51 --> 01:36:52: My name is Glenn Ubertini.
01:36:52 --> 01:36:54: I'm a small business owner here in Cachers.
01:36:54 --> 01:36:55: I know most of you,
01:36:55 --> 01:36:56: but for those of you that don't,
01:36:56 --> 01:37:00: I also serve on the Castle Plenty Council and then
01:37:00 --> 01:37:02: the current resident Cassie Chamber
01:37:02 --> 01:37:02: commerce
01:37:03 --> 01:37:05: so that I want to thank you,
01:37:05 --> 01:37:06: add some great to work with.
01:37:07 --> 01:37:09: Thank you for putting such a great panel together.
01:37:09 --> 01:37:10: Tom,
01:37:10 --> 01:37:11: thank you for your leadership this week.
01:37:12 --> 01:37:14: You were a great chair so
01:37:14 --> 01:37:18: thank you panel. Thank you all did some wonderful
presentation,
01:37:18 --> 01:37:19: so let's give him a hand.
01:37:26 --> 01:37:27: The benefit of the panels
01:37:27 --> 01:37:30: unbiased and expert recommendations as spoken
01:37:30 --> 01:37:31: about this morning
01:37:31 --> 01:37:32: truly is invaluable.
01:37:33 --> 01:37:33: Thank
01:37:33 --> 01:37:34: you. I also want to
01:37:34 --> 01:37:35: extend appreciation
01:37:36 --> 01:37:37: to a
01:37:38 --> 01:37:40: pretty big group here, but the Planning Council
01:37:40 --> 01:37:46: members we had 100% participation during this process with
the
01:37:46 --> 01:37:47: Planning Council
01:37:47 --> 01:37:49: members. Michael, thank you for your leadership in that
regard
01:37:50 --> 01:37:51: to Jackson County.
01:37:51 --> 01:37:55: Board commissioners they were involved in this process as
well.
01:37:55 --> 01:37:55: Planning
01:37:55 --> 01:37:56: director Michael Poston
01:37:56 --> 01:37:57: and his staff
01:37:57 --> 01:37:59: always wonderful to work with.
01:37:59 --> 01:38:02: Thank you very much. The County Attorney,
01:38:02 --> 01:38:04: Heather Baker. I don't. I don't know if
01:38:04 --> 01:38:05: this Heather here today. No,
01:38:05 --> 01:38:06: I didn't see her
01:38:07 --> 01:38:12: wonderful to work with the Jackson County Tourism

development of
01:38:12 --> 01:38:14: the movie The Chamber board,
01:38:14 --> 01:38:18: my chamber board colleagues. We had great participation in
with
01:38:18 --> 01:38:20: all of the board members.
01:38:20 --> 01:38:21: Again, some of them here.
01:38:21 --> 01:38:22: This morning, so thank
01:38:22 --> 01:38:27: you. Yeah. Our collective responsibility
01:38:27 --> 01:38:31: is to now take this fact face research and recommendations
01:38:31 --> 01:38:32: and create
01:38:32 --> 01:38:34: our future not by default,
01:38:34 --> 01:38:39: but I design as as so aptly mentioned earlier today.
01:38:41 --> 01:38:42: So it's an exciting
01:38:42 --> 01:38:44: time I'm really excited about it.
01:38:44 --> 01:38:44: Looking
01:38:44 --> 01:38:45: forward to working with
01:38:45 --> 01:38:46: all of you in the
01:38:46 --> 01:38:48: months and years ahead
01:38:48 --> 01:38:49: to get these things done.
01:38:49 --> 01:38:50: Thank you.
01:38:57 --> 01:39:00: Thank you everyone. Thank you for your time members of
01:39:00 --> 01:39:00: the Advisory
01:39:01 --> 01:39:01: Services
01:39:02 --> 01:39:02: Panel.
01:39:03 --> 01:39:04: With that play, everyone
01:39:04 --> 01:39:06: travels safely home and this ends
01:39:06 --> 01:39:07: the special
01:39:07 --> 01:39:08: meeting.

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