

September 15, 2022

A Special Joint Meeting of the City Council of the City of Hickory, City Council for the City of Conover and the Hickory-Conover Tourism Development Authority was held at the Hickory Metro Convention Center, in the Catawba Room 4, Located at 1960 13th Avenue Drive SE, Hickory, North Carolina, on Thursday, September 15, 2022 at 12:00 p.m., with the following members present:

	Hank Guess	
Charlotte C. Williams	Aldermen	David L. Williams
Danny Seaver		David P. Zagaroli
		Jill Patton

A quorum was present.

Also present were City Manager Warren Wood, Assistant City Manager Rick Beasley, City Attorney John Crone, Deputy City Attorney Arnita Dula, Executive Assistant City Manager Yaidee Fox, Communications Specialist Sarah Killian, and City Clerk Debbie Miller.

City of Conover Council Members present were Mayor Kyle Hayman, Bruce Eckard, Joie Fulbright, Mark Canrobert, Brenda Powell, Jim Green, and City Clerk Stephanie Watson.

Hickory-Conover Tourism Development Authority Members present were Chairman Bruce Eckard, Counsel Terry Taylor, Tom Hart, Phil Yount, Patricia Hatch, Warren Wood, Lindsay Keisler, Leroy Lail, Renee Keever, Mark Seaman, and Clerk Amber Howard

Hickory-Conover Tourism Development Authority Chair Bruce Eckard welcomed everyone to the Special Joint Meeting. He recognized Hickory City Council, and staff; and Conover City Council, and staff. He also recognized two Hickory-Conover Tourism Development Authority Board Members, Mr. Leroy Lail and Mr. Phil Yount. He shared that Mr. Lail had this vision from the 1960's, since Mull's Motel. He noted if it was not for Mr. Lail's vision, dedication, and his drive they would not be here today. The whole area owed him a big gratitude for everything he had done. He mentioned that Mr. Phil Yount was the first Chairman of the Tourism Development Authority, and he had represented the City of Hickory for years. He had enjoyed working with both of these men and they were the driving force. A round of applause was given for these men.

- I. Call to Order – City of Hickory, City of Conover, and Hickory-Conover Tourism Development Authority Sequentially Call the Meeting to Order.

Mayor Guess called the Joint meeting to order for the City of Hickory. All Council members were present except for Alderman Wood.

Mayor Hayman called the Joint meeting to order for City of Conover. All Council members were present.

Chairman Bruce Eckard called the meeting to order for the Hickory-Conover Tourism Development Authority. All members were present.

- II. Presentation from Patrick McMurry, Holland & Hamrick Architects, Explanation of the Bid Process and Report. Recommendation to Accept the Low Bid for the Convention Center Expansion Project.

Hickory-Conover Tourism Development Authority Chairman Bruce Eckard commented it was a great day and a day they had looked forward to for a number of years. He mentioned there were no ad valorem tax dollars, it was all occupancy tax. He noted that while they were in this meeting ESPN Game Day was at ASU Hickory. They would never have a Game Day at ASU Hickory if they did not have the Convention Center. He thought Renee Keever was out of hotel rooms. They wanted 105 rooms, and he was not sure they got them all. He advised they would have a presentation from Patrick McMurry, with Holland & Hamrick Architects.

Holland & Hamrick Architects, Patrick McMurry presented a PowerPoint presentation. He thanked everyone on behalf of Holland & Hamrick Architects and Scott Mitchell for letting them play a small role in this project. They were excited to see it moving forward and excited to be working with Mark Baucom at Hickory Construction as well. It was a great day for Hickory.

Mr. McMurry advised there were renderings in the back of the room as well as on the PowerPoint. They could ask questions if they wanted clarification on anything. He referred to the PowerPoint and displayed a rendering of what the facility would look like at the end of construction with the new 35,000 square foot addition, and the Furniture Hall of Fame upfront. He pointed out the current main entrance, and noted they were going to extend the canopy out 30 more bays and also have an overhead canopy connecting the parking deck to the facility. No more walking in the rain up to the center. There would be a secondary entrance off to the right side, to the west side of what was now the Tourism Office. He advised they were adding a 35,000 square foot addition on to the facility. The renovation plus the addition was approximately 46,000 square feet. The original Convention Center as it sits today was 117,000 square feet. They were making a substantial addition on to this facility. The 35,000 square foot area would be an area for basketball, wrestling, cheerleading, four full size regulation basketball courts, eight full size regulation volleyball courts, and all the systems. The scoreboards, the netting, the backboards, it would all be ceiling supported and come down from the ceiling. There would be retractable curtains in between for when different events are hosted. It could be set up very quickly with courts like you would see at any collegiate facility. The wood courts could also serve as a large exhibit hall with 2,000 people in there comfortably at an event. He advised the clear space was 30-feet for this new addition. He referred to the partitions in the room and advised they were at 16-feet. He noted there would be a 2,500 square foot Furniture Hall of Fame upfront that would pay homage to the rich history in Hickory to

the furniture industry. The remaining space of the 46,000 square feet was hallways, restrooms, and circulatory areas.

Mr. McMurry discussed the alterations of the 30,000 square feet. They would upgrade all the finishes, new restrooms, touchless bathroom fixtures, like what was down the hall. There would be some small additional meeting rooms and wayfinding throughout the facility. All digital wayfinding. As they make their way down that hallway it would be brought up to today's standards. They would extend the exterior canopy out to the parking deck and extend the main entry with the drive through. He referred to the PowerPoint and displayed the floorplan. He pointed out the main lobby, with a pyramid skylight. He pointed out the main corridor. The Catawba area, which was where they were at, would get new partition systems. They would be subdivided differently so they could work more efficiently. These Catawba Rooms would be approximately 22,000 square feet of event space that could be subdivided into one large room, two rooms, or four rooms, and into two small 1,200 square foot Catawba meeting areas right off of the main lobby. To the right of the plan, the west, was a large artery that connected down to the secondary lobby that would connect to the Catawba Rooms and to the 35,000 square foot addition. They would have a south entry on the back and the new secondary lobby, with the Furniture Hall of Fame adjacent off the new lobby and the main artery going back to the large new exhibit space. He noted the location of the current restrooms and advised they were adding on to that facility and more than doubling the size and updating all the fixtures. He showed a rendering of the front entry with the extended canopy. He pointed out the walkway cover going down to the parking deck, and the secondary new entry into the Furniture Hall of Fame, the main corridor, with the 35,000 square foot exhibit space to the right and the existing Catawba Rooms to the left.

Mr. McMurry advised they opened bids on July 28, 2022. They had five bidders. They were pleasantly surprised when the bids came in, with everything that had gone on in the last two years. Hickory Construction was the low bidder at \$14,040,000, the base bid. They had worked with Hickory Construction before on past projects and were really excited to work with them. A great company to work with.

Mr. McMurry commented the next steps would be left up to the three entities present today. And approval of the contract. He thought that Mark Baucom might have a shovel or two out there where they could get started right after lunch today. He asked for any questions.

Hickory-Conover Tourism Development Authority Chairman Bruce Eckard recognized Mr. Mark Baucom, Hickory Construction Company. He was glad he was present. He asked for any questions.

Alderwoman Williams inquired about the next steps and the timeline.

Mr. McMurry advised the Convention Center had bookings up through April. They gave the contractors the choice of getting started on some of the stuff right of way, but he thought that it was going to work for the Convention Center's advantage to wait until April to get started on the whole thing. They had that option. They were not going to get in Mandy Hildebrand's teams' way. It also helped with material shortages. There had been a lot of steel shortages, and roofing material shortages. After today, Mr. Baucom and his team could go ahead and order all of those materials and have it processing. They could already be doing shop drawings, which was great from his standpoint. They normally do not have that amount of time to go through the shop drawings. He thought that it was going to workout really well. He noted the 600-days would start today. That was when Hickory Construction said they would have it completed.

Hickory-Conover Tourism Development Authority Chairman Bruce Eckard asked for any other questions. He asked Mandy Hildebrand if she had any comments.

Hickory Convention Center Chief Executive Director Mandy Hildebrand appreciated the opportunity to be a part of this great adventure. She thought this was going to be a major game changer.

President of Hickory Construction Company Mark Baucom commented that he had a 14-year-old that did a lot of travel volleyball, so he was ready. They were excited and appreciated everyone for allowing them the opportunity. He noted that no activity on site did not mean no activity. They would be working behind the scenes very hard over the next four to five months to get everything ready. When they go, they go. They would be working in concert with Mandy and her team to make sure there were as little disruptions as possible. He thanked them for the opportunity.

Hickory-Conover Tourism Development Authority Chairman Bruce Eckard commented this was not going to be a simple process, because they need to keep business in this building to pay the bills. There would be a lot of balancing going on and they appreciated everyone understanding that.

III. City of Hickory, City of Conover, and Hickory-Conover Tourism Development Authority Sequentially Consider Approval of a Joint Resolution

Mayor Guess moved, seconded by Alderwoman Patton approval of the Plan as presented outlining the expansion renovation of the Hickory Metro Convention Center, (Joint Resolution). The motion carried unanimously.

RESOLUTION NO. 22-46
CITY OF HICKORY
JOINT RESOLUTION

RESOLUTION APPROVING THE CITY OF HICKORY'S CONSTRUCTION

OF THE IMPROVEMENTS FOR THE
HICKORY METRO CONVENTION CENTER AND A RELATED
LEASE AMENDMENT AND AN INTERLOCAL AGREEMENT
WITH HICKORY-CONOVER TOURISM DEVELOPMENT AUTHORITY

WHEREAS:

There has been described to the City Council of the City of Conover, North Carolina ("Conover"), City Council of the City of Hickory, North Carolina ("Hickory") and Hickory-Conover Tourism Development Authority ("TDA") a plan for Hickory to undertake expansion and improvements at Hickory Metro Convention Center in conformance with the bid submitted by Hickory Construction Company in the amount of \$14,040,000.00. Under the plan, Hickory will construct an addition and renovations on land already owned by the City of Hickory and leased by the TDA and Hickory will obtain a loan for the project. While any loan is outstanding, TDA will continue to pay lease payments to Hickory to pay the loan payments. All parties expect that the money for TDA's lease payments will come from proceeds of the Hickory-Conover room occupancy tax that Hickory and Conover make available to TDA.

BE IT RESOLVED by the City Council of the City of Hickory, the City Council of the City of Conover, and the Board of the Hickory-Conover Tourism Development Authority, as follows:

- I. The parties jointly approve the low bid submitted by Hickory Construction Company in the amount of \$14,040,000.00 for expansion and improvements at the Hickory Metro Convention Center (the "Project").
- II. The parties jointly recognize that the proposed plan of financing for Hickory's improvement of the Hickory Metro Convention Center contemplates the use of proceeds of the Hickory-Conover room occupancy tax to make payments on the financing that Hickory will contract for the Project. It is proposed that the occupancy tax proceeds to be used for such financing payments will be paid to Hickory by TDA in the form of increased lease payments. The parties approve this financing plan and use of occupancy tax revenues described in this resolution.
- III. City of Hickory and the Hickory-Conover Tourism Development Authority have already approved an Interlocal Agreement for Construction of Improvements for this Project and a definitive Lease Amendment will be prepared and be executed at or near the time Hickory secures the financing for the Project.
- IV. The parties authorize their officers and representatives to execute and deliver the Agreements in their respective final forms. The execution and delivery of an Agreement by an authorized officer will be conclusive evidence of such officer's approval of any such documents.
- V. All Hickory, Conover and TDA officers and employees are authorized and directed to take all such further action as they may consider necessary or desirable toward the consummation of the transactions contemplated by this resolution, the Interlocal Agreement, and the Lease Amendment. All prior actions toward that end are hereby ratified. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution takes effect immediately upon the approval by all three adopting parties.

City of Conover's Mayor Hayman moved, seconded by Councilman Fulbright approval of their Resolution No. 33-22, approving the City of Hickory's construction of the improvements of the Hickory Metro Convention Center, Related Lease Agreement, and an Interlocal Agreement with the Hickory-Conover Tourism Development Authority. The motion carried unanimously.

Hickory-Conover Tourism Development Authority Chairman Bruce Eckard moved, seconded by Leroy Lail, approval of the Joint Resolution with the City of Hickory and City of Conover. The motion carried unanimously.

Chairman Eckard advised all of the Joint Resolutions were approved.

IV. Comments from Chief Officials on Benefits and Impact of the Project:

Hickory-Conover Tourism Development Authority Chairman Bruce Eckard
City of Hickory Mayor Hank Guess
City of Conover Mayor Kyle Hayman

Hickory-Conover Tourism Development Authority Chairman Bruce Eckard thought this was really going to benefit the whole area, Hickory, Conover, and the greater Hickory metro. It was an economic driver. He thanked Hickory Construction for coming in with a super bid, much better than they were anticipating. They were looking forward to getting going.

Mayor Guess reiterated what had already been said. Obviously, the Convention Center was a huge economic driver, for not only the City of Hickory, but for the region as a whole. They were excited about the partnerships with each and every one of them represented today and were looking forward to, 600-days from now, being present and touring the new facility. Hopefully, before 600-days from now. They continue to have these partnerships, and relationships and build on the

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foundation that they have to further enhance the economic development within the communities and the region. It was an exciting day in the City of Hickory.

Mayor Hayman commented that Mandy Hildebrand mentioned that this was a game changer, and it clearly was a game changer. He thanked the Tourism Development Authority Board. An outstanding board. He thanked Leroy Lail personally. He mentioned they had presented Mr. Lail with a Resolution on behalf of the City of Conover in December for all of the years that he had had such a positive way to the region, not just Conover, but to all of the region. He thought what Mr. Eckard said earlier reiterated that. He was honored to a partner with the City of Hickory and the Tourism Development Authority. This was a game changer. He was talking to Mandy earlier and during COVID business travel was shut down, but parents were still taking their kids to travel tournaments. That had not really stopped, and he felt that was only going to ramp up. They were excited, about not only that, but for other types of events that the Convention Center was going to be able to host. It was a game changer for the region. Kudos to all of them.

V. Approval of a Contract with Hickory Construction by Hickory City Council.

Mayor Guess moved, seconded by Alderwoman Williams approval of the Contract with Hickory Construction, and authorized the City Manager to execute the appropriate documents in relationship to that contract, now and in the future. The motion carried unanimously.

Hickory-Conover Tourism Development Authority Chairman Bruce Eckard advised all of the formal business had been handled. He thanked everyone for their attendance. It was a great day for the area. They would be back for a ribbon cutting in the next 600-days.

VI. There being no further business, the meeting adjourned at 12:24 p.m.

Mayor

City Clerk