



Board of Aldermen Called Meeting

Agenda Packet

May 23, 2023





AGENDA
Spencer Board of Aldermen
Called Meeting
6:00 p.m.

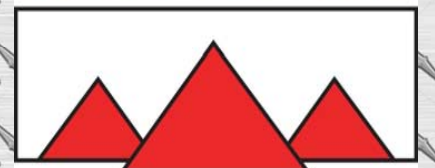
DATE
May 23, 2023

- 1. CALL TO ORDER – Mayor Jonathan Williams**
- 2. INVOCATION & PLEDGE OF ALLEGIANCE**
- 3. FY24 BUDGET WORKSHOP OPPORTUNITY**
 - a. Fire Station Expansion Project**
 - b. Potential grant program for North Rowan Schools**
 - c. Town support of 'Tis the Season Spectacular**
 - d. Other budget feedback**
- 4. ADJOURNMENT**



Town of Spencer - Fire Station 75

ADAMS + ASSOCIATES
ARCHITECTURE



- The Town of Spencer (TOS) has indicated that the Fire Station 75 is shifting from a volunteer-based to a career-based department which necessitates the need for expansion of the existing Fire Station 75.
- The design team has held three (3) meetings with the TOS and Fire Station 75 personnel to determine the program & operational requirements for the department.
- From these meetings A+AA team has developed a space needs assessment as well as two (2) floor plan & site plan options
 - Option-1: Single-Story Expansion and Renovation
 - Option-2: Two-Story Expansion and Renovation



The Concept Design Process





Spencer Fire Station

Space Needs Assessment

March 6,2023

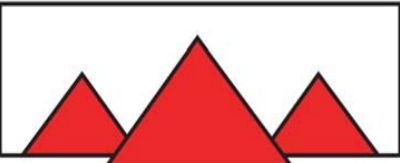
KAESTLE BOOS
associates, inc

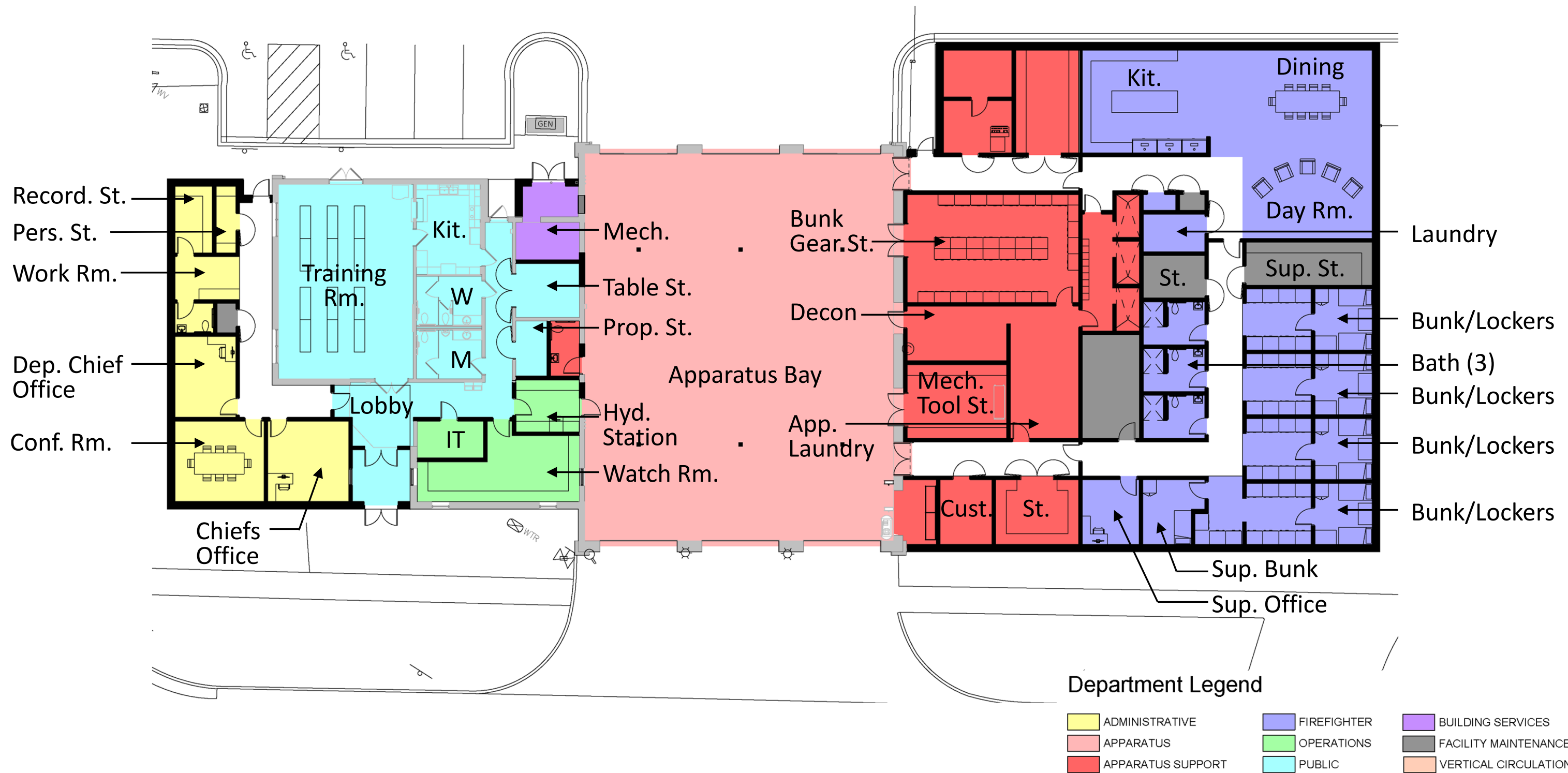
Area/Room Title	Rm. Typ	Occupants	No.of Rms.	Rm. Area	Subtotal	Total	Option 1	Total	Option 2	Total	2015 Program	Total Existing Area	Total	Notes
Apparatus Support														
Decon	2.5	1	1	120 sf	120 sf		188 sf		125 sf		120 sf	123 sf		
Laundry	14.1	1	1	250 sf	250 sf		311 sf		243 sf		0 sf			
Hotside Showers	7.1	1	3	65 sf	195 sf		232 sf		292 sf		0 sf			
EMS Storage	6.4	1	1	60 sf	60 sf						80 sf	38 sf		O2 Storage
Apparatus Toilet	7.2	1	1	70 sf	70 sf		54 sf		54 sf		0 sf			
SCBA Fill	2.5	1	1	120 sf	120 sf		124 sf		142 sf		0 sf	0 sf		
Custodial Closet	2.3	1	1	90 sf	90 sf		116 sf		49 sf		0 sf			
Compressor Room	2.4	1	1	100 sf	100 sf		110 sf		108 sf		0 sf			
Bunker Gear Storage	8.4	35	1	525 sf	525 sf		635 sf		622 sf		270 sf	0 sf		
Equipment Storage	13.7	1	1	180 sf	180 sf		223 sf		250 sf		120 sf	0 sf		
Storage	13.7	1	1	180 sf	180 sf		185 sf		186 sf		80 sf	0 sf		
Hose Storage	2.3	1	1	90 sf	90 sf		88 sf				0 sf	0		
Mezzanine	14.8	1	1	1000 sf	1000 sf		0 sf		0 sf		0 sf	0 sf		Training Opps
Mechanic Workshop / Tool Storage	2.3	2	1	180 sf	180 sf		252 sf		183 sf		120 sf	0 sf		
Apparatus Support						3160 sf		2518 sf		2254 sf		790 sf	161 sf	
Support Facilities														
Facility Maintenance														
Custodial Closets	6.2	0	2	25 sf	50 sf		14 sf		100 sf		80 sf	0		
Equipment Storage	6.4	0	1	60 sf	60 sf		90 sf				0 sf	0		
Supplies Storage	6.4	0	1	60 sf	60 sf		187 sf				80 sf	38		
Facility Maintenance Total:						170 sf		291 sf		100 sf		160 sf	38 sf	



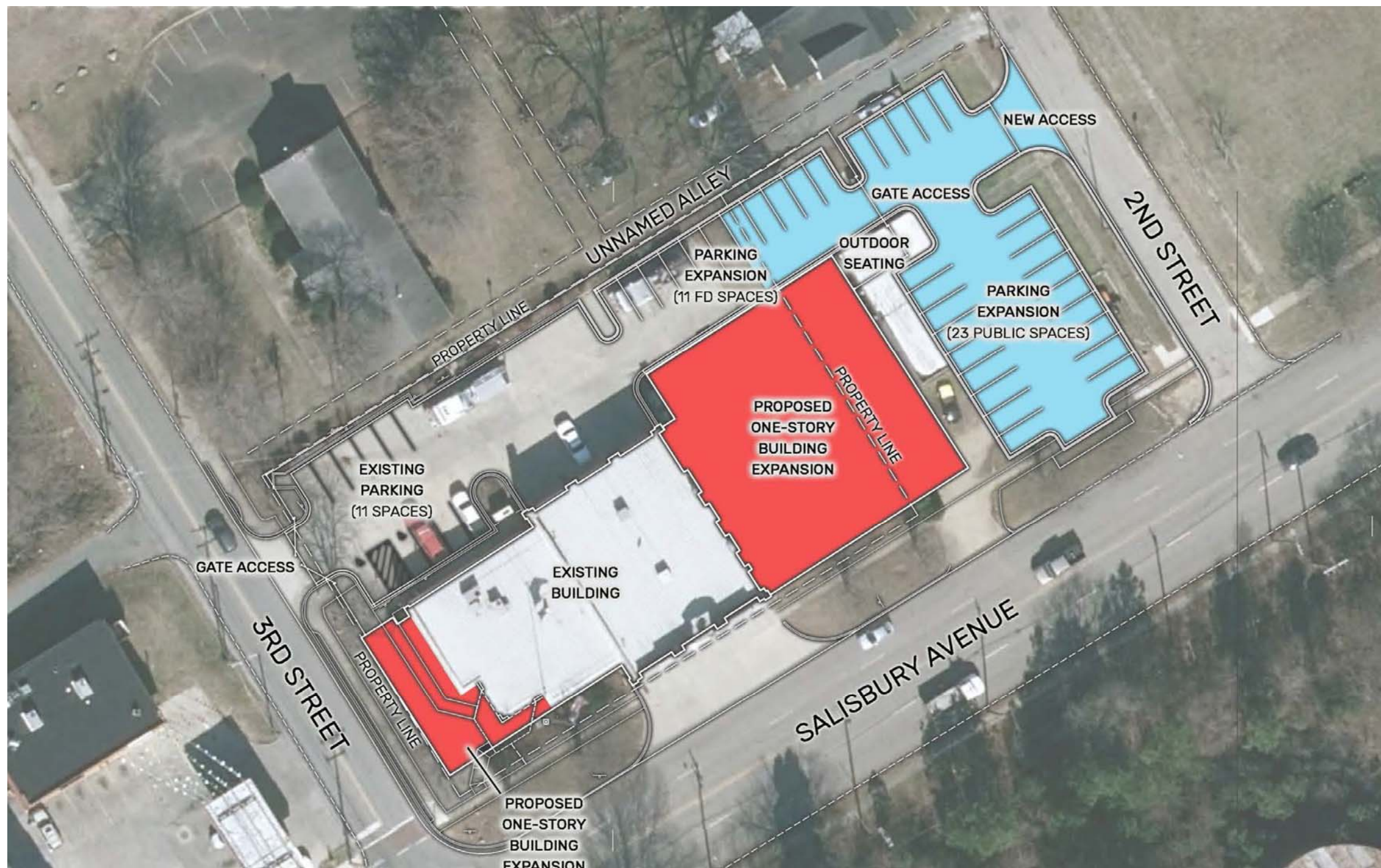
Space Needs Assessment

ADAMS + ASSOCIATES
ARCHITECTURE



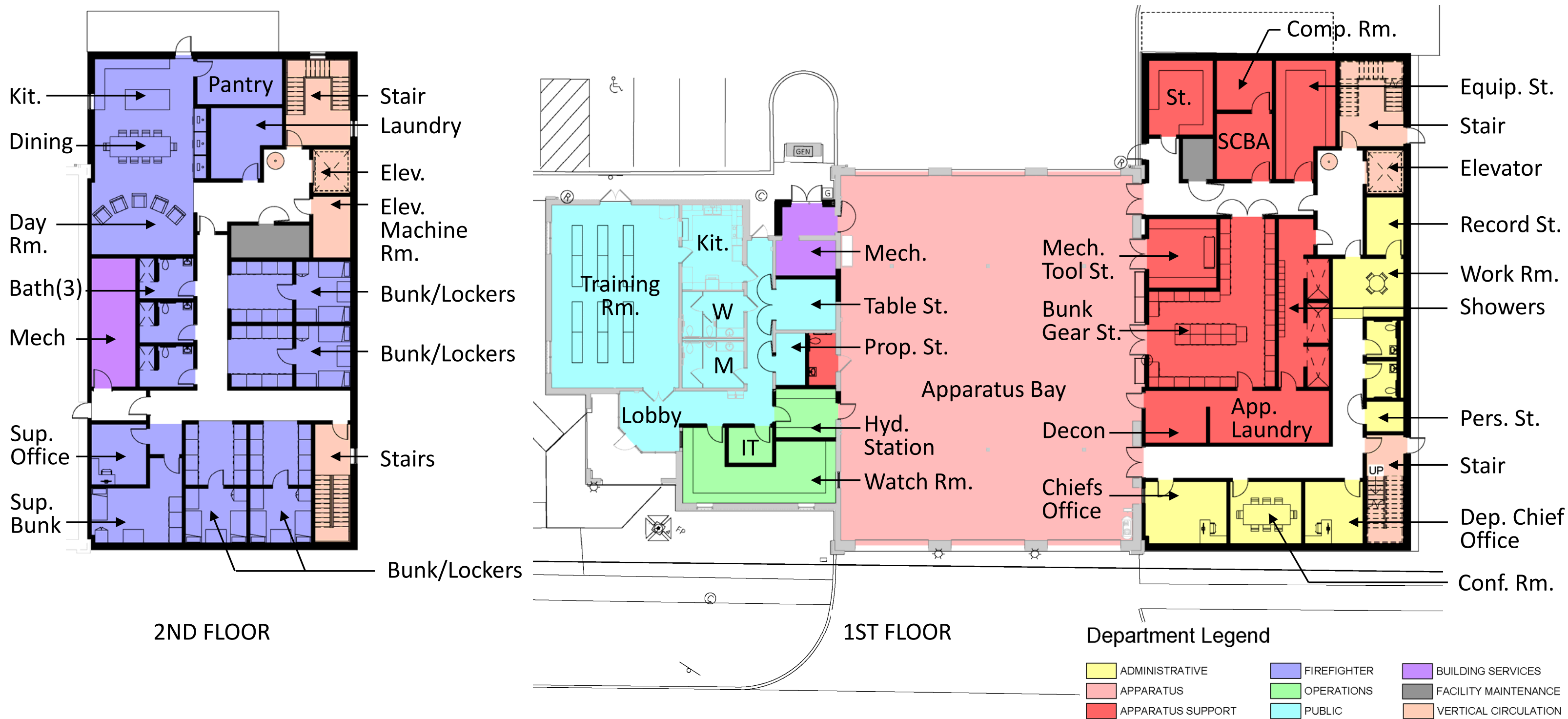


Option 1 – Single-Story Floor Plan



Option 1 – Site Plan





Option 2 – Two-Story Floor Plan



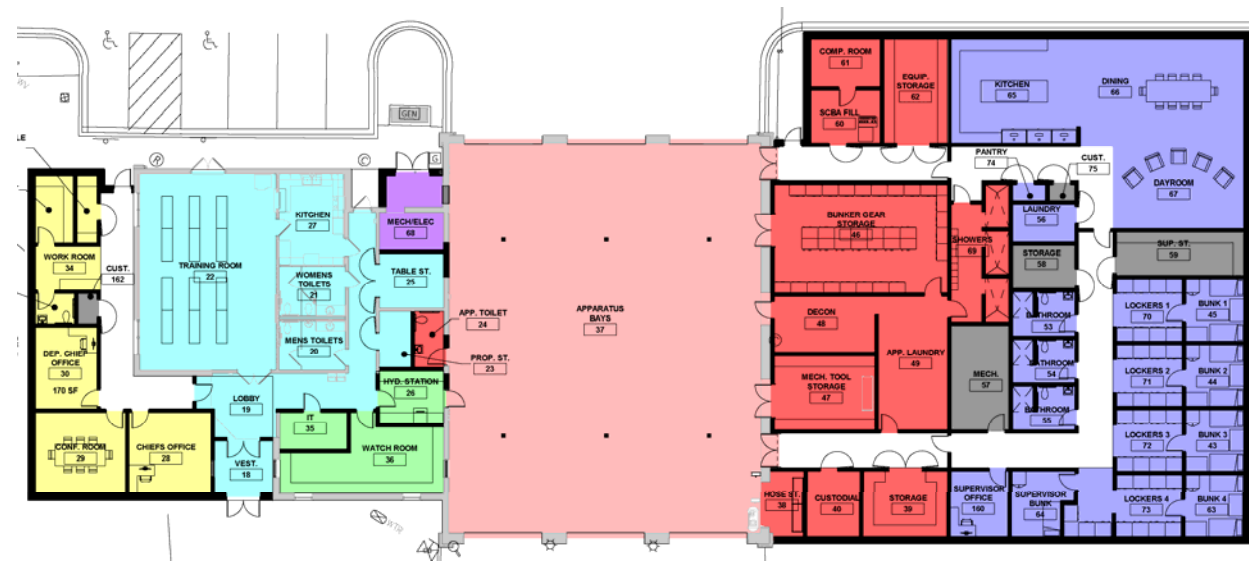


Option 2 – Site Plan



OPTION 1: Single-Story Estimate

\$ 9,595,843*



OPTION 2: Two-Story Estimate

\$ 9,574,494*



* Estimates based on cost per square foot. Estimate excludes land acquisition, or any other costs associated with neighboring site, third party testing, design fees, permit fees, owner contingencies, furniture, fixtures and equipment.



Conceptual Estimates Based on Cost/SF

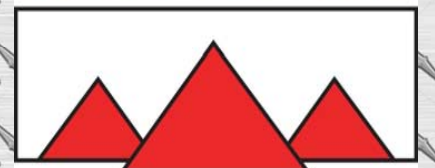




Q & A



ADAMS + ASSOCIATES
ARCHITECTURE



Budget Impact on Fire Station Expansion \$10,000,000 Project

Estimated tax receipts for one cent \$ 36,303

Debt Service 30 Year Schedule (based on semi-annual payments):

Interest Rate	Annual Debt Service	Tax Increase in Cents
3%	\$ 507,869	14.0
3.50%	541,067	14.9
4%	575,359	15.8

Estimate of Taxable New Development by FY26:

Tax Base	Tax Receipts	Incentives (Current Policy)	Net Increase	Tax impact in Cents
\$ 98,500,000	\$ 541,750	\$ 374,000	\$ 167,750	4.6

PROJECT ABSTRACT

Project Title: Northern Rowan Family Medicine Expansion Project

Applicant Organization Name: Cabarrus Rowan Community Health Centers, Inc. (CRCHC)

Address: 300 N Salisbury Ave Spencer, NC 28159

Project Director Name: Don Holloman, CEO

Contact Phone Numbers (Voice): 704-792-2203 **(Fax):** 704-792-2272

Email Address: DHolloman@crchc.org **Website:** www.crchc.org

Program Funds Requested in the Application: This application has requested \$200,000 (Golden Leaf Foundation), \$1,000,000 (USDA Loan) and (\$150,000) CRCHC will fund out of pocket.

Services To Be Added: Medical, Behavioral Health, Substance Abuse, and Pharmacy Services

CRCHC provides comprehensive primary and preventive health care in Cabarrus and Rowan counties, NC. In 2022, CRCHC served 15,860 total patients with 36,333 medical visits, 4,871 dental visits, 5,436 mental health visits, and 736 SUD visits via seven fixed service delivery sites in Concord, Salisbury, Spencer, and China Grove, NC, as well as a mobile unit site based in Concord.

NEED: This project will expand our Spencer primary care clinic in the town of Spencer, NC to meet the health care needs of the most underserved populations within the town of Spencer, while having an economic impact and job creation to the community. The health needs of Spencer, identified by the 2020 North Carolina Community Needs Assessment is integrated into CRCHC's 2021-2023 strategic plan that is designed to address these needs with activities that align with Cabarrus Rowan Community Health Centers, Inc. strategic initiatives, mission, and vision. Primary Issues identified in the needs assessment focus on the town of Spencer include transportation, access to medical and oral health services, lack of insurance, unemployment, and chronic disease frequency. This project will address Golden Leaf foundation focus area of economic investment and job creation through construction and development CRCHC anticipates an economic impact to the town of Spencer in the amount \$1.3M dollars, while creating seven new jobs through the expansion of services with salaries ranging from \$37,500 to \$110,000.

FUNDING: CRCHC anticipates total cost of this project being \$1,350,000 and plans to finance this application through the following sources \$200,000 (Golden Leaf Foundation), \$1,000,000 (USDA Loan) and (\$150,000) CRCHC will fund out of pocket.

SERVICES: CRCHC anticipates serving an additional 2000 current patients with the additional health services, and 100 new patients to the health center. This project will provide economic investment and job creation through construction and development CRCHC anticipates an economic impact to the town of Spencer in the amount \$1.3M dollars, while creating seven new jobs through the expansion of services with salaries ranging from \$37,500 to \$110,000. The roles provided via this funding opportunity include certified medical assistants, family nurse practitioner, front desk support, pharmacist, and pharmacy tech. The funding will support capital construction to expand medical services and support 7.0 FTE positions, while allowing CRCHC to expand its existing site located in Spencer, NC by increasing the square footage at the site by a total of 2,366 sq. ft to increase total medical capacity and add pharmacy services to the community. The overall project will provide services to an additional 2,000 patients visits annually, while increasing economic impact in the community, creating jobs, and improving the overall quality of care while aligning with the community needs assessment in eliminating barriers to access care.

TARGET POPULATION: This project will improve the lack of access to care, unemployment, and chronic disease frequency in the town of Spencer, NC. This project will address Golden Leaf foundation focus area of economic investment and job creation through construction and development CRCHC anticipates an economic impact to the town of Spencer in the amount \$1.3M dollars, while creating seven

Northern Rowan Family Medicine Expansion Project

new jobs through the expansion of services with salaries ranging from \$37,500 to \$110,000, while providing services to over 2,000 patient visits annually. The volume of need outweighs supply and the hospitals ER and health departments do not always accept Medicaid or Uninsured patients. Patients must join a waiting list to receive an appointment and there is no walk-in access to health care. The return on investment to our communities will be in the increased access to care and reduction of health disparities. The return on investment will be visible in the communities of Cabarrus and Rowan counties, by increasing access to services the organization will be able to decrease health disparities while increasing the economic impact in the town of Spencer, NC.

CONSULTANTS

McKNIGHT • SMITH
WARD • GRIFFIN

ENGINEERS, INCORPORATED
PO Box 240826 • 4223 South Boulevard
Charlotte, NC
704/527-2112

NORTHERN
ROWAN
FAMILY
MEDICINE

300 NORTH
SALISBURY AVE.
SPENCER NC 28159

[illegible]

ISSUE DATE: 5/8/2023

PROJECT NO:

MODEL FILE:

DRAWN BY:

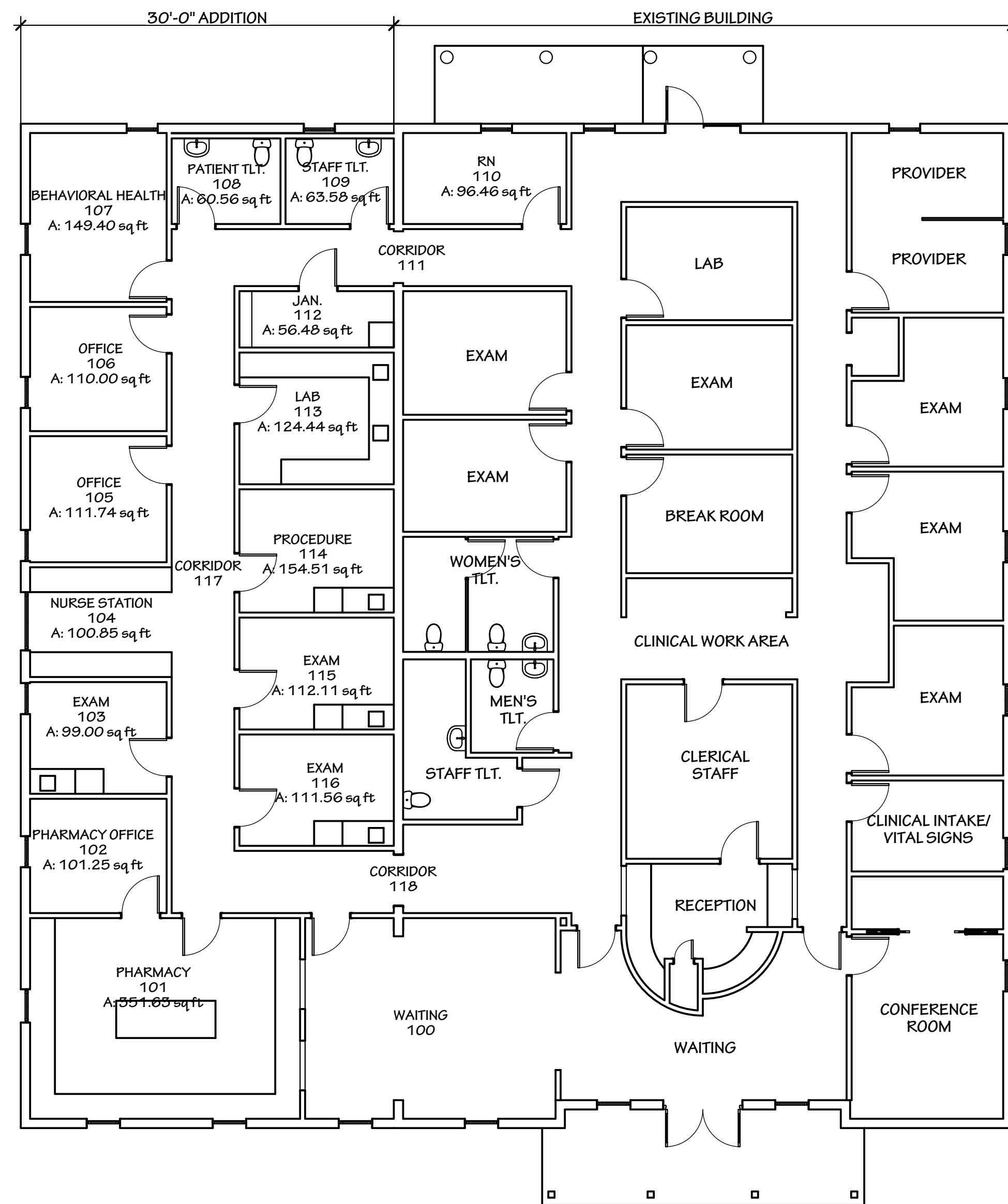
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SHEET TITLE

FLOOR PLAN

A-1



FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH



2
A-1

FRONT SIDE

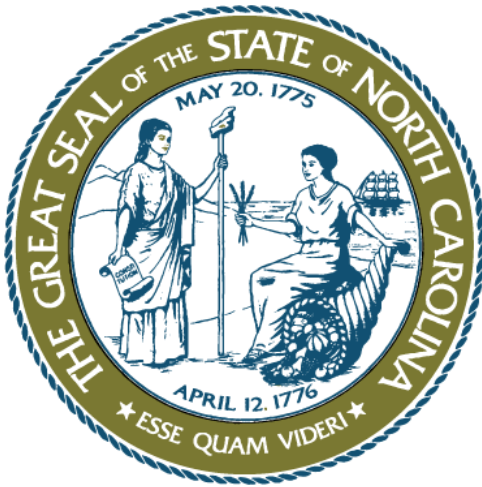
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3
A-1

ENTRANCE SIDE

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NORTH CAROLINA DEPARTMENT of COMMERCE



Building Reuse | State Rural Grants

Develop older buildings in your community into assets to attract new or expanding businesses with the state's Building Reuse Program. This program provides grants to local governments, using three categories of funding for:

- The renovation of vacant buildings
- The renovation or expansion of a building occupied by an existing North Carolina company wishing to expand in their current location
- The renovation, expansion or construction of health care entities that will lead to the creation of new, full-time jobs.

Vacant Building Category

- Grants are available to support the renovation of vacant buildings. The building must be vacant for at least three months prior to application deadlines.

Existing Building Category - Eligible Projects

- Grants are available to support the renovation or expansion of buildings occupied by a company operating in the state of North Carolina for at least 12 months. Companies must also meet the

[Building Reuse \(/grants-incentives/building-or-site-funds/building-reuse\)](#)

[Building Reuse | State Rural Grants \(/grants-incentives/building-or-site-funds/building-reuse/building-reuse-state-rural-grants\)](#)

[Building Reuse | Federal CDBG \(/grants-incentives/building-or-site-funds/building-reuse/building-reuse-federal-cdbg-economic-development\)](#)

weekly wage standard, provide at least 50% benefits to employees and be represented on the Priority Industry Table.

Rural Health Category - Eligible Projects

- Grants are available to support the renovation, expansion or construction of health care entities. The health care entity must be licensed by the State of North Carolina. Eligible applicants are units of local government located in either a Tier 1 or Tier 2 county, or a rural census tract in a Tier 3 county. More on the [state's Tier system is available elsewhere on our site \(/grants-incentives/county-distress-rankings-tiers\)](#).
- In Tier 1 or Tier 2 counties, priority will be given to towns or communities with populations less than 5,000.
- As prescribed in N.C.G.S. 143B-472.127(a)(2), a rural census tract is an area having a population density of less than 500 people per square mile according to the most recent decennial federal census. [A map of North Carolina's Rural Census Tracts located in our Tier 3 counties is available \(https://nccommerce.maps.arcgis.com/apps/webappviewer/index.html?id=5863f411469f4c08a40edded88b42167\)](https://nccommerce.maps.arcgis.com/apps/webappviewer/index.html?id=5863f411469f4c08a40edded88b42167).
- The program requires a cash match equal to the grant request amount. The local government must contribute at least 5% of the cash match. The cash match shall come from local resources and may not be derived from other State or federal grant funds.

Contact Information:

Hazel Edmond
Building Reuse Program
Rural Economic Development Division
NC Department of Commerce
919-814-4659 (Office)
hazel.edmond@nccommerce.com (<mailto:hazel.edmond@nccommerce.com>)

Mailing Address:
4346 Mail Service Center
Raleigh, NC 27699-4346

Physical Address:
301 North Wilmington Street
Raleigh, NC 27601

CRCHC North Rowan Clinic Expansion Project

Project Cost: \$1,300,000

Potential Funding Sources:	\$	1,000,000	USDA Loan
	\$	200,000	Golden Leaf Foundation
	\$	75,000	NC Commerce Building Reuse
	\$	71,250	CRCHC Cash
	\$	3,750	5% Local Gov Contribution Towards NCCBR Match

Options for 5% Local Gov Contribution

-Salisbury Avenue Corridor Grant (up to \$2,000)

-FY24 Budget appropriation

-They are seeking funds from Town of East Spencer as well.