



**CITY OF LOWELL  
COUNCIL SPECIAL MEETING AGENDA  
TUESDAY, OCTOBER 27, 2020, 5:00 P.M.**

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- 1. CALL TO ORDER – Mayor Sandy Railey**
- 2. INVOCATION / PLEDGE OF ALLEGIANCE**
- 3. ADOPTION OF AGENDA FOR THIS MEETING**
- 4. PUBLIC COMMENTS**
- 5. NEW BUSINESS**
  - A. Set Public Hearing for November 10, 2020 to Consider an Economic Development Agreement Between the City of Lowell and Project NorthPoint Pursuant to North Carolina General Statute 158-7.1 (p. 2)
  - B. Set Public Hearing for November 10, 2020 to Consider Adoption of the I-85 Exit 22 Conceptual Master Plan (p. 3)
- 6. ADJOURN**

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 5-A

**DESCRIPTION:** ECONOMIC DEVELOPMENT AGREEMENT - NORTHPOINT

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Please schedule a public hearing for November 10, 2020 with the Lowell City Council for consideration of an Economic Development Agreement Between the City of Lowell and Project Northpoint Pursuant to North Carolina General Statute 158-7.1. Copies of the agreement will be provided to the Lowell City Council in the November 10, 2020 agenda.

Background: For the past twenty years, a joint effort has been made to study and plan for development of the property owned by the Lineberger family north of I-85 that is within the Cities of Lowell and Gastonia. The property's location adjacent to I-85 makes it perfect for commercial development. Over the past four years, staff has worked to achieve a highly competitive federal BUILD Grant that will assist in improving transportation needs for this potential site. While the grant has yet to receive federal funding, it has positioned the property well for marketing and is now being considered for a competitive warehouse and distribution project. Project NORTHPOINT plans to invest a minimum total of \$50 million to establish multiple warehouse and distribution facilities eventually resulting in approximately 3.8 million square feet of warehouse space. Project NORTHPOINT will result in the creation of new jobs within Lowell, promote business, increase the tax base, and stimulate and stabilize the local economy. Project NORTHPOINT is eligible for a Level Four Investment Grant. This grant will mirror the grant schedule provided by Gaston County. The development agreement will be negotiated by the Manager and the City Attorney based on the approved program.

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## AGENDA ITEM INFORMATION

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**AGENDA ITEM #:** 5-B

**DESCRIPTION:** I-85 EXIT 22 GATEWAY CONCEPUTAL MASTER PLAN

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Please schedule a public hearing for November 10, 2020 with the Lowell City Council for consideration of adoption of the I-85 Exit 22 Gateway Master Plan. The I-85 Exit 22 Gateway Master Plan has been approved by the Lowell Planning Board. Copies of the plan will be included in the November 10, 2020 agenda packet. Also, the draft is on the website at this address <http://lowellinc.com/DocumentCenter/View/786/Draft-I-85-Exit-22-Gateway-Master-Plan-PDF> (planning department page)

Background:

The City of Lowell's Strategic Plan 2017-2022 laid out five major goals. One of those five goals was to *Develop a land use master plan for South Main Street*. Demetri Baches with Metrocology worked with the City's Planning Department to complete the I-85 Exit 22 Gateway Master Plan. This plan describes the optimum development of this area of Lowell. It is not intended to be an exact master plan for each parcel, but rather a comprehensive "Vision" providing the City, landowners, and residents a guide for how to zone, invest and build in the years to come. A presentation is scheduled with our consultant for the November 10, 2020 public hearing.