



Youngsville ABC Board
P. O. Box 387
101 N College Street
Youngsville, NC 27596
(919) 556-3590
ABCStore@townofyoungsville.org

MINUTES

**JANUARY 28, 2020
4:00 PM**

SPECIAL CALLED MEETING

**YOUNGSVILLE CROSSING SHOPPING PLAZA
1170 US #1 HIGHWAY, SUITE 150
(BETWEEN FIESTA MEXICANA RESTAURANT AND GREAT CLIPS)**

Chairman Samuel Hardwick called the Special Called Meeting of the Town of Youngsville ABC Board to order at 3:55pm. In attendance was Chairman Samuel Hardwick, Members Mary Margaret Norman, Rick Houser, Danny Stutzman, and Todd Casado. Also, in attendance was Town Administrator Phillip Cordeiro, ABC Store Manager Laurie Pritchett, and Assistant ABC Store Manager Stephanie Pritchett. A representative of the Franklin Times was also present. Guests included Charles Kane and Steve Sartorio of Barnett Properties.

The first item on the agenda was to view possible location for the ABC Store at 1170 US #1 Highway, Suite 150. Charles Kane, Barnett Properties, reviewed his proposal to the ABC Board regarding a commercial lease. He stated there were two lease options in the proposal. Mr. Kane explained the clause that concerned a possible loss of the grocery store and the time frame on replacing them. Mr. Sartorio explained the “Vanilla Box Construction” under Landlord’s Work in the proposal, which included the work they were willing to put into the facilities. He also expanded on the FoodLion Clause mentioned by Mr. Kane that was located under Co-Tenancy in the proposal.

Member Houser stated the proposal seems to have answered all the questions that he, Member Casado and Cordeiro had discussed during their Committee Meeting. Member Houser noted the feasibility study previously presented to the ABC Board included site plans from another ABC Store that Rick Turner had renovated. He explained those plans included 60% retail and 40% for the warehouse, office, etc. Member Houser explained how the retail space was laid out on those plans, noting they can lay out the ABC Store in whatever way worked best for Youngsville. After a brief discussion, L. Pritchett explained new ABC Stores are required to be able to handle pallet-loading.



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The ABC Board toured the property with Mr. Kane and Mr. Sartorio, asking a few questions for clarification.

When asked, L. Pritchett was unsure of the pallet sizes. It was noted the roll up door included in the proposal was 4'x8'. Member Casado asked that Pritchett request information regarding the pallet deliveries from the ABC Commission. There was a brief discussion regarding the location of roll carts and the cardboard dumpster.

Member Norman expressed concerns about vehicles parked behind the building, especially on delivery days. Chairman Hardwick also wanted L. Pritchett to clarify if the delivery truck could deliver from the back of the truck instead of side-delivery. S. Pritchett stated the trucks did open from behind and offered both options.

Member Stutzman inquired about restrooms and Mr. Sartorio stated there was one included in the proposal. The location had not yet been determined, but it would most likely be placed in one of the corners. Mr. Sartorio stated he would work with Mr. Turner on the location to make sure it would conform to the proposed plans for the ABC Store.

Member Norman asked for clarification on the difference in rent per square foot for the two options in the proposal. Mr. Sartorio explained how the rates increased based on percentages over the years, noting the 10-year lease had reduced rates.

Chairman Hardwick thanked everyone for coming out and noted they would discuss this further during their February ABC Board Meeting.

Chairman Hardwick adjourned the meeting at 4:13pm.