



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

## MINUTES

**SEPTEMBER 14, 2020  
9:00 AM**

### SPECIAL CALLED MEETING

### YOUNGSVILLE TOWN HALL CONFERENCE ROOM

**134 US 1A SOUTH  
(Teleconference and Web Conference was available)**

Chairman Houser called the Special Called Meeting of the Town of Youngsville ABC Board to order at 9:00am. In attendance were Chairman Rick Houser (by teleconference), Members Mary Margaret Norman (by teleconference), and Danny Stutzman (by teleconference). Also, in attendance were Town Administrator Phillip Cordeiro and Town Clerk Emily Hurd.

The first item was to approve the Agenda.

#### **MOTION: TO APPROVE THE AGENDA AS SUBMITTED**

The motion was made by Member Norman and was seconded by Member Stutzman. The motion passed unanimously.

Chairman Houser read the Ethics Statement.

*In accordance with G.S. 18B-201, it is the duty of every Board Member to avoid both conflicts of interest and appearances of conflicts. Does any member have any known conflict of interest or appearance of conflict with respect to any matters coming before the Board today? If so, please identify the conflict or appearance of conflict and refrain from any undue participation in the particular matter involved.*

There were no conflicts of interest or appearances of conflicts.



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The next item on the agenda was a resolution to dispose of real property via the upset bid procedure authorized by N.C.G.S. § 160A-269. Chairman Houser stated they were approached by an interested party who made an offer of \$395,000 to purchase the ABC Store property. He explained the proposal was not too far off the original appraisal when you consider the savings on realtor fees.

Cordeiro explained the upset bid process to the ABC Board. If the resolution is approved, then an advertisement will be placed in the Franklin Times for their Thursday edition. The minimum bid would have to be 5% above the current bid, approximately \$414,800. There would be a ten-day period from the date of publish for sealed bids to be received at Town Hall. The Town Clerk will open the sealed bids on Monday, September 28<sup>th</sup> at 10am. The highest bid will be the new sales price. This process will continue until there are no higher bids. Once the final bid has been made, the ABC Board would then choose to accept the bid and negotiate a contract. Cordeiro noted the terms have already been negotiated with the original bidder, and if the highest bidder is another party, then they will have to go through the contract process as well.

Chairman Houser explained they had negotiated with the current bidder to lease the ABC Store property for up to twelve months at \$2,400 a month. Cordeiro noted he had an electronic copy of the contract that was sufficient for them to proceed.

Chairman Houser stated the next problem is what to do if they sell the building. He stated that he, Member Stutzman and Cordeiro had looked at a location at 5-Points Shopping Plaza that would be very suitable. The sales floor would be larger than the current location plus the warehouse would have adequate space. Chairman Houser noted there was also an option for space at the Foodlion Shopping Plaza. He stated the ABC Board was going to have to decide how they wanted to move forward if they choose to sell the ABC Store property. Chairman Houser stated he spoke with Laurie Lee and Greg Stallings at the NC ABC Commission regarding the process of what the ABC Board needs to do to get approved for a new location. He noted it was the same process they went through when purchasing the land.

Member Norman inquired about the current bidder and Chairman Houser stated it was WW Properties, a company that is represented by Daniel White. They are a Youngsville business that own several properties in the area. The White's are a respected family in Youngsville with the capacity to complete the purchase.

Member Norman inquired about the costs to move, noting they needed that information



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as soon as possible. Based on his conversation with Rick Turner, Chairman Houser stated it would cost approximately \$95,000 based on Mr. Turner's recent upfit of a similar ABC Store in another county. He noted the location at 5-Points Shopping Plaza was almost finished on the inside and he felt the landlord would be willing to spend money on making sure they are satisfied with the space. Member Norman stated she did not want to move completely out of downtown. She wanted to see both locations open and hoped they could find money in the budget to do so. Chairman Houser agreed, noting moving to the 5-Points Shopping Plaza location was the most logical first step. He felt they could support opening another location at the Foodlion Shopping Plaza within the next couple of years. Member Norman agreed that plan seemed the smartest way to go.

**MOTION: APPROVE RESOLUTION TO DISPOSE OF REAL PROPERTY  
VIA THE UPSET BID PROCEDURE AUTHORIZED BY N.C.G.S. §  
160A-269**

The motion was made by Member Stutzman and was seconded by Member Norman. The motion passed unanimously.

When asked, Chairman Houser explained the ABC Board was \$173,000 in debt. The sale of the property would put them approximately \$200,000 ahead. This would cover the upfit expenses and expand inventory.

Cordeiro informed the ABC Board that interviews for the ABC System General Manager would take place later this week. He stated he would send the ABC Board more information via email regarding the procedure along with other information. Cordeiro stated there were two strong candidates at this time. He explained one of their written exercises would include preparing plans and budgets for moving to a new location.

Member Norman inquired about candidates for the ABC Board. Cordeiro stated he was currently working with two people that he hoped to have presented to the Town Board during their October Board Meeting. He noted there were two vacant positions with a third once Member Norman leaves.

The meeting adjourned at 9:15am upon a motion made by Member Norman, seconded by Member Stutzman and passed unanimously.