

Date : 2/11/2021 1:12:16 PM

From : "Nick Walsh" nwalsh@huntersville.org

To : "Melinda Bales" mbales@huntersville.org

Subject : "Truth" & Transparency – North American Properties (Birkdale)

DRAFT

Let me know what you think.

Commissioner Boone,

In the interest of accuracy, let me respond to your email.

One of our town's biggest taxpayers invited the Board in December to meet with them. The new owners of Birkdale, North American Properties reached out to us for an introductory meeting. We met with Tim Perry of NAP. I don't have the complete list but I think most of us met with him in Birkdale. At the conclusion of those meetings, we were invited to visit Avalon. The goal was to get an understanding of their vision of a future Birkdale and what might be proposed in a partnership they hoped to form with our Board.

On January 4th, Tim Perry sent out an email to the entire Board inviting us down to Avalon for meetings and a tour. He even suggested dates in his email. Anthony Roberts responded that same day letting us know that he would coordinate the visit and his possible attendance.

I, Commissioner Bales, and with Anthony Roberts made plans to go down there January 28th & 29th. It was important for us to educate ourselves on the potential impacts that might be coming to one of the crown jewels of Huntersville. It was our choice to assume any risks associated with COVID-19.

The main purpose of this trip was to visit Avalon to get a first hand understanding and experience of this development. In addition, we met a councilman from Alpharetta along with their Community Development Director. It was a great opportunity to exchange ideas and better understand the positive economic impact that Avalon has on the city of Alpharetta.

All of this is first steps. It is my understanding that we will be sending some staff down to get a better understanding of the development and what future upgrades and changes may be coming to Birkdale. I would encourage the Commissioners who have to visit to do so. Birkdale is our second highest tax payer in Huntersville and it's important for us to make informed and education decision on coming changes that we will be asked to participate in.

When Board members or town employees travel on town business, the expense is not a personal one. Anthony said the town would pick up the expenses on behalf of the town. I can tell you that at a couple of the meals, I saw the Tim Perry pick up the tab. This is perfectly appropriate and does not influence my decision

process. This is no different than you accepting campaign contributions from a developers.

As an aside, I am unclear regarding the correlation between this voluntary trip and your reference and us telling citizens “we cannot meet face to face”. My assumption is that you are referring to our Town Board Meetings. In this case, we are putting faith in the science and direction from the state along with the Mecklenburg County Health Department. The town has shown leadership in conducting our Town Board meetings remotely in order to protect our health and that of our citizens. In fact, the Mecklenburg County Board of Commissioner resumed their meeting remotely due to direction from the Health Department. This is all subject to change as we continue to deal with this pandemic.

Nick Walsh
Commissioner
Town of Huntersville
704-577-0379
Nick.Walsh@Huntersville.org

Date : 12/4/2020 3:28:10 PM
From : "Rob Cordero" rob@corderops.com
To : "slehew@huntersville.org" slehew@huntersville.org
Subject : Birkdale Village

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Steve

Thank you for taking the time to speak with me about Birkdale Village. As I stated, I am retired law enforcement from Georgia and have been doing security consulting for ten plus years since retiring.

During this time, I have worked closely with the new owners, North American Properties, of Birkdale Village and today I came to see the property for the first time in order to get a feel for it.

Thank you for sharing your insight on the chronic juvenile issues in regards to larcenies from our tenants, vehicles, the selling of drugs and the occasional panhandling. I will certainly reach out to you in the next few days to gather more intelligence on the property and it's safety needs. Take care and be safe. We'll be in touch.

My contact information is below and you're more than welcome to use it anytime you need assistance out here.

Rob Cordero
CPS,LLC
Cordero Professional Services
PO Box 1392
Loganville, Ga 30052
Email: rob@corderops.com
Tel: (404) 593-6237

Date : 12/8/2020 11:52:12 AM
From : "Nick Walsh" nwalsh@huntersville.org
To : "John Aneralla" janeralla@huntersville.org
Subject : Birkdale Village
11:00am works for me.

Nick Walsh
Commissioner
Town of Huntersville
704-577-0379

On Dec 8, 2020, at 11:41 AM, John Aneralla <janeralla@huntersville.org> wrote:

Sent from my iPad

Begin forwarded message:

From: John Aneralla <janeralla@huntersville.org>
Date: December 8, 2020 at 8:39:14 AM EST
To: Town Board <TownBoard@huntersville.org>
Subject: From John Aneralla

Fellow board members,
Tim Perry, who represents the new owners of Birkdale Village will be in town Tuesday, December 15th. He is available to meet with board members to discuss their plans from 8am to 2pm that day.
I am thinking 9am, 11am & 1pm. Please let me know.
John

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From : "John Aneralla" janeralla@huntersville.org

To : "Town Board" TownBoard@huntersville.org

Subject : From John Aneralla

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John

Sent from my iPad

Date : 12/9/2020 1:27:13 PM
From : "Anthony Roberts" aroberts@huntersville.org
To : "John Aneralla" janeralla@huntersville.org
Subject : FW: From John Aneralla

From: Dan Boone <dboone@huntersville.org>
Sent: Tuesday, December 8, 2020 12:39 PM
To: Anthony Roberts <aroberts@huntersville.org>
Subject: Re: From John Aneralla

We have the HFFA meeting at 1:30. Fit me in where you need me. Dan

Sent from my iPad

On Dec 8, 2020, at 11:49 AM, Anthony Roberts <aroberts@huntersville.org> wrote:

Ok

Anthony Roberts,
Town Manager

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<janeralla@huntersville.org> wrote:

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Sent from my iPad

Date : 12/8/2020 11:40:27 AM
From : "John Aneralla" janeralla@huntersville.org
To : "Town Board" TownBoard@huntersville.org
Subject : Fwd: From John Aneralla

Sent from my iPad

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Sent from my iPad

Date : 12/8/2020 11:41:54 AM
From : "John Aneralla" janeralla@huntersville.org
To : "Board Members" BoardMembers@huntersville.org
Subject : Fwd: From John Aneralla

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Sent from my iPad

Date : 2/11/2021 3:20:48 PM
From : "Nick Walsh" nwalsh@huntersville.org
To : "Melinda Bales" mbales@huntersville.org
Subject : Fwd: NAP Trip Alpharetta, GA.
Sorry, sent this originally to your campaign email address.

Nick Walsh
Commissioner
Town of Huntersville
704-577-0379
Nick.Walsh@Huntersville.org

Begin forwarded message:

From: Nick Walsh <nwalsh@huntersville.org>
Subject: Re: NAP Trip Alpharetta, GA.
Date: February 11, 2021 at 2:20:24 PM EST
To: Dan Boone <dboone@huntersville.org>
Cc: Melinda Bales <melinda@melindabales.com>, Brian Hines <bhines@huntersville.org>, "Lance D. Munger" <lmunger@huntersville.org>, Stacy Phillips <sphillips@huntersville.org>, John Aneralla <janeralla@huntersville.org>, Anthony Roberts <aroberts@huntersville.org>, Jackie Huffman <JHuffman@Huntersville.org>, Emily Sloop <esloop@huntersville.org>

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Nick Walsh
Commissioner
Town of Huntersville
704-577-0379
Nick.Walsh@Huntersville.org

On Feb 11, 2021, at 11:22 AM, Dan Boone <dboone@huntersville.org> wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

<Georgia trip (2).docx>

Date : 2/11/2021 5:20:02 PM
From : "Melinda Bales" mibales@icloud.com
To : "Melinda Bales" mbales@huntersville.org
Subject : Fwd: NAP Trip Alpharetta, GA.

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Begin forwarded message:

From: Nick Walsh <nwalsh@huntersville.org>
Subject: Re: NAP Trip Alpharetta, GA.
Date: February 11, 2021 at 2:20:26 PM EST
To: Dan Boone <dboone@huntersville.org>
Cc: Melinda Bales <melinda@melindabales.com>, Brian Hines <bhines@huntersville.org>, Lance Munger <lmunger@huntersville.org>, Stacy Phillips <sPhillips@huntersville.org>, John Aneralla <janeralla@huntersville.org>, Anthony Roberts <aroberts@huntersville.org>, Jackie Huffman <jhuffman@huntersville.org>, Emily Sloop <esloop@huntersville.org>

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Nick Walsh
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Town of Huntersville
704-577-0379
Nick.Walsh@Huntersville.org

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<dboone@huntersville.org> wrote:

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<Georgia trip (2).docx>

Date : 12/8/2020 12:39:04 PM

From : "Dan Boone" dboone@huntersville.org

To : "Anthony Roberts" aroberts@huntersville.org

Subject : Re: From John Aneralla

We have the HFFA meeting at 1:30. Fit me in where you need me. Dan

Sent from my iPad

On Dec 8, 2020, at 11:49 AM, Anthony Roberts
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Town Manager

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John

Sent from my iPad

Date : 12/8/2020 11:51:21 AM
From : "Melinda Bales" mbales@huntersville.org
To : "John Aneralla" janeralla@huntersville.org
Subject : Re: From John Aneralla

John-

I can make any of those times work. I do have a 3pm, so I would prefer the morning times but could make the 1pm work as well.

Melinda

From: John Aneralla <janeralla@huntersville.org>
Date: Tuesday, December 8, 2020 at 11:41 AM
To: Board Members <BoardMembers@huntersville.org>
Subject: Fwd: From John Aneralla

Sent from my iPad

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John

Sent from my iPad

Date : 12/8/2020 11:49:28 AM
From : "Anthony Roberts" aroberts@huntersville.org
To : "John Aneralla" janeralla@huntersville.org
Cc : "Board Members" BoardMembers@huntersville.org
Subject : Re: From John Aneralla
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Town Manager

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Date : 12/9/2020 1:27:31 PM
From : "Anthony Roberts" aroberts@huntersville.org
To : "Dan Boone" dboone@huntersville.org
Subject : RE: From John Aneralla

Mayor is on it. Thx!

Ant

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To : "Dan Boone" dboone@huntersville.org
Cc : "Melinda Bales" melinda@melindabales.com, "Brian Hines" bhines@huntersville.org, "Lance Munger" lmunger@huntersville.org, "Stacy Phillips" sphillips@huntersville.org, "John Aneralla" janeralla@huntersville.org, "Anthony Roberts" aroberts@huntersville.org, "Jackie Huffman" jhuffman@huntersville.org, "Emily Sloop" esloop@huntersville.org
Subject : Re: NAP Trip Alpharetta, GA.

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<Georgia trip (2).docx>

Date : 2/2/2021 9:23:44 AM
From : "Jack Simoneau" jsimoneau@huntersville.org
To : "Dave Hill" dhill@huntersville.org
Cc : "Brian Richards" brichards@huntersville.org
Subject : RE: Townley Road Connector & Birkdale Village
Attachment : image001.png;

Brian,

We are meeting with the new owners of Birkdale Village tomorrow. Putting myself in their shoes, info I think they would like to have is:

1. NC 73 widening plans for this area (Engineering has most recent update)
2. Plans for I-77 Interchange upgrade (can be combined with 1)
3. Townley connector & how it fits in with the system up to Westmoreland
4. Birkdale redevelopment plan approved across NC 73 (both sides of Birkdale Parkway)
5. Greenway update (where, when)

Can that be put together?

Jack

From: Dave Hill <dhill@huntersville.org>
Sent: Tuesday, February 2, 2021 8:41 AM
To: Jack Simoneau <jsimoneau@huntersville.org>
Cc: Brian Richards <brichards@huntersville.org>
Subject: Townley Road Connector

Jack –

This is a reminder that Brian Hines wanted to discuss the Townley Road Connector with the intent to add it to our capital planning. He mentioned that he supported deleting it from a list of projects in the past. I'm not sure if you feel this is important enough to single out and mention at the Retreat.



Dave Hill
Sr. Planner
Town of Huntersville
dhill@huntersville.org

