

# Town To Sell Block 46 Tract: Rose Glen To Buy Land Once Considered For Fire Department

North Wilkesboro commissioners have agreed to sell the town's 5.19-acre tract in the Block 46 parcel along the Central Business District Loop to Rose Glen Manor Assisted Living, LLC, for \$425,000.

The offer is subject to the filing of an upset bid, of at least 5 percent more than the listed price, by another buyer.

The motion to proceed with the sale was unanimous.

Rose Glen officials plan to build a 60-unit assisted living facility on the property.

The town had at one time considered building a new fire department on the land that was donated by Crown Companies, LLC, the developers of Block 46, in exchange for the town agreeing to demolish and clear the former American Drew furniture buildings from the property.

The land is located at the end of Main Street Extension, between Independence Avenue (the main north-south street through Block 46) and the Reddies River.

## **Rose Glen plans**

John W. Savage, the senior vice president of Directed Capital, a general fund of a private equity partner that owns Rose Glen, said that the planned facility, Rose Glen Manor, will have 50-55 units, with 60 beds, for assisted living. He said that the new facility "will be very similar, in terms of layout and look, to Rose Glen Village on Main Street in Wilkesboro, a 100-unit facility.

Rose Glen Village, however, is an independent living facility for residents who do not require assistance with walking or taking care of personal needs.

"We plan to make this a modern, state of the art facility, just like Rose Glen Village," said Savage. "They will be similar to brother-sister" properties.

"The most important thing is that this facility will provide the community with a continuum of care which will enable people who are independent now to migrate to an assisted living facility."

Savage said the company hopes to begin construction in December 2014, and have the new facility open in January 2016.

"Right now we're looking at designs, and we have to have those approved by the Department of Health and Human Services."

## **Fire department plans**

At the town board's annual retreat in January 2013, commissioners discussed moving the site of the planned new fire department town-owned property adjacent to the Woodlawn Community Center on Boston Avenue.

In that retreat, the commissioners reviewed an offer from MBI Builders to construct a three-bay fire station at Block 46 for a turn-key price of \$1,816,000.

There was no vote taken on the offer.

The plans for a new fire department stalled after the town conducted a facility needs study in 2012. That study shows that there were more pressing needs for the town, with limited financial resources, than a new fire department. Among the needs was the renovation of the existing police department.

After the meeting Thursday night, Mayor Robert Johnson said that the decision by the town to sell the land “was a no-brainer. We all want to see retail shops and related development on the Block 46 property. Maybe this will get the development started.

“If we can get an opportunity to sell this land and add to the town’s tax base, then we need to do this. This will create jobs as well as income for the utility fund.

“We listened to the appraiser (Charlie Sink, who spoke with the board during a 30-minute closed session that preceded the main meeting) and decided that this was a good deal. We had decided earlier that this was not a suitable site for the fire department.”

During the meeting, Commissioner Bart Hayes said, “This project will provide up to 50 jobs, which will increase the census in the town. We will also increase our water and sewer revenue.

“It’s a shot in the arm to have development on this property that was discussed as a possible site for the fire department.”