MEMORANDUM

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager MEB

COPY TO: Heather Taylor, Assistant Town Manager
Tyler Morrow, Planning & Zoning Director

DATE: February 24, 2026

SUBJECT: Town Center Update - Meeting with Lewis Real Estate Group

Our Planning and Zoning Director and I met with Martin Lewis with Lewis Real Estate Group and Will Buie from WGLA Engineering on February 16. The purpose of this meeting was to discuss their renewed interest in the Town Center project. Some highlights of our discussions were the following:

- **Determining the Town's Willingness to Help with DOT** – One of the stumbling blocks from before was the level of improvements and restrictions that DOT placed on the development. Tyler and I agreed to meet with Tristan Winkler from the MPO and DOT to discuss what if any plans they have for the two intersections near our project (Fanning Bridge and Howard Gap). We are going to report this to Martin and Will. More importantly, we want to be more actively engaged with DOT throughout the process rather than just at the point of driveway permit requests. This should help with whatever is ultimately built.

- **The Town's Thoughts on the Development Analysis that McGill Performed** – This was the work that McGill completed last summer that showed different development scenarios considering the environmental limitations of the property. They wanted to make sure there was not anything that we wanted to stay away from or that we were particularly interested in doing. I shared that Council was comfortable with the different scenarios presented by McGill.

- **Start Discussing the Structure of a Letter of Intent** – Once they have a better idea on what if anything that DOT has planned for the intersections, we would like to work on the structure of a letter of intent (LOI). The LOI commits the Town and Lewis Real Estate to work together through a review period. Lewis Real Estate would then do their own masterplan of the property per the Town's vision. This would help them in pitching development ideas to investors.

I will be prepared to discuss these issues in greater detail with you at the Council meeting. If you should have any questions prior to the meeting, please do not hesitate to let me know.

MEB/meb