GASTONIA NC

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Request for Proposals for

FACILITY MANAGEMENT SERVICES

associated with the

Franklin Urban Sports and Entertainment (*FUSE)* Complex CaroMont Health Park

Gastonia, North Carolina

October 16, 2026

Request for Proposals

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I. INTRODUCTION / BACKGROUND

The City of Gastonia, North Carolina (the City) is soliciting and accepting Proposals from interested and qualified firms for providing facility management services associated with the Franklin Urban Sports and Entertainment (FUSE) multi-purpose facility. Accordingly, the City is committed to enhancing itself as an economic, civic, and cultural core of the region. As part of this effort, the City completed construction of a $26,000,000 multi-purpose facility in 2020, known as CaroMont Health Park on approximately seven (7) acres of real estate located just west of its core Downtown, strategically placed between the Center City and the historic Loray Mill.

The FUSE Project / CaroMont Health Park is the core for the Downtown Sports and Entertainment District. Facility site amenities include a multi-use synthetic turf athletic field that can accommodate high level baseball, soccer, football and field hockey. Attendance capacity for sporting events is approximately 5,000. Other potential uses include facilities for concerts and on field offerings with an attendance capacity of approximately 8,000. Additionally, there is a Premium Level 5,000 square foot meeting / banquet space overlooking the field that can be set divided and set-up for multiple capacities and functions. The posted occupancy is 340 people.

CaroMont Health Park serves as the catalyst to drive other economic development, support local businesses, provide residents and visitors with affordable entertainment options and generate community exposure. Considerable development of $110,000,000 has occurred or planned in and around the FUSE District since the facility was constructed. The facility has served as the home to an Atlantic League of Professional Baseball (ALPB) team since 2021 with a variety of other events including college baseball / softball, soccer, football, tournaments, concerts, festivals, community events, conferences and meetings since opening. The City's intent is to continue these type offerings while expanding and improving the variety, quality, quantity and marketing of such.

Facility amenities include a full service equipped catering kitchen, (3) equipped concourse concession stands, LED field lighting to AAA baseball standards, 25 'X 62' LED scoreboard with production equipment, video walls and large screen TV's throughout, 360 degree concourse around the stadium with drink rails, (4) dedicated program / group areas, (2) team store areas, 1,300 square feet of outfitted office space and a multitude of additional furniture, fixtures and equipment. The City will provide layouts of the facility and a detailed listing of the FF&E available for use.

II. PROPOSED SCOPE OF WORK

The City is seeking a management firm to operate, manage and promote the facility as a premier venue for a variety of events including, but not limited to, various levels of baseball, soccer, concerts, festivals, community events, conferences and meetings hosted in the facility. Securing and maintaining a capable and capitalized high-level sports team as the primary tenant is a priority. Management services will include, but are not necessarily limited to:

- Financial Management:
    - Responsibility for the annual development and a subsequent monthly operating budget.

- Maintaining and reconciling bank accounts including working capital accounts.

- Identifying and realizing other revenue opportunities.

- Facility Maintenance:
  - Responsibility for maintenance and upkeep as necessary for the appearance and operation of the facility and related appurtenances.

- Marketing:
  - Conduct marketing and promotional activities with respect to facility events with the objective of maximizing utilization of the facility and attendance at events.

  - Responsibility for the marketing and sale of advertising and promotional opportunities within the facility.

- Event Related Services:
  - Responsibility for booking and scheduling events year-round and able to provide a list of recent and proposed bookings and events on a monthly basis upon request by the City.

  - Responsibility for booking policies and guidelines for rental rates and service fees, booking priorities, periods of availability, use restrictions and other terms and conditions of complex availability for events. Potential bookings could also include provisions for possible community, charitable and other public service events, including that the facility will be an equal opportunity destination with the goal of booking a diverse array of programs catering to an audience representative of the population of the City.

  - Providing security services during events and at such times when the facility is not in use.

  - Providing required equipment, fixtures, markings, sound and lighting systems, communications systems, staging, rigging and other event-specific requirements not otherwise provided. Asset inventory and amenity lists are included in the appendix.

- Public Relations:
  - Assist in answering inquiries from news and entertainment media regarding upcoming events and arranging for media access to events where allowed.

  - Assist in identifying and addressing concerns of residents in the vicinity of the facility relating to the impact of events.

  - Develop relationships and agreements with neighboring properties for shared parking opportunities.

- Developing and maintaining positive relationships with surrounding properties, business community, civic organizations, and integrating into the community.

- Creating, maintaining, and updating the facility website and social media.

- Other:
  - Responsibility for any other service or activity incidental to the normal and professional operation of the facility.

  - **It is the intent of the City that the hiring of a management firm will not result in the private business use of CaroMont Health Park under Section 141(b) of the Internal Revenue Code of 1986 and applicable regulations, and that any contract with a management firm would comply in all respects with the requirements of Rev. Proc. 97-13, 1997-1 C.B. 632, for permissible qualified management contracts, and any management contract would be so construed in order to qualify.**

III. GENERAL SUBMITTAL REQUIREMENTS AND INFORMATION

The City invites all interested and qualified management firms to submit qualification statements for management services associated with CaroMont Health Park in accordance with the following requirements. Responses should be prepared simply and economically, providing a straightforward and concise description of the Responder's experience and qualifications related to proposed scope of services. This outline is not all-inclusive, and respondents can provide additional information as deemed appropriate.

- *Letter of Introduction/General Information:*
  - Provide a transmittal letter that specifically states the responder understands the work to be accomplished and briefly outlines the responder's strengths in providing the required services. The letter should also state that Responder meets or exceeds the minimum qualification criteria outlined herein. This letter should be signed by an authorized corporate officer for each entity included as a team proposal.

  - Include the name for the Responder's firm/entity, address, telephone number, and name of contact person for the RFP. If the Responder is a joint venture comprised of individual firms, list the names of the firms/entities, addresses, telephone numbers, and names of contact persons.

  - Provide a table of contents that includes a clear identification of the written material by section and page number.

  - Provide a description of the proposing entity's current legal status (i.e., Corporation, Partnership, Sole Proprietor, Joint Venture, etc.), along with the proposing entity's current Federal and State Identification Numbers.

  - References from current and past clients.

- *Firm's Background and Qualifications:*
    - Provide a profile of your organization including principal officers and organizational structure. The responder should identify and distinguish between its own experience and qualifications and that of any parent entity, predecessor and/or wholly owned or partially owned subsidiary of the responder. Provide a copy of any organization profile, sales brochure and/or other documentary information pertaining to your organization.

    - Provide resumes of key personnel and principals of the organization. Identify the extent to which each principal executive or staff member will be involved in the management of CaroMont Health Park and whether such involvement will be on a fully informed daily basis or in an advisory capacity. Include a general organizational chart for the daily operation of CaroMont Health Park with key personnel listed.

    - Provide a history of your organization's facility management experience for the last ten (10) years. Information provided should include a description of services provided, examples of successful operational strategies and the terms of the management contract.

    - Provide documentation of your firm's financial capabilities and ability to adequately manage the basic expenses associated with management of the facility.

    - Provide information on how your firm can attract and recruit an anchor sports tenant.

    - A project summary from at least two (2) previous property management contracts, including 24-month budget, marketing plans, timelines and scope. Please include additional information for each project that would be helpful in evaluating your work.

    - Note and explain any occasion where a contract with your firm to provide management services has not been renewed when renewing was an option in the contract in the past ten (10) years.

    - Provide a list of all facilities managed by your organization on behalf of a public entity if applicable. Include each facility's name, address, size, and its primary intended use. Provide an explanation of your entity's experience in working with public entities and other entities that market facilities for a public entity, including cooperative efforts.

    - Provide examples of sporting and, non-sporting, events your organization has booked at facilities similar to CaroMont Health Park, indicating the name of the event(s), where and when the event(s) occurred, and the event(s) attendance.

- *Operation Plan*
    - A statement of the firm's philosophy, visions and guiding principles.

    - Description of your approach to managing CaroMont Health Park. Include viewed strengths and assets, as well as obstacles and how those would be addressed. Include philosophies and strategies on the use of in-house food preparation versus the use of caterers and other outside vendors.

    - A suggested management organizational chart for key management of CaroMont Health Park, including positions at the corporate and local levels.

    - Description of the reporting structure proposed between your corporate offices and the City, as well as, a description of the resident management personnel that could be assigned to the facility.

    - Examples of management/financial reports used by your organization to advise governmental entities of performance.

    - Possible strategies for minimizing the annual operating expenses and maximizing the annual operating revenues of the facility.

    - Strategy and financial pro forma for how to maximize use of the facility year-round. Include potential uses for revenue generation.

    - Provide a comprehensive catering and event hospitality program. Herein, describe your plan for food services. Include your plan to provide a positive guest experience.

    - Approximate job creation for operations.

- *Booking Services*
    - Provide an explanation of the overall philosophy you would use to book/market the facility, including:
        - An overview of marketing and promotional concepts that will further the goals of the facility as a premier venue and maximize the benefits of the facility.

        - Your approach to booking/scheduling, promoting, advertising and marketing events at the facility. Describe the utilization of the entire space for events.

        - Provide a marketing plan for the facility. Describe your marketing strategy including paid and non-paid advertising.

- Overview of staff that will be responsible for booking, scheduling and marketing.

- The firm's experience working with entities such as the multi-purpose facilities in marketing and booking events.

- Describe booking and reservation procedures.

- Descriptions of any competing facilities managed/booked by your organization, that are of such a size or in such a market as to compete with the facility for booking events.

- *Local Business Utilization Plan / Sub-Contracts*
  Describe if you plan on utilizing any local firms, including their roles, their experience, and the extent of their involvement. If the firm intends to sub-contract portions of the work, please include each sub-consultant's name and address, and specific designations of the tasks to be performed by the sub-consultant.

- *Litigation History*
  Include a statement detailing whether your firm is currently in litigation or has been in litigation in the past five years. If there is litigation history, please explain each occurrence and the circumstances with the outcome.

- *Submittal Deadlines*
  Interested firms should submit a fully completed RFP as outlined herein no later than 5:00 p.m. on Monday, November 30, 2026. Proposals will be evaluated upon receipt. Tours will be made upon request and scheduling. Please provide a minimum of ten (10) bound copies and one (1) accompanying USB flash drive or other electronic copy, submitted to:

  Attn: Kristy R. Crisp, Director of Economic Development
  City of Gastonia
  P.O. Box 1748
  150 S. York Street (physical street address)
  Gastonia, North Carolina 28054

  Each respondent is responsible for the timely delivery of it's proposal package. No proposal will be accepted after the deadline noted above; any submittals received after this time will be returned to the Sender. The City reserves the right to cancel this RFQ for any reason without any liability or to waive any irregularities at their discretion. **Please note that the overall Statement of Qualifications / Proposal should be limited to a maximum of <u>50</u> pages.**

IV. EVALUATION CRITERIA

Proposal packages will be evaluated based on the firm's overall ability to meet the requirements in this RFQ; **however, a Responder's relevant background and experience (both the firm itself and the key personnel assigned to the Project) will be a major factor of consideration in the City's consultant selection process**. Other selection criteria will include:

- The firm's experience in successful multi-purpose sports and entertainment facilities management.
- The firm's vision and plan for CaroMont Health Park.
- Qualifications for the key individuals assigned to the local management team.
- The firm's financial capability to manage the facility.
- References.
- Overall proposal and other qualifications as applicable.

Contact Information:
Any questions should be directed to:

Kristy Crisp, Director of Economic Development Kristy.crisp@gastonianc.gov

V. ADDITIONAL INFORMATION

- **Public Records:**
  Upon receipt by the City, all proposal packages are considered a public record except for material that qualifies as "Trade Secret" information under North Carolina General Statute 66-152.

- **Clarification of Submittal:**
  The City reserves the right to obtain clarification of any point in a firm's proposal or to obtain additional information.

- **Conditions and Reservations:**
  The City reserves the right to reject any and all responses to the RFQ, or to accept any RFQ response deemed to be in the best interest of the City. The City reserves the right to waive technicalities and informalities. A response to this RFQ should not be construed as a contract, nor indicate a commitment of any kind by the City. The response does not commit the City to pay for costs incurred in the submission of a response to this RFQ or for any

cost incurred prior to the execution of a final contract. No recommendations or conclusions from this process concerning your firm shall constitute a right (property or otherwise) under the Constitution of the United States or under the Constitution, case law, or statutory law of North Carolina. Neither binding contract, obligation to negotiate, nor any other obligation shall be created on the part of the City unless the City and your firm execute a contract.

Appendixes

I. Asset Inventory List

II. Maps, Diagrams, Surveys

III. Pictures of the Facility

IV. Description and Maps of Parking Opportunities

V. Development

I. Asset Inventory List

Asset Inventory and Food Services

FUSE ASSET LIST (REVISED 9/24/2026)

Item Tag	Item	Location	Notes
TABLES/CHAIRS/FURNITURE			
E-01 (25 total)	Economy Folding Table (round)	Premium Level storage on dolleys	26 in original order / 1 damaged beyond repair
E-03 (260 total)	Resin Folding Chair Black	Premium Level (73 set up and 187 on carts in storage)	All in good order
LC-01 (532 total)	Tall / Medium Perforated Bar Chair - green	Cabana, Bars, Overlooks, Drink Rails, Rooftop Under Scoreboard	Good order / 443 in original order / 89 added later
LC-02 (218 total)	Short Stackable Perforated Chair - green	Cabana, Bars, Overlooks, Concourse Drink Rails	All in good order / a few missing nylon leg stops
LC-03 (24 total)	Picnic Table - Perforated - green	Picnic Area, Budweiser Bar Area, Playground	All in good order
LC-03 - ADA (4 total)	Picnic Table - ADA Accessible - green	Center Field Beer Garden	All in good order
LC-04 (10 total)	36" Round Table with Chairs - green	Center Field Beer Garden, Bud Bar Area, Playground	All in good order
LC-04 - ADA (2 total)	36" Round Table with Chairs - ADA Accessible - green	Center Field Beer Garden	All in good order
LC-06 (56 total)	High Perforated Pedestal Table - green	Bud Bar Area, PL Wings, Overlook Bar, Rooftop Under Scoreboard	51 in original order / 5 additional purchased later
LC-07 (14 total)	Low Perforated Pedestal Table- green	Bud Bar Area, PL Wings, Overlook Bar	All in good order
LR-01 (2 total)	6 Leg Edge Sport Wood Treatment Table	Trainer's Rooms	Good Order
LR-02 (4 total)	FoldingTable	(2) in First Aid, (2) Premium Level storage	Team has secured several other tables from other sources
LR-05 (2 total)	Mobile Shop Stool	Trainer's Room	Good order
LR-07 (67 total)	Airflex Series Folding Chair	Locker Room, Coaches Offices	Several damaged / replaced with gray folding chairs
OL-02 (6 total)	Eliana (L shaped couch)	Cabanas	frames good / cushions need replacement
OT-03 (6 total)	Eliana (coffeed table)	Cabanas	2 damaged / still in use
OL-05 (44 total)	Polywood Vineyard Outdoor Rocking Chair - black	Left field area behind bullpen	All in good order
SB-04 (10 total)	River Two-Seat Sofa Standard Back/Armless - red	Premium Level (3), PL storage @ lobby (5), vestibules (2)	All in good order
SD-06 (52 total)	Adobo Dining Chair	Premium Level storage (27), storage @ PL lobby (25)	All in good order
SL-05 (4 total)	Lexington Lounge Chair - red	Premium level lobby (2) and elevator lobby (2)	All in good order
SD-04 (18 total)	No. 43 Series (chair) - short rounded	Premium Level, PL storage, storage @ elevator lobby	All in good order
SBS-04 (32 total)	Adobo Stool - short back	Premium Level, Storage @ elevator lobby	All in good order
SBS-06 (9 total)	No. 43 Series (stool) - high back	Premium Level Bar	All in good order
TO-05 (2 total)	Cappellini Gong Occasional Table	Premium level lobby(1), elevator lobby (1)	Good order
TD-06 (19 total)	Max Standard Round Dining Table	Premium level (1), PL Storage (18)	Good order
TH-02 (6 total)	Link Standing Height Table	Premium Level (3), Under VIP entrance stairwell (3)	Good order
14 total	desk chairs	Offices (Ad. Min., control room, coaches, kitchen, ticket, maintenance)	17 in original order (4 damaged)
11 total	office guest chairs	Offices (Ad. Min., kitche)n	All in good order
WC-04 (18 total)	armless task chairs	control room ticket office, team stores	Original order was 14. Good order
14 total	Hon freestanding desks (2 premium w/ credenzas)	Offices (Ad. Min., coaches, kitchen, maintenance	All in good order
1 total	Hon 6 Bullpen workstation w/file cabinets	open office area	Good order
63 total	Personalized 32 Gallon Diamond Receptacle w/lids-liners	throughout stadium	44 original order, 20 added (1 damaged beyond repair)
73 total	Lockers	(30) home locke, (27 visitors (8) coaches offices, (4) umpire (4) maintenance shop	65 composite lockers, 8 metal. All in good order
5 total	Table Dolleys	(3) premium level, (2) MEP off Franklin	Good order
3 total	Chair dolleys for Premium Level	Premium level	Good order
4 total	Octagonal Perforated picnic tables - green	Center field bar area	Good order

Asset Inventory and Food Services

Item Tag	Item	Location	Notes
TV's, VIDEO WALLS			
31 Total	Samsung / LG Flat 55-Inch 4k	throughout stadium	36 original order, 5 damaged and disposed
10 total	LG 85" TV's	Premium Level (2), PL Wings (4), Overlook Bar at concourse (4)	All in good order
1 total	3X3 LG Video Wall	NW wall in Premium Level	Good order
1 total	2X2 LG Video Wall	SE wall in Premium Level	Good order
10 total	TV wall mounts	MEP storage	these were replaced when the 85" TV's were installed
FIRST AID EQUIPMENT			
1 total	Aluminum Foldable Scoop Stretcher	First Aid	Good order
5 total	Phillips Heartstart Onsite AED Value Package	various locations	units in place - good order
1 total	Drive Medical Blue Streak Wheelchair	First Aid	Good order
APPLIANCES/ INDOOR CLEANING			
2 total	microwaves	(1) in Admin breakroom, (1) in maintenance shop	Good order
3 total	GE Top Freezer Refrigerator	Admin breakroom, first aid, maintenance shop	Fridge in first aid is not working and in MEP storage
1 total	GE Dishwasher with hidden controls	Admin breakroom	Good order
1 total	GE 1/3 Horsepower Continuous Feed Disposer	Admin breakroom	Operating
2 total	Ice-O-Matic Ice Machine & Storage Bin	training rooms	Serviced & operating. Need cleaning
2 total	Speed Queen Commercial Washers	Laundry Room	Original replaced 5/23, Good order
2 total	Speed Queen Commercial electric Dryesr	Laundry Room	Original replaced 5/23, Good order
1 total	Auto Walk-Behind Floor Scrubber	Trenton Janitor Closet	
1 total	Big Green Macine Professional Carpet Cleaner	Ad. Min Storage	
3 total	Powerforce Helix Turbo Rewind Upright Vacuum	1 admin area, 1 locker rooms, 1 premium level	Not in good condition, Team has purchased additional
2 total	Whirlpools for training rooms per locker room upgrades	(1) each training room	Good order
Kid's Zone Package	Per Management Agreement		
1 total	Fixed Playground ($123,172)	Pad A	electrical, concrete,mulch infrastructure ($79.954) with grant funds Good order
0 total	Inflatables	Never maintained / disrepair - disposed 2024	Honey Hunter's colors and logos ($29,810) grant funds
1 total	commercial tent 20 X 40 yellow / black	stored in trailer at Ferguson Park	Never used

Asset Inventory and Food Services

Item Tag	Item	Location	Notes
SMALL ENGINE & MAINTENANCE TOOLS			
4 total	Ladders	(1) each 24' extension, 10' step, 6' step in maint. Shop: (1) 8' step in prem. Storage	Good order. Additional ladder in Admin. Storage
4 total	Gas Cans	Maintenance Shop in fuel storage cabinet	team has 3 plastic cans as well in the cabinet
1 total	Flammable fuel cabinet	Maintenance Shop	Good order. Additional ladder in Admin. Storage
1 total	Gas string trimmers	Maintenance Shop	2 in original order. 1 used by Rec. Maint.
4 total	Push brooms for field	Maintenance Shop	
1 total	small electric air compressor	Maintenance Shop	Good order. Additional ladder in Admin. Storage
1 total	Styhl power brush	Maintenance Shop	Good order. Additional ladder in Admin. Storage
1 total	Pressure Washer	Trenton janitor's closet	Good order.
1 total	Self-propelled walk behind mowers	maintenance shop	2 in original order. 1 used by Rec. Maint.
2 total	Stilh backpack leaf blowers	maintenance shop	Good order
10 total	Teknor Apex Neverkink Pro Water Hose	maintenance shop, janitor's closets on concourse	Team has purchased a couple replacements.
5 total	Delux Gray Plastic Tilt Truck	(2) maintenance shop, (2) kitchen, (1) MEP	5 original order. (J1) missing. Good order.
4 total	Uline Pallet Truck	(1) maintenance shop, (1) MEP, (1) kitchen, (1) off site storage trailer	Good order
4 total	Water Hose Reels	2 maintenance shop / 2 storage trailer off site	Good order
MISC. / SPECIALTY EQUIPMENT			
1 total	trash compactor	Hill St. behind mainenance shop	Serviced by City. Good order.
6 total	BAF portable chillers (4) C-300's, (2) C-400's	various areas, stored in off season in maintenance shop	In good order
10	portable standing propane heaters	stored in Plaza MEP fire riser room / storage off Franklin	2 with bent hoods.
6 total	fire pit tables for cabannas	Cabannas	Not used. Stored behind cabannas
2 total	Nintendo Wii console	in box at Brian's desk in maintenance shop	never used
2 total	Wii Sports Golf & Baseball	in box at Brian's desk in maintenance shop	never used
2 total	Mizerak Donovan II Slatron 8ft Pool Table	(1) located on each premium level wing	condition fair (slate covers, bumpers & balls are faded)
2 total	Prince Tournament 6800 Outdoor Table Tennis Table	(1) PL west wing, (1) MEP storage	fair shape
0	Classic Dual Shot	beyond repair / taken off site to recycle bin 2023	

Asset Inventory and Food Services

Item Tag	Item	Location	Notes
FIELD EQUIPMENT			
1 total	Cushion Tire Forklift / Electric	maintenance shop	body is dinged up, but mechanically sound (City maintains) Batteries refurbished 2026.
1 total	HPX615E Work Series Utility Vehicle Gator	maintenance shop	condition is good (City maintains)
3 total	Protective Pitching Screens	Batting cages, outside maintenance shop	team has added 2 and replaced nets
3 total	Bullpen Protective Pitching Screens	outside maintenance shop	Good order
1 total	Big Bubba Elite Batting Cage rollout	outside maintenance shop	In good order
1 total	Fieldlazer S200 turf groomer	outside maintenance shop	Good order, team replaced brushes 2026
3 total	Batting Practice Ball Cart	maintenance shop	Good order
1 set of 2each	Portable Soccer Goal	off-site storage facility	nets replaced 2025. Need to be taken off and stored.
1 set of 2each	SGMobile Soccer Goal Integrated Mobility Kits	(1) maintenance shop	(1) unit missing since first year
1 set of 2each	Lacrosse Goals w/Wheel Kit	off-site storage facility	nets need to be taken off until used
1 total	Turf Litterkat Groomer / Sweeper	outside maintenance shop	Good order
1 set of 2 each	Adjustright Rotating/Hinged Football Goal Post w/frames	off-site storage facility	Good order. Should be stored off the ground.
1 total	portable game mound w/ hauling kit	mound is on field, hauling kit is in MEP storage	Mound is good. Team is replacing turf in landing area.
2 sets of 2 each	portable bullpen mounds w/ hauling kit	mounds are on field, hauling kit is in MEP storage	Mound is good. Team is replacing turf in landing area.
2 total	Round Goal Post Pad	maintenance shop	Good order
4 total	Square Rugby Goal Post Pad	Martha Rivers Park	No rugby at CHP.
4 total	Rugby/H-Goal Access Frames	installed in field	Did not order goals.
1 total	Mobil pitching platform	Maintenance Yard	fair condition
2 total	Baseball Single Tension Batting Tunnel w/ turf	installed on left field concourse	Frames, nets, turf in good condition
3 total	Pro-Model Hitting Mat	maintenance shop (1) batting tunnels (2)	fair condition
4 total	Aluminum Team Benches	Bullpens / dugouts	good condition
2 total	On deck hitting circle mats	On field	fair condition
45 total	Portable Fencing / Padded	19 sections @ kids zone, 13 sections @ picnic area, 13 sections @ off-site storage	(purchased by GC T&T) Frames good, vinyl fading.
3 total	Irrigation Cannons	Off-site storage trailer	never used
3 total	Irrigation Cannon fire hoses	MEP off Franklin	never used
1 toal	Carry-On Trailer 4x6 Wire Mesh Utility Trailer	maintenance shop	dinged up but good condition

Asset Inventory and Food Services

Item Tag	Item	Location	Notes
FOOD SERVICE EQUIPMENT			
5 total	Mobile Heating Cabinets	kitchen (2), team area (1), Main concession areas (1 ea.)	Food & Beverage purchased additional units in MEP
1 total	72" Charbroiler / gas	kitchen	Recently serviced. Good condition.
1 total	72" Chef base w/ 4 drawer refrigerated	kitchen combo unit with charbroiler	Recently serviced. Good condition.
2 total	Conveyer / pizza ovens / stacked	kitchen	Recently serviced. Good condition.
1 total	48" Countertop griddle / gas	kitchen	Recently serviced. Good condition.
1 total	48" Chef base w/2 drawer	kitchen combo unit with countertop griddle	Recently serviced. Good condition.
1 total	Pass-Thru Freezer	Centerfield concession stand.	Original for kitchen. Unit needs dedicated circuit.
2 total	Double stack convection oven / gas	kitchen	Recently serviced. Needs deep cleaning.
1 total	Triple Full Pot Fryer	kitchen	Recently serviced. Good condition.
4 total	Bun / Sheet Pan Racks	kitchen	Team has purchased additional.
4 total	Bussing carts	kitchen	Team has purchased additional.
1 total	Custom Walk-in Cooler w/racks /dunnage	kitchen	Working properly. Clean.
1 total	Custom Walk-in Freezer w/racks / dunnage	kitchen	Working properly. Clean.
1 total	Custom walk-in Beverage cooler	kitchen	Working properly. Clean.
.1 total	Dishwasher / sanitizer	kitchen	Recently repaired and serviced.
25 total	Portable wire shelving racks	kitchen / concourse concessions	Good condition
1 total	Ice Freezer	kitchen	Working properly. Clean.
1 total	Ice Cuber 500# with bagging system	kitchen	Recently repaired and serviced. See thru door needs repaired.
2 total	walk-in keg coolers	1 in each concession stand	Recently serviced. Good condition.
1 total	Walk-in Cooler w/beer distrubution	Centerfield concession stand.	Needs service. High Alarm. Advised to shut off.
2 total	French Fry Warmer	Kitchen	Moved for more capacity.
1 total	Reach in under counter freezer	Centerfield concession stand.	Good condition
1 total	Double Full Pot Fryer	Kitchen	Moved for more capacity.
1 total	36'X23" countertop griddle	Centerfield concession stand.	Needs cleaning.
1 total	36" chef base w/ 2 drawer	Centerfield concession stand.	Working properly.
1 total	under counter refrigerator	Centerfield concession stand.	Working properly.
4 total	Back Bar Cabinet Coolers / glass front doors	(2) Premium level, (2) Overlook bar	Working.
8 total	Draft beer keg coolers	(1) PL, (2) Overlook bar, (2) Bud bar, (3) CF bar	Working
7 total	Bottle flat top reach in coolers	(1) Overlook bar, (2) Bud bar, (4) CF bar	working
2 total	Glass sanitizer / dishwasher	(1) Premium level, (1) CF bar	Working
9 total	Ice bins / set up station (stainless steel)	(2) Premium level, (1) Overlook bar, (2) Bud bar, (4) CF bar	Good condition
8 total	Prep station / POS (stainless steel)	(2) Premium level, (2) Overlook bar, (2) Bud bar, (2) CF bar	Good condition

Asset Inventory and Food Services

Item Tag	Item	Location	Notes
Stage / Sound / Lighting / Special Event Equip.			
1 total	Stageline 260 fold out professional stage trailer	Ferguson Park	Good condition
1 each (see notes for sq. ft total)	Field Mats per Management Agreement	off-stie storage facility	14,000 sq. ft Light duty, 9,000 sq. ft heavy duty
1 total	Portable 5-station special event restroom trailer	Ferguson Park	Not used.
2 total	2021 enclosed trailer	off-site storage facility	used for foldng chair storage and transport
4,000 total	Hercules Series Plastic Folding Chair	some on site, bulk in storage units off site	
20 total	Aluminum Bleachers - (10) 3 row, (10) 5 row	off site storage facility	PER MANAGEMENT AGREEMENT (never used) suggest using in parks
50 total	Rubbermaid stackable 50 gallon trash cans per MA	(15)maintenance shop / (35)off-site storage facility	
	Sound Equipment / Lighting / Rigging	Most equipment in Premium Level storage	per management agreement
16 total	2 way active line array loudspeaker	PL storage	check number & condition
6 total	Active Bass reflex Subwoofer	PL storage	check number & condition
1 total	3 phase cam lock in edison duplex output	PL storage	check number & condition
4 total	25' power cable Nema 5	PL storage	check number & condition
2 total	50' power cable Nema 5	PL storage	check number & condition
1 total	100'power cable Nema 5	PL storage	check number & condition
1 total	250' power cable Nema 5	PL storage	check number & condition
1 total	25' power cable, L21-30 M/F	PL storage	check number & condition
1 total	breakout box, L21-30 in/thru	PL storage	check number & condition
5 total	25' power cable, 5-15 M	PL storage	check number & condition
1 total	50' power cable, socapex M/F	PL storage	check number & condition
1 total	100' power cable, socapex M/F	PL storage	check number & condition
2 total	power adapter, socapex M to 6 X 5-15F	PL storage	check number & condition
2 total	Fly frame for VIO L210	PL storage	check number & condition
2 total	touring transport cart system for 4 X VIO L210	PL storage	check number & condition
6 total	transport cart caster kit	PL storage	check number & condition
1 total	control interface USB	PL storage	check number & condition
1 total	Roto molded 6 rack case	PL storage	check number & condition

Asset Inventory and Food Services

Item Tag	Item	Location	Notes
1 total	15 amp 8+1 outlet power conditioner	PL storage	check number & condition
14 total	3 pin XLR microphone cable 18"	PL storage	check number & condition
Stage / Sound / Lighting / Special Event Equip. (continued)			
3 total	3 pin XLR microphone cable 3'	PL storage	check number & condition
2 total	3 pin XLR microphone cable 15'	PL storage	check number & condition
1 total	3 pin XLR microphone cable 50'	PL storage	check number & condition
1 total	3 pin XLR micorphone cable 100'	PL storage	check number & condition
1 total	3 pin XLR microphone cable 150'	PL storage	check number & condition
12 total	True 1 extension 18"	PL storage	check number & condition
3 total	Cat5e network cable tactical jacket 3'	PL storage	check number & condition
2 total	Cat 5e network cable tactical jacket 15'	PL storage	check number & condition
1 total	Cat 5e network cable tactical jacket 50'	PL storage	check number & condition
1 total	Cat 5e network cable tactical jacket 100'	PL storage	check number & condition
2 total	Cat 5e network cable tactical jacket 250'	PL storage	check number & condition
1 total	48 input compact digital audio console	PL storage	check number & condition
1 total	24 input compact digital audio console	PL storage	check number & condition
1 total	Gator X32 compact road case	PL storage	check number & condition
8 total	Telescoping Boom microphone stand tall	PL storage	check number & condition
4 total	Telescoping Boom microphone stand short	PL storage	check number & condition
2 total	bag for 6 mike stands	PL storage	check number & condition
1 total	8 piece Drum mic kit (Audix)	PL storage	check number & condition
6 total	dynamic vocal microphone (Shure)	PL storage	check number & condition
6 total	dynamic instrument microphone (Shure)	PL storage	check number & condition
4 total	Passive DI box	PL storage	check number & condition
12 total	3 pin XLR microphone cable 15'	PL storage	check number & condition
12 total	3 pin XLR microphone cable 25'	PL storage	check number & condition
4 total	3 pin XLR microphone cable 50'	PL storage	check number & condition
3 total	12 channel drop snske, 12 XLR inputs	PL storage	check number & condition
4 total	2000W 10 inch powered speaker with DSP	PL storage	check number & condition
4 total	water resistant speaker tote bag for 10' speakers	PL storage	check number & condition
1 total	Gator trunk case with dividers	PL storage	check number & condition
Rigging			
2 total	1/2 ton single phase chain hoist - 40' chain	PL storage in road case	check number & condition
2 total	50 twist lock motor cable with edison adapters	PL storage in road case	check number & condition
2 total	motor control pickle	PL storage in road case	check number & condition
1 total	2 X 1/2 ton road case	PL storage in road case	check number & condition
4 total	5/8 screw pin shackle	PL storage in road case	check number & condition
2 total	LiftAll Tuflex road sling 5'	PL storage in road case	check number & condition
2 total	LiftAl Tuflex road sling 3'	PL storage in road case	check number & condition
2 total	F34 Straight Square Segment Truss with pins	MEP off Franklin	still in box

Asset Inventory and Food Services

Item Tag	Item	Location	Notes
Scoreboard / Video Control Room Equipment			
1 total	AllSport Scoring Controller	Control Room	condition seems good
2 total	Digital Media Player DMP- 8304	Control Room	condition seems good
2 total	Video Processor / VIP-5160 Display interface	Control Room	condition seems good
1 total	Show Control User Station	Control Room	condition seems good
1 total	Rackmount User Station	Control Room	condition seems good
1 total	KVM Masterconsole switch	Control Room	condition seems good
2 total	WAN VPN routers	Control Room	condition seems good (multiple of these?)
6 total	Rackmount Interactive UPS Network Power Protect	Control Room	condition seems good
1 total	Desktop Interactive UPS Network Power	Control Room	condition seems good
3 total	Equipment racks	Control Room	
1 total	Stats Computer	Control Room	condition seems good
1 total	Venus Server	Control Room	condition seems good
1 total	Network Attached Storage	Control Room	functioning
3 total	Fiber Patch Panel	Control Room	functioning
1 total	KVM Receiver & Extender	Control Room	functioning
1 total	Workstation #1 Monitor w/keyboard & mouse	Control Room	functioning and seemed good
1 total	Yamaha Soundboard	Control Room	condition seems good
Production equipment			
2 total	JVC Camera GY-HM180 4K Ultra HD	Control Room	working (team purchased wireless Canon Camera)
2 total	JVC 4K small cameras	Control Room	1 good, 1 bad
4 total	Camera Tripod	Control Room	condition good
2 total	Camera Case	Control Room	condition good
4 total	Camera Rain Slicker	Control Room	in box (never used)
4 total	Camera Battery Packs	Control Room	on charging station
1 total	Camera Battery Charger	Control Room	set up in back of control room
1 total	TriCaster Video Production Station	Control Room	condition seems good
2 total	24' Monitor	Control Room	condition seems good
1 total	Network Switch	Control Room	confirmed location, seemed to be functioning
1 total	Monitor Speaker Set	Control Room	confirmed location, seemed to be functioning
1 total	Mini Converter SDI	Control Room	confirmed location, seemed to be functioning
1 total	Micro HDMI-to-SDI Converter	Control Room	confirmed location, seemed to be functioning
1 total	Micro SDI-to-HDMI Converter	Control Room	confirmed location, seemed to be functioning
1 total	Time Warp Controller	Control Room	Functioning, in cabinet
1 total	X-keys Source Switch	Control Room	Functioning, in cabinet
1 total	USB 4 port USB extender	Control Room	confirmed location, seemed to be functioning
1 total	Intercom Equipment	Control Room	may be there in cabinet (could not confirm)
1 total	Camera Box	Control Room	
2 total	Main announcer microphones	Control Room	Working
4 total	wireless microphones	(2) Control Room (2) Premium Level	working (team purchased wireless Canon Camera)
3 total	Lavalier microphones	(1) Control Room (1) Premium Level	1 broken

Asset Inventory and Food Services

Item Tag	Item	Location	Notes
1 total	Vintage Organ (donated to City)	Control Room	not used
ATTIC STOCK			NEED TO PERFORM ANOTHER AUDIT
Stadium Seats			
2 total	19" backs	MEP Storage	Confirmed
1 total	19" seats	MEP Storage	Confirmed
20 total	20" backs	MEP Storage	3 used
20 total	20" seats	MEP Storage	3 used
6 total	21" backs	MEP Storage	Confirmed
8 total	21" seats	MEP Storage	Confirmed
1 total	22" seat	MEP Storage	Confirmed
6 total	Riser Mount Intermediate Standards	MEP Storage	Confirmed
4 total	Floor Level Intermediate Standards	MEP Storage	Confirmed
7 total	RH Riser Standards	MEP Storage	Confirmed
4 total	LH Riser Standards	MEP Storage	Confirmed
4 total	Wall Mount Cup Holders	MEP Storage	Confirmed
10 total	Intermediate Cup Holders	MEP Storage	Confirmed
2 total	RH Cup Holders	MEP Storage	used, team order additional
2 total	LH Cup Holders	MEP Storage	used, team order additional
Scoreboard Parts			
25	MODS panels	MEP Storage	Team has used 7 panels.
5 total	Power Supplies	Control Room	Team has used some.
6 total	28" SATA cables	Control Room	Team has used 5.
1 total	72" SATA cable	Control Room	
1 total	Duplex Fiver	Control Room	
1 total	PLR	Control Room	
Miscellaneous Lighting Parts		MEP Storage	various (to much to list)
Miscellaneous Plumbing Parts		MEP Storage	Various
Paints, caulking		MEP Storage	various colors / textures
Ceiling Tiles		MEP Storage	numerous boxes of all 3 types (City has used some of these as replaced)
Floor Tiles (hard)		MEP	several boxes of the different types

Asset Inventory and Food Services

Item Tag	Item	Location	Notes
Floor carpet tiles		MEP Storage	several boxes of the different types

Asset Inventory and Food Services

FUSE FOOD SERVICES ADDITIONAL BANQUET / CATERING EQUIPMENT & SUPPLIES

ACQUIRED BY CITY FROM PREVIOUS OPERATOR

INVENTORY

10-6-26

Main Kitchen Area

1 Stainless Rolling Serving Table with Skirt

Various Utensils/Pots/Pans/Food Prep Supplies

1 Electric Meat Slicer

1 Kitchen Aid Mixer

1 Large Electric Blender

1 Food Processor

1 Rolling Cart with Metal Food Prep Trays

2 Small Food Scale

1 Gas Tilt Skillet (permanent fixture between pizza ovens and convection ovens)

2 Hand trucks (believed to be City purchased)

2 Flat Rolling Material Handling Carts

Dish Sanitation Room

Numerous Metal Tongs, Ladles, Spoons

Numerous Serving Dishes / Pans / Flatware

Back Hallway

Various Food Service Supplies / Bowls / Pans / Serving Dishes / Cutting Boards

1 Small White Standing Freezer

1 Small Rolling Cart with Metal Food Prep Pans

3 Stationary Green Storage Shelves

1 Rolling Green Storage Cart

1 Commercial Tea Maker (Community Coffee)

2 Black Rolling Ice Bin Carts

Asset Inventory and Food Services

Back Open Storage Area

Food Service Trays and Bins

3 Stainless Food Heating Lamps

3 Black Tablecloths

1 Stainless Serving Table with Skirt

Various Serving Dishes / Pans

6 Rolling Serving Carts

2 Metal Digital Scales

9 Electric Single Burner Cooking Surfaces

Condiment Dispensers

5 Green Rolling Storage Shelves

Various Dry Spices and Liquids

Various Disposable Food Service Supplies

Rolling Black Beverage Service Bar

Rolling Blue Ice / Beverage Bin

4 Rolling Tray Carts

5 Rolling Electric Food Warming Cabinets (Moved to MEP storage room)

Mechanical Room (Back of Kitchen)

4 Rolling Stainless Serving Tables with Skirts

4 Beverage Urns

Janitor' Closet

1 Green Rolling Storage Shelves

Various Cleaning Supplies

Boxed Latex Gloves

Mops / Brooms / Dust Pans

Asset Inventory and Food Services

Storage Area beside Janitor's Closet

2 Large Gray Rolling Storage Containers (commercial lockable for alcohol inventory)

1 Large Gray Rolling Storage Container (utilized for POS system components)

Mixed Drink Dispensing Equipment

1 Green Stationary Storage with Shelves

2 Boxes Black Table Cloths

2 Black Plastic Rolling Serving Carts

East Concession Stand (across from kitchen)

1 Pretzel Warmer

1 Glass Door Freezer

1 Metal Rolling Warmer

1 Hotdog Warmer

1 Hotdog Roller

1 Food Steamer / Warmer

Various Food Racks

2 Nacho Cheese Dispensers

2 Menu Monitors

West Concession Stand (across from overlook bar)

1 Pretzel Warmer

1 Small Glass Front Freezer

1 Two Shelf Food Warmer

1 Hotdog Warmer

2 Steam Warmers

1 Nacho Cheese Dispenser

2 Menu Monitors

1 Rolling Food Warmer Cabinet

Asset Inventory and Food Services

Mechanical / Storage (across from Overlook Bar)

2 Pallet Jacks

1 Rolling Gray Storage Container

1 Small White Freezer

1 Pop-up Tent

2 Green Rolling Storage Shelves

1 Pretzel Warmer

2 Black Plastic Rolling Ice Bins

2 Product Display Cases

Misc. Disposable Food Service Supplies

Large Storage Room (West End of Premium Level)

1 Large Commercial Double Refrigerator

1 Electric Cooking Plate

1 Double Drawer Food Warmer

7 Food Heating Lamps

1 Meat Carving Station

1 Nacho Cheese Dispenser

1 Napkin Dispenser

1 Rolling Black Plastic Beverage Service Cart

Various Food Serving Supplies

Various Hot Food Serving Supplies

2 Pretzel Warmers still in boxes

Misc. Food Service Items and Decorations

2 Green Rolling Shelves (

Black Tablecloths

Asset Inventory and Food Services

Concourse Area / Near Main Building

1 Sweet Carolina BBQ Stationary Vending Cart

3 Rolling Carts Serving Carts

1 Rolling Storage Box

1 Commercial Popcorn Stationary Vending Cart

Cabana Area

1 Rolling Storage Box (has catering utensils inside)

Centerfield Bar / Concessions

1 Rolling Serving Cart 1 CO2 Tanks

2 Monitors for Menus

1 Food Warmer (2 shelves)

1 Food Steamer / Warmer

MEP Mechanical / Storage

Storage Area

1 Pallet with Tents / Frames for Vendors

6 Large Brown Beverage Dispensers

6 Large Black Food Warmers

4 Warming Units

2 Rolling Food Service Warmers

2 New Pretzel Warmers / Displays

6 Rolling Carts for Baking Pans

1 Serving Station that is part of the Carolina Sweet BBQ Vending Cart

15 New Condiment Dispensers in Boxes

3 Frosty Factory Iced Beverages Machines still in boxes

CaroMont Health Park Stage

Plus approximately $200,000 of sound equipment and rigging







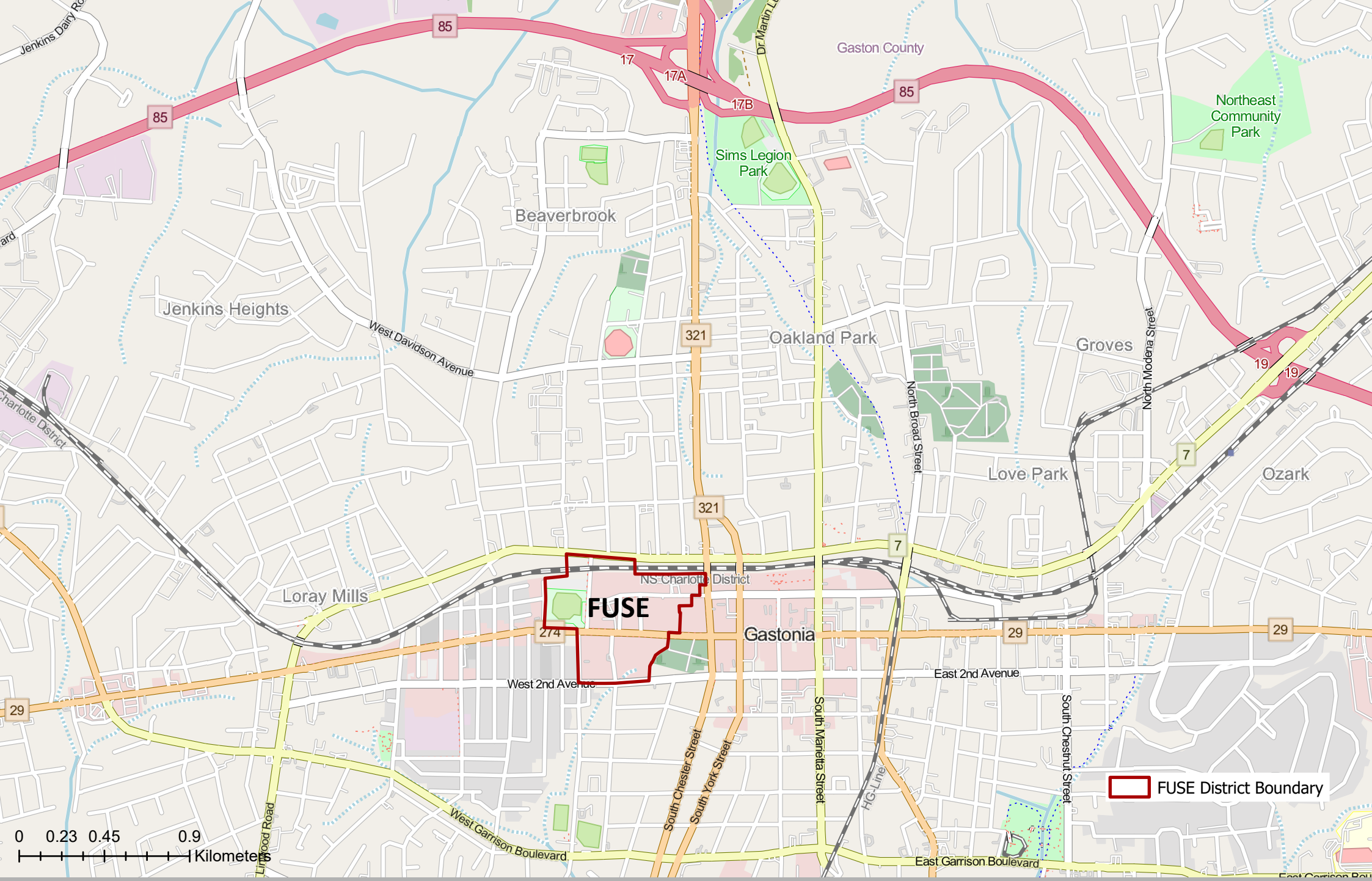
CaroMont Health Park Stage

Plus approximately $200,000 of sound equipment and rigging





II. Maps, Diagrams, Surveys



FUSE Location

Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

FUSE Vicinity Traffic Pattern

Legend

- Main Roads
- FUSE Boundary
- Downtown Gastonia
- Loray Mill National Register Historic District
- Railroad
- Approx. distance to FUSE via Hwy 321
- Estimated NCDOT AADT Traffic Count (Information Based On Most Recent NCDOT Annual Average Daily Traffic Study)

Interstate 85

93,500

48,000

113,000

20,000

Highway 321

Approx. Driving Distance From I-85 2.0 miles

16,000

Highway 7

20,500

8,300

9,900

14,000

17,000

17,500

19,000

FUSE

Downtown Gastonia

16,000

15,500

16,000

20,500

Franklin Blvd.

Loray Mill National Register Historic District

8,700

8,600

8,500

9,000

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PLANNING DEPARTMENT

U:\plan_gis\GIS\FUSE\FUSE_road_district_vicinity_map.mxd

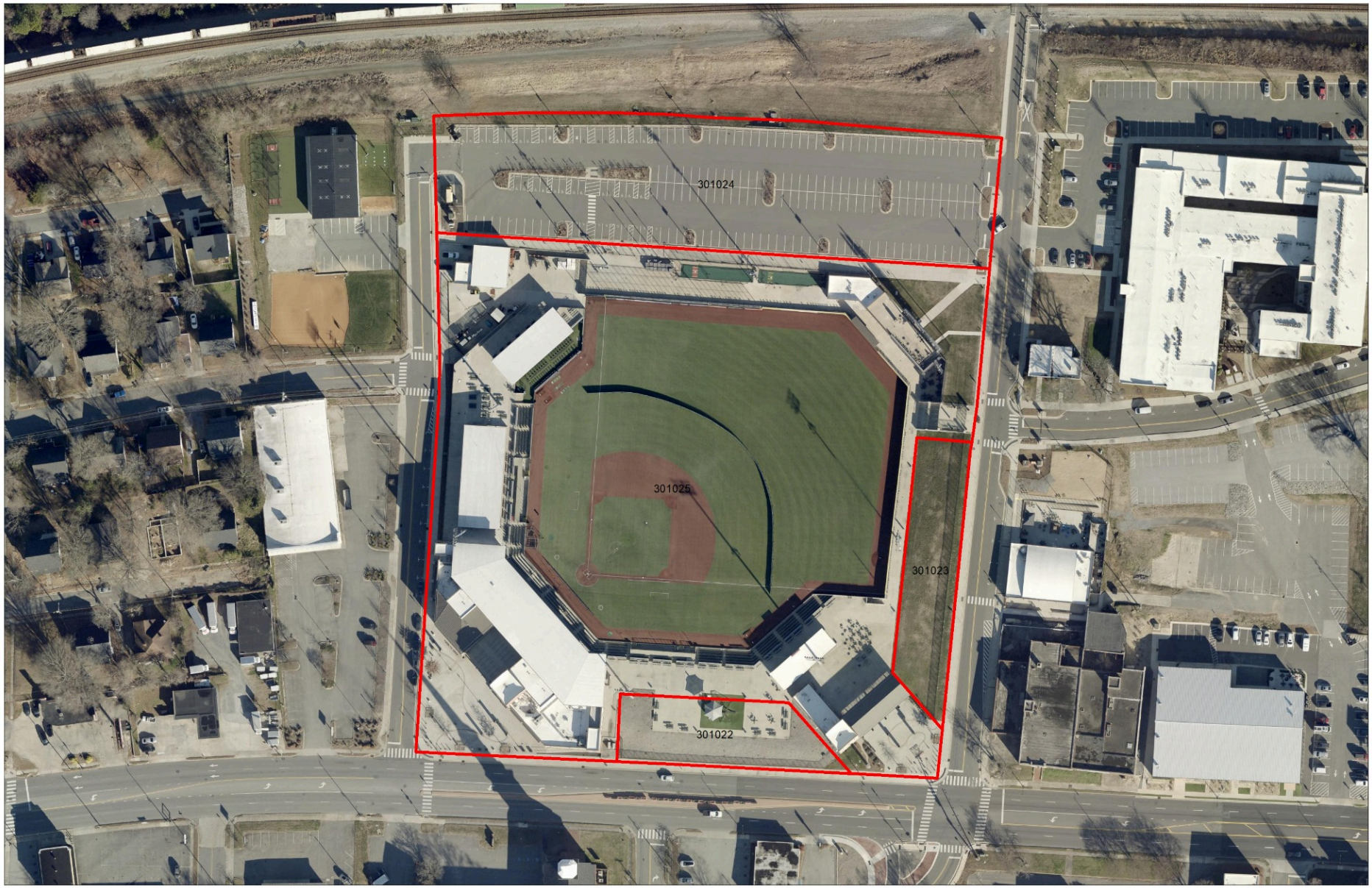
DRAFT UPDATE: 1/25/2019

1 inch = 1,250 feet

0 312.5 625 1,250 Feet

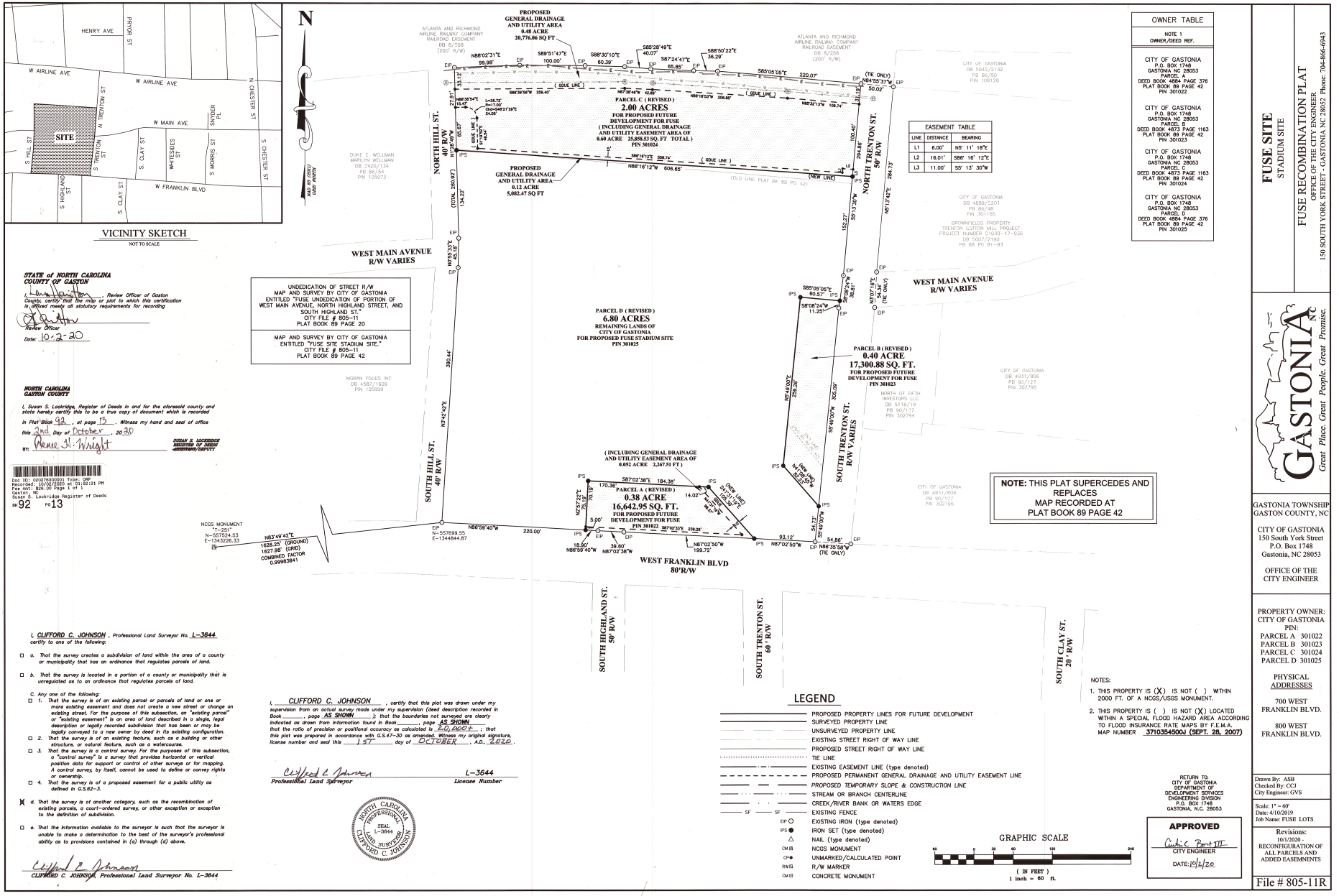
Boundaries and Survey

GIS Aerial



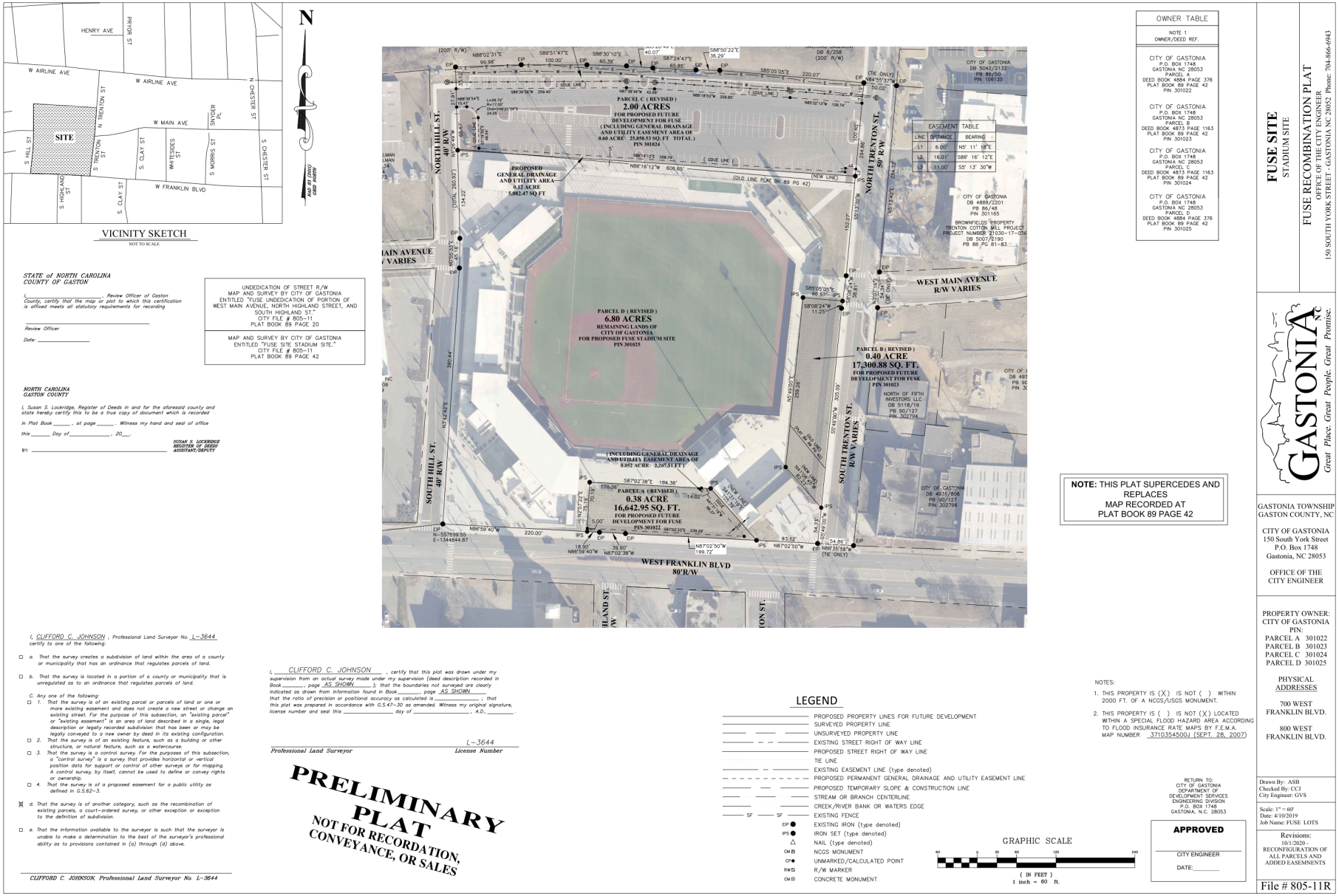
Boundaries and Survey

FUSE Stadium Site Revision



Boundaries and Survey

FUSE Parcel C Revised Plat



III. Pictures of the Facility

Sports Configurations



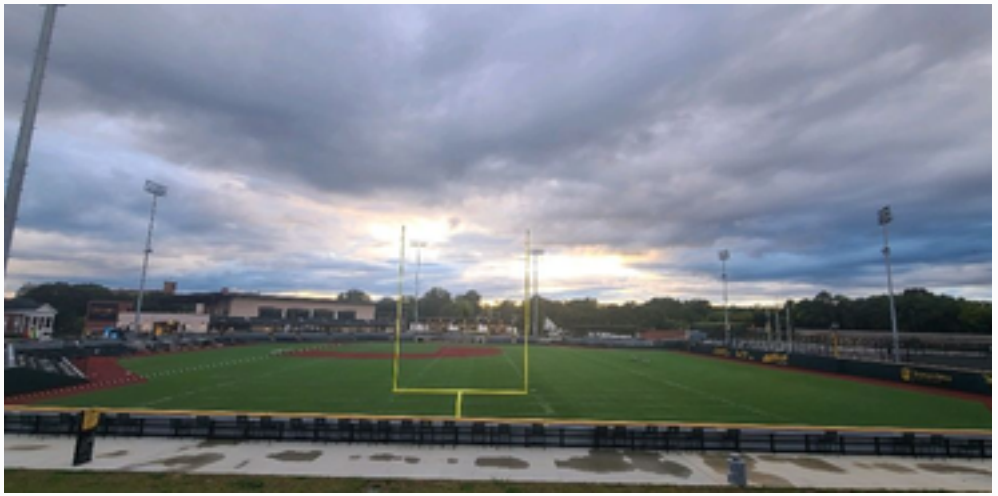














Seating Areas & Amenities









Seating Areas & Amenities









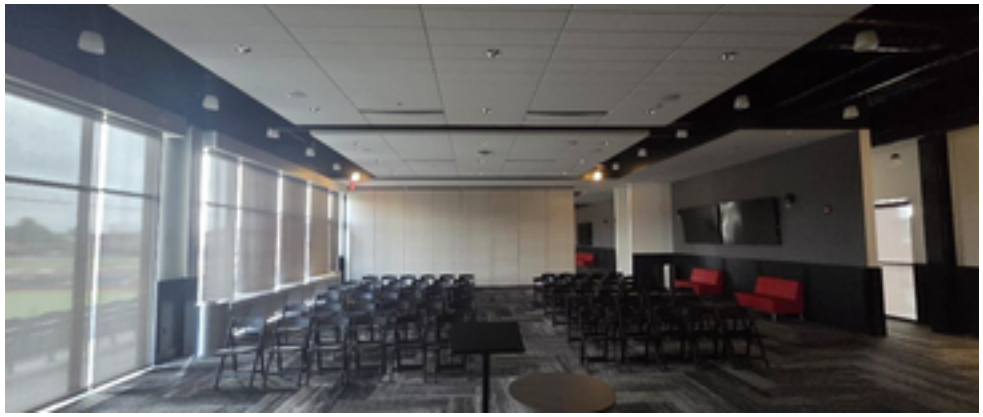
Indoor Premium Level













Indoor Premium Level













IV. Description and Maps of Parking Opportunities

Parking and Access
The FUSE District is served by a combination of off-street parking facilities and on-street parking. The district has an identified parking capacity of approximately 1,366 spaces, consisting of 1,335 regular parking spaces and 31 dedicated accessible parking spaces, which includes approximately 840 on-street and off-street parking spaces at several locations throughout the district.

The identified parking inventory is based on aerial imagery and preliminary planning assumptions. The estimate for the former YMCA location assumes both parking lots are available for parking. The Trenton/Airline (East) estimate includes spaces on City property in an unpaved area, and the Durty Bull brewery estimate includes parking for Waterbean Exquisite Coffee.

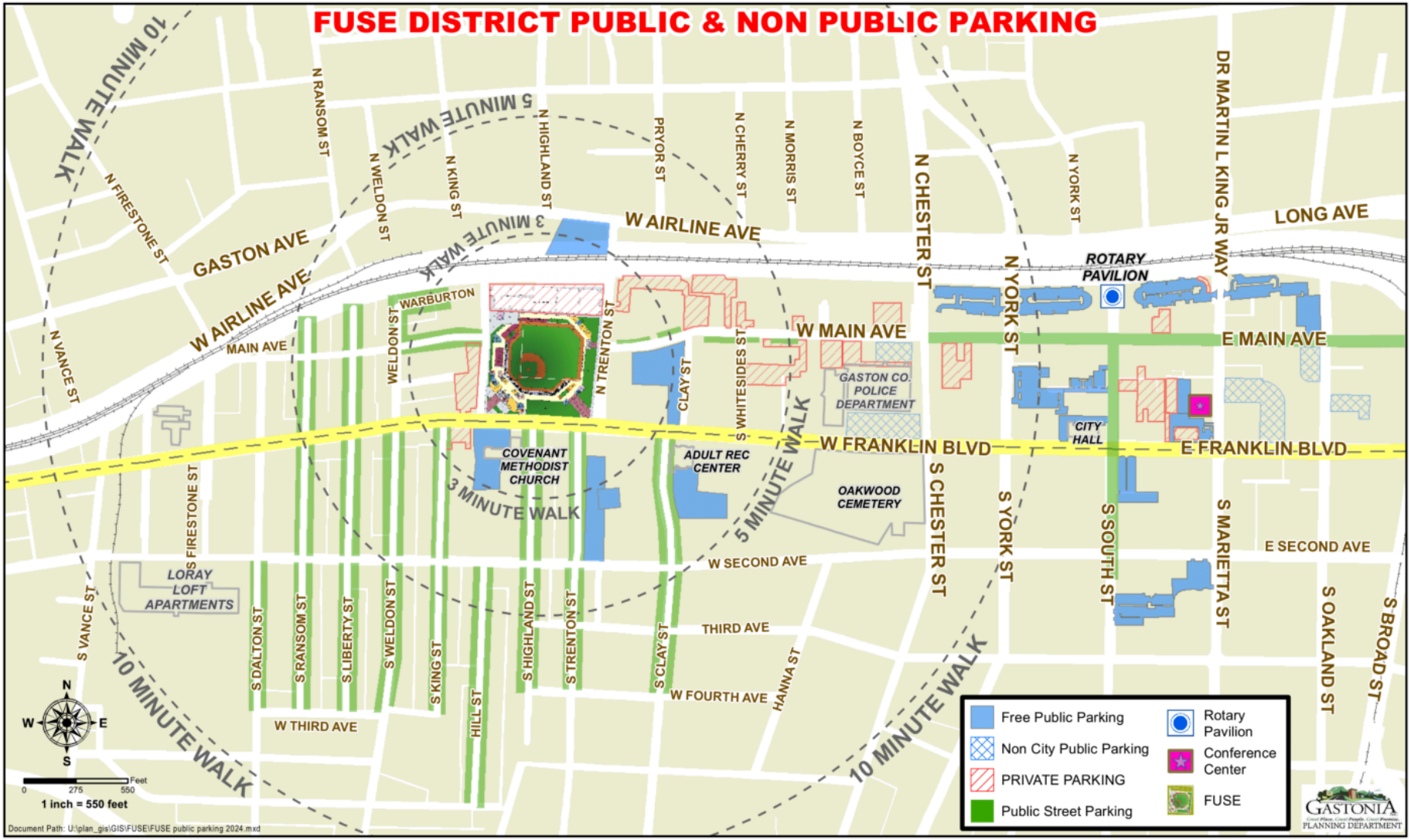
Public Parking and Event Support
The City provides public parking resources to support events and activities at the facility and accommodate visitors to the district. These resources are intended to help support visitor access and the successful operation of events hosted at the facility.

Proposers should consider the availability of public parking when developing their operational plans, including anticipated parking needs, visitor access, and event management.

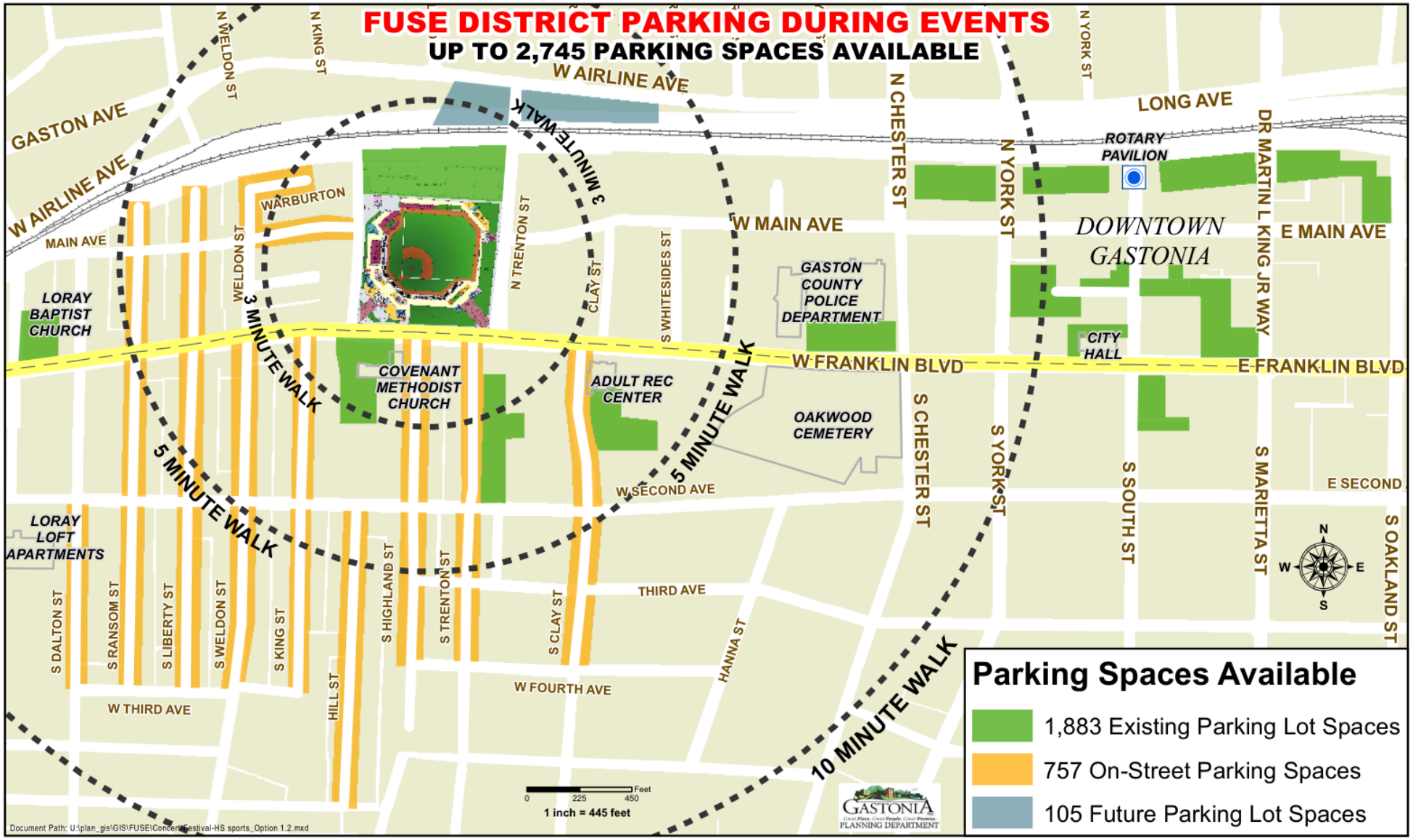
Private Parking and Shared-Parking Opportunities
In addition to public parking resources, privately owned parking facilities within the district may provide opportunities to expand parking availability through shared-use arrangements. The selected operator may explore and negotiate shared-parking agreements with private property owners, subject to owner approval, parking availability and mutually agreed-upon terms.

Proposers should describe their proposed approach to parking management, including the anticipated use of public parking resources and any potential shared-parking arrangements that could supplement existing capacity and support facility operations and events. Proposers should not assume that privately owned parking spaces will be available unless access has been confirmed through an appropriate agreement.

1. FUSE District Public & Non-Public Parking



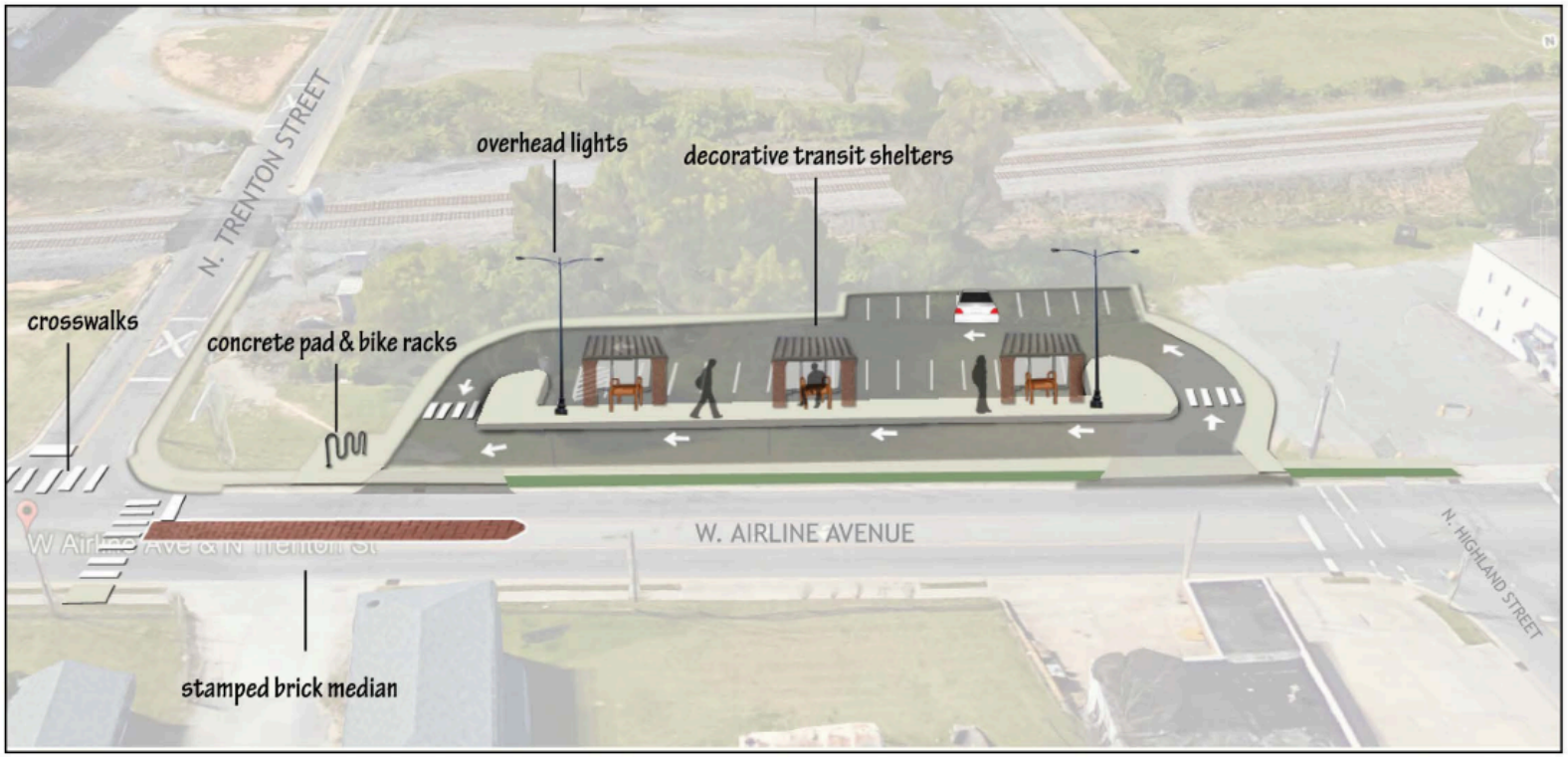
2. FUSE District Parking During Events



3. Downtown Gastonia Parking (2025)



FUSE Transfer Station

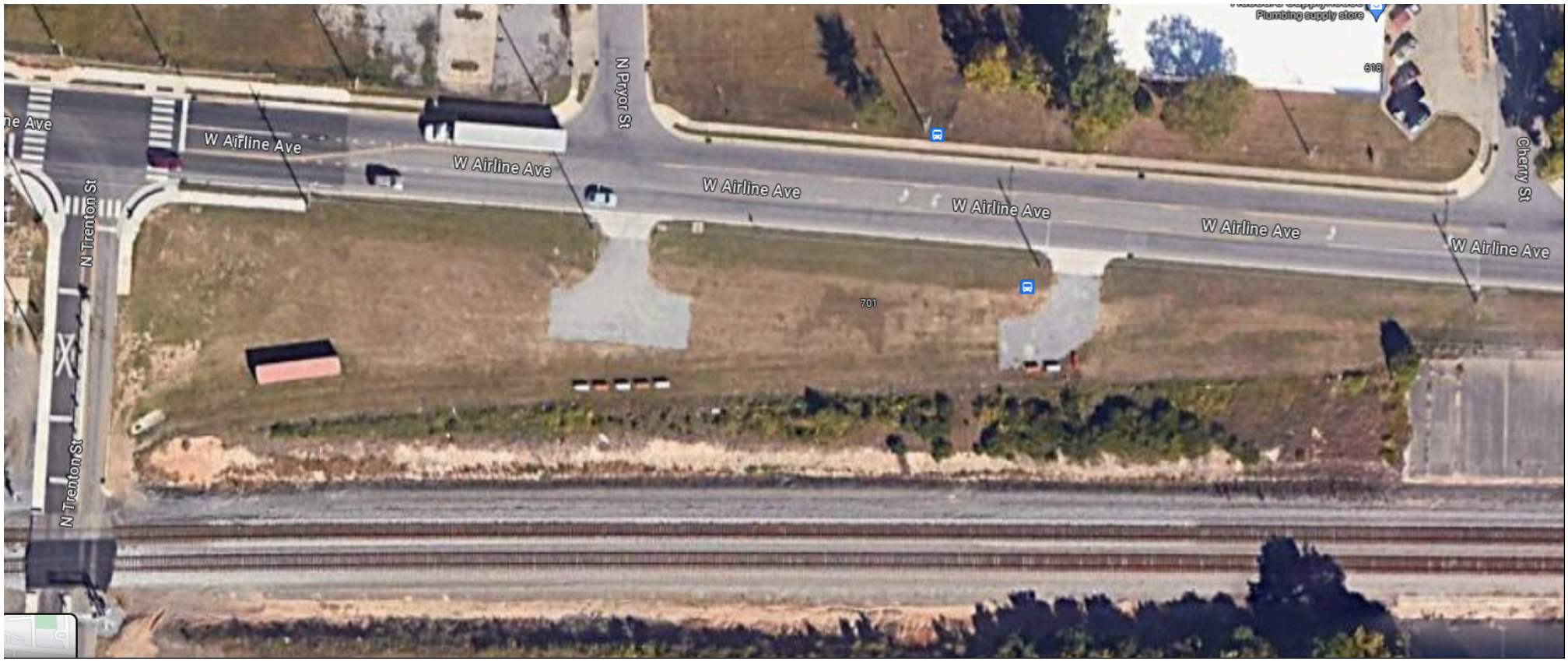


The City of Gastonia and Gastonia Transit is proposing a **FUSE Transfer Station** at the intersection of **Airline Avenue** and **Trenton Street**. Current plans for this facility include up to three bus bays for secure passenger boarding and alighting, parking stalls, and space for small retail/vending and public art.

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25 PARKING SPACES AVAILABLE

5. FUSE Transfer Station · Aerial



APPROXIMATELY 80 SPACES

6. Snyder Place · Aerial



APPROXIMATELY 25 SPACES

7. Little Theatre Parking Improvements



V. Development

CITY OF GASTONIA

FUSE Development 2016-2026

& Beyond

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Franklin Urban Sports & Entertainment (FUSE District)

The goal for FUSE is the redevelopment of a community-centered retail & residential destination and serve as a catalyst for redevelopment of West Gastonia.

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Prior to Redevelopment



Sears

Budget Inn

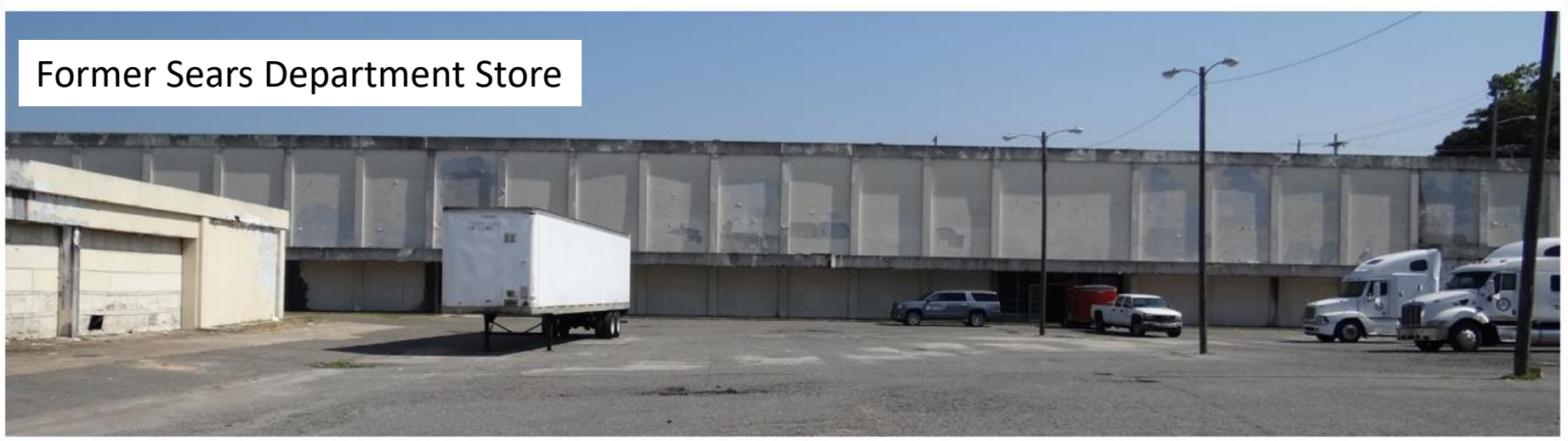
Trenton Mill

Coke / Choice

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Prior to Redevelopment





City Council Approved Purchase and Demolition of Properties in 2016



Before Construction 2017



September 1, 2026

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CaroMont Health Park



Sports

Destination

[FUSE District Today LIVE YouTube]

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Durty Bull Brewing



Waterbean Coffee



Dining

Destination

Trenton Mill Lofts

86 residential units





FUSE District Today

Living

Destination

Franklin Yards

Located at the former Central Branch of the Gaston County YMCA

Abatement/Demolition is COMPLETED





Living

Destination

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City of Gastonia

151 Snyder Place

Public

Investment

FUSE District Today

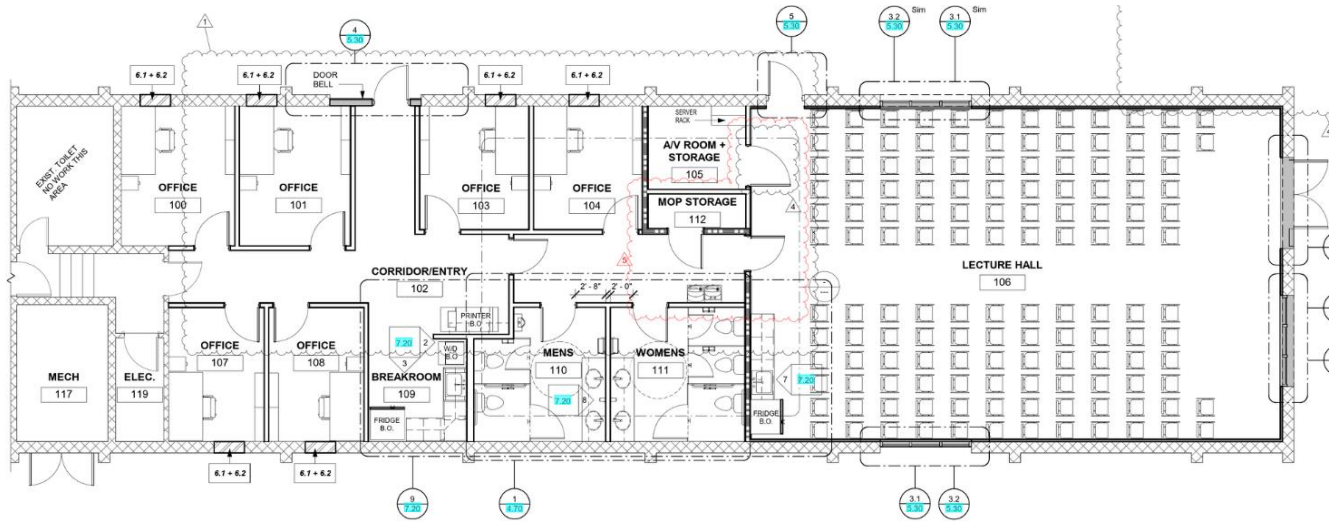


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City of Gastonia

151 Snyder Place



2 FLOOR PLAN (LAYOUT)
3/16" = 1'-0"

Employee Health Clinic





New Office and Meeting Space

Keep Gastonia Beautiful, Sister Cities and ACE Program



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Sugar Creek Brewery



Former Cavendish Brewery Space

Full-scale brewery, taproom, and barbecue restaurant space.

Construction to begin by end of 2026.



FUSE District

Coming Soon

Loray Mill Phase II

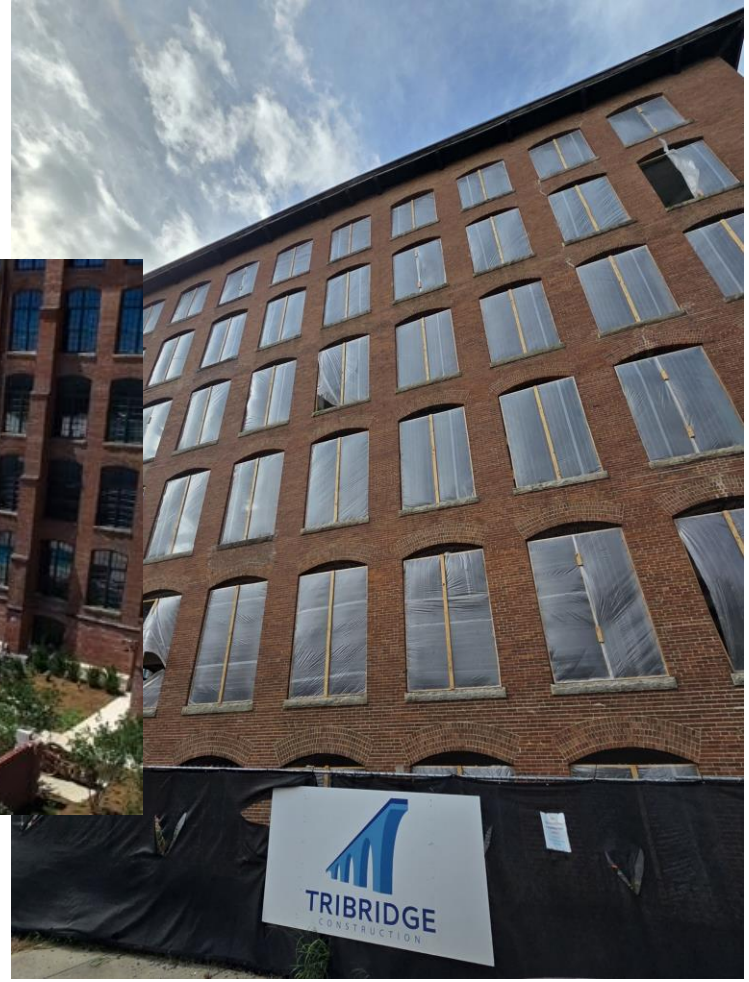
Phase I - 189 units

Phase II - 143 units

332 total when complete

Currently under construction with estimated July 2028 completion date.





FUSE District

Coming Soon

City of Gastonia Senior Activity Center

Continued Investment in Downtown.





Downtown

Continued Investment

Total Redevelopment Investment

$157,813,000

FUSE Land Purchase

CaroMont Health Park Construction

Trenton Mill

Durty Bull

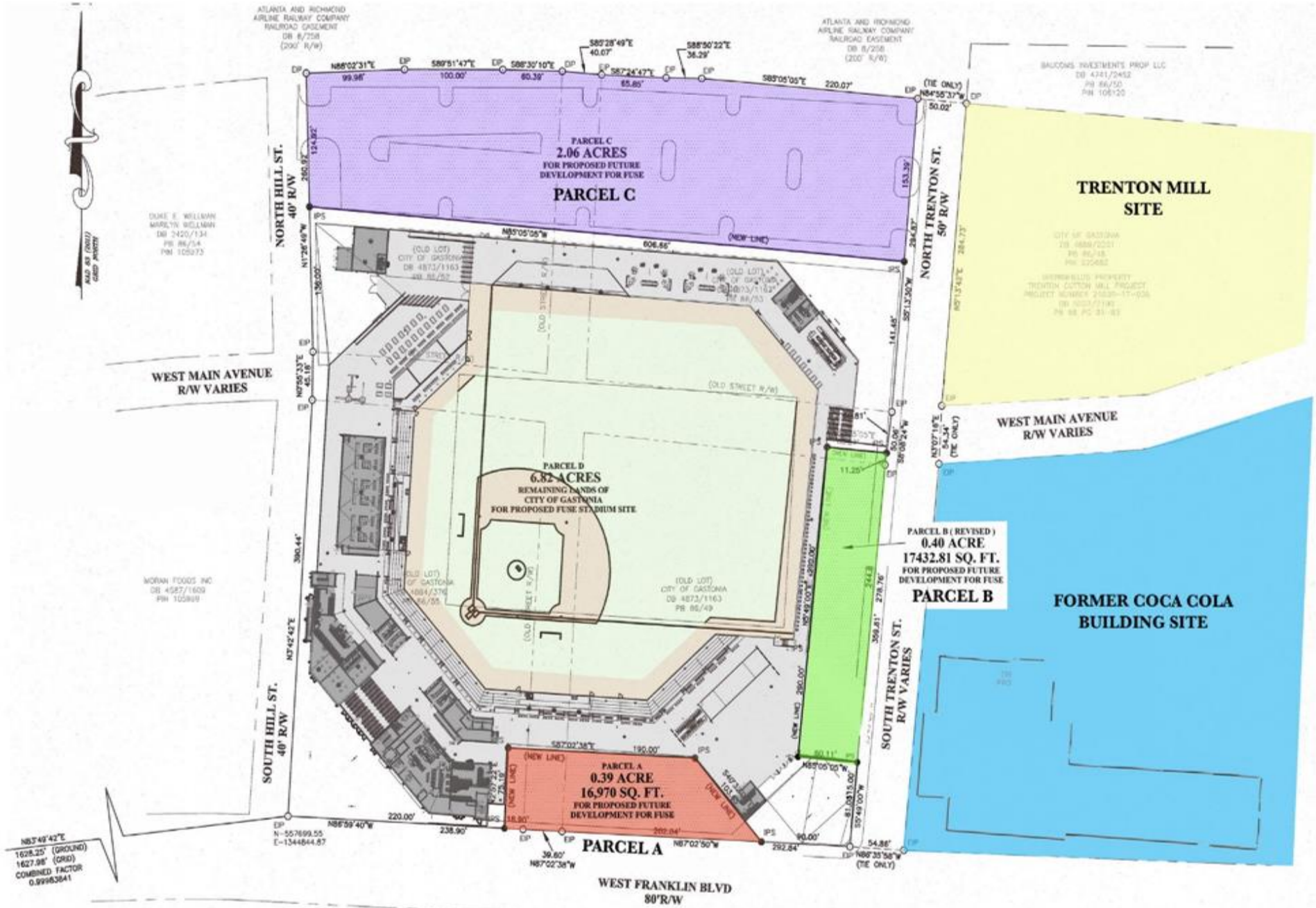
Waterbean

Loray Mill Phase II

Franklin Yards

Snyder Place

Senior Activity Center


PARCEL C
2.06 ACRES
FOR PROPOSED FUTURE
DEVELOPMENT FOR FUSE
PARCEL C
NORTH HILL ST.
40' R/W
NORTH TRENTON ST.
50' R/W
TRENTON MILL
SITE
WEST MAIN AVENUE
R/W VARIES
PARCEL D
6.82 ACRES
REMAINING LANDS OF
CITY OF GASTONIA
FOR PROPOSED FUSE STADIUM SITE
PARCEL B (REVISED)
0.40 ACRE
17432.81 SQ. FT.
FOR PROPOSED FUTURE
DEVELOPMENT FOR FUSE
PARCEL B
FORMER COCA COLA
BUILDING SITE
SOUTH HILL ST.
40' R/W
SOUTH TRENTON ST.
R/W VARIES
PARCEL A
0.39 ACRE
16,970 SQ. FT.
FOR PROPOSED FUTURE
DEVELOPMENT FOR FUSE
PARCEL A
WEST FRANKLIN BLVD
80'R/W
WEST MAIN AVENUE
R/W VARIES
606.66'
220.07'
238.90'
190.00'
280.00'
278.76'
202.84'
90.00'
54.86'

Potential Development Opportunities



Potential Development Opportunities



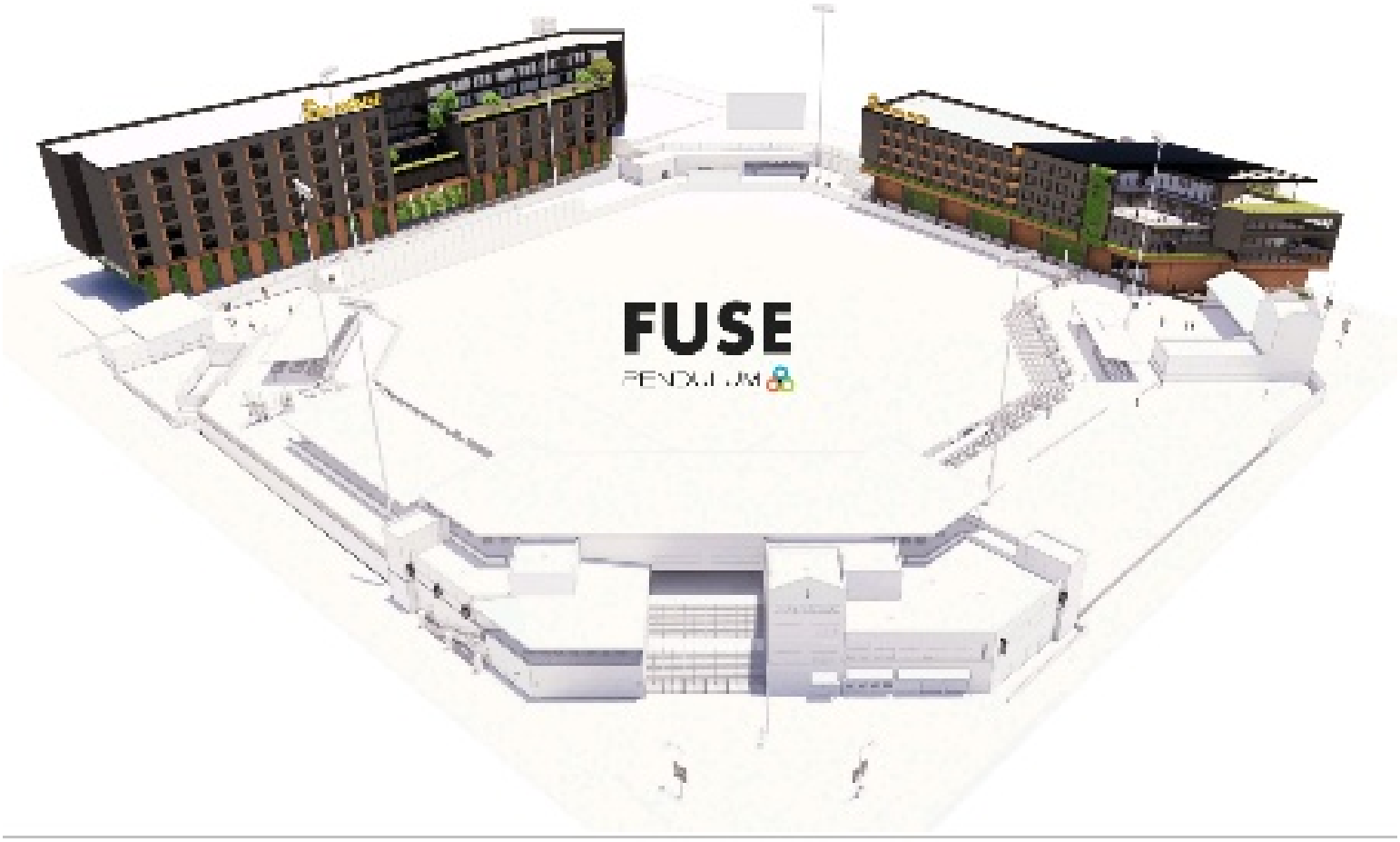
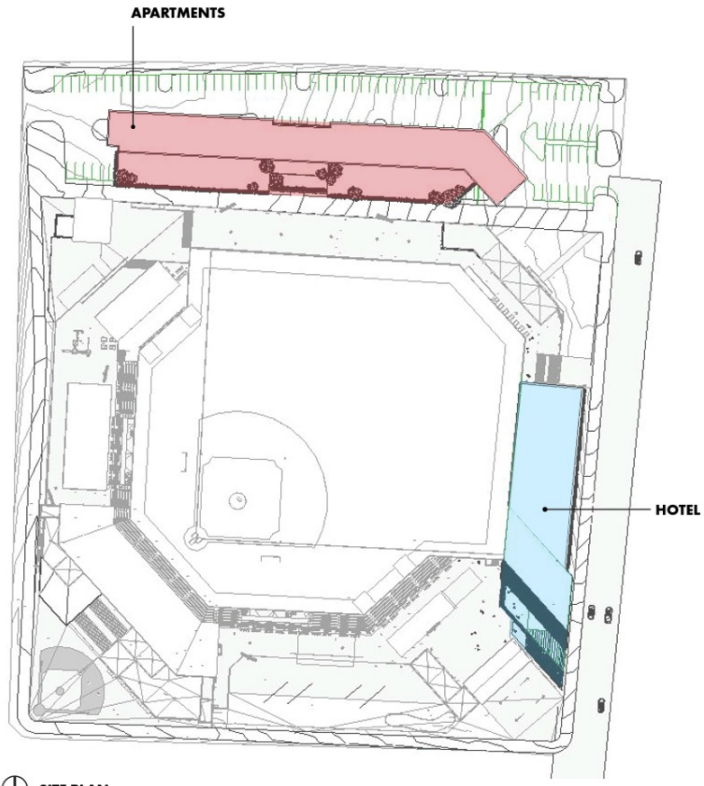


TABLE OF CONTENTS

SITEPLAN 1
APARTMENTS 2 - 11
HOTEL 12 - 18



Potential Development Opportunities



SITE PLAN



APARTMENTS - THE GAS HOUSE



HOTEL - THE GAS HOUSE HOTEL



APARTMENTS - THE GAS HOUSE

Potential Development Opportunities



Potential Development Opportunities



Potential Development Opportunities



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