

## HAPPY ANNIVERSARY

Kinston: 39 years of revitalization in April.

Watch for the Magic Mile Media video



Since 1984, many millions of public and private dollars have been reinvested in our 28 square block historic commercial district; the root, heart and soul of our community. These include the O’Neal Hotel, Mother Earth Motor Lodge, Mother Earth Brewery, Mother Earth Distillery, Herritage and North Street buildings, Chef and the Farmer building, Farmers Market and Commercial Kitchen, Rotary Gazebo, Tands/Bojangles building, Community Council for the Arts and Art 105 buildings, CSS Neuse Museum, Kinston Community Health Center, African-American Music Park, Pearson Park and playground, the River Walk, the redesign of Queen Street with new infrastructure, benches, trash cans, flower planters, murals and sculptures, lights, and new Christmas decorations on Queen Street and in Pearson Park to name just a few and more is coming



# Downtown Kinston

REVITALIZATION

# NEWSLETTER



- Downtown Kinston Revitalization will not host Summerfest Concerts this year
- Our Christmas events planning meetings begin in May

### Kinston Enterprise Center on the Market

The Downtown Kinston Revitalization non-profit has listed its 26,000sf office building. A small business incubator from 2003-2021, it served its purpose well for many small business start-ups and in facilitating downtown revitalization. The current Board of Directors and Executive Director feel it is time to relinquish the property, regroup, and refocus on next phase revitalization.

Listed by Jess Edwards of Kinston Realty Group, this property is move-in ready, has over 20 offices of varying sizes, a conference room, freight and passenger elevators, a loading dock, and many other amenities.

During the pandemic of 2020 and during 2021 existing tenants were allowed to go month-month with their leases in an effort to recover from their associated financial strains. This arrangement continues for them.

Current tenants have not been asked to vacate and are welcome to remain to meet with new owners at that time.

### Community Icons We Will Miss

Mr. David Mooring seemed to be everywhere all the time, whether it was BBQ Festival, the Visitors Center, Breakfast on the Boat, or the GI Joes Fish Strew competition. The crazy laughter and positivity of Mr. Brad Elmore of Captain’s Corner, Sugarhill Pizza, Inside Scoop, and the former Mad Hatter restaurant is only a memory now. Both loved their community.

**We are volunteer-driven by people like you. Be a change-maker. Partner with DK.**

## Speak Up

Maintaining all the baskets and pots of flowers downtown costs nearly \$10,000/year. DK is blessed to have a great group of volunteers who do planting, but the rest of it is not free.

We are considering relocating some planters for greater visual impact and to locations where they will be loved and cared for by the businesses that want them. Our Design Committee can provide seasonal planting recommendations to so we have beautiful plantings throughout downtown.

Would you like to adopt a pot for your downtown business? Let's talk about it. 252-525-6144.



## MSD Stands for Municipal Service District

With the MSD comes a property tax of \$0.27/\$100 assessed property value that amounts to \$58K and is designated as part of the budget to help support the downtown revitalization non-profit. The notion that a portion of one's revenues or that all of the property taxes in the MSD is awarded to Downtown Kinston Revitalization (DK) is incorrect. It is a small amount.

In 1984 DK joined the State and National Main Street Programs for historic commercial district revitalization. MSD arrangements are the norm with such programs. In the early years, programs were mostly stand-alone non-profits. The evolution now is to quasi-public-private relationships with the city whereby the Director is a City employee with revitalization experience to guide the non-profit that is governed by the Board of Directors; both working as a mutually supportive team.



**We cannot do what we do without your support.**

**Thank You**

## DK BOARD ANNOUNCEMENT

We are extremely excited to announce that Stacey Heath (East Coast Power & Lighting), Brandon Corey (House of Ink & East Coast Hoods), Leigh Turner (Med Source Pharmacy), Susan Colomaio (Olivia's Catering) and Zac Holcomb (Additive America & Big Bark Social) were elected to the DK Board of Directors. They join other change-makers Keith Hayes (Parrott Insurance), Rachel Kennedy (SCC Neuse Museum), Jeremy Whitfield, (Kinston Neuse Holdings), Lara Tribula, Treasurer (State Employees Credit Union), Mike Chastain (Teacher), Robyn Godfrey (ServPro), and Cathy Reese (Retired). If you are passionate about the revitalization of downtown Kinston and share our vision and mission, contact us. Applicants must be residents of Lenoir County. Call (252) 525-6144 for an application.

### Ex Officio Members:

Rhonda Barwick, City Manager  
Elizabeth Blount, City Planning Director  
Robbie Swinson, City Council  
Vicky Jones, Chamber President  
Adam Short, Assistant County Manager, Planning & Inspections Director  
Greg Hannibal, LCC Small Business Center





**PLEASE CONTACT THE AGENTS OR BUSINESSES FOR DETAILS**

Now Open, 300 block N Queen

**OUTRUN**

**OMG CREATOR STUDIOS**  
COWORK SPACE FOR CREATORS

**FEATURES**

- CREATIVE COLLABORATION
- FREE COFFEE BAR
- HI-SPEED INTERNET

**OFFERINGS**

**STUDIO 1: COWORK STUDIO**

**\$25 DAY PASS**  
Daily access to unique workspaces, creative collaboration, and hi-speed internet.

**\$150 MONTHLY MEMBERSHIP**  
Maximize productivity with 24/7 office access Mon-Friday (8:00am-6:00pm).

**OR**

**\$99 WITH 3 MONTH MEMBERSHIP**

**STUDIO 2: PRIVATE STUDIO**

**\$54 HOUR**  
Reserve your very own private studio (studio) all-access or photo shoot with your own private studio room.

**\$270 HALF DAY / \$535 FULL DAY**  
8AM-12PM / 8AM-7PM



**MORE LIGHTING IS A GOOD THING**  
**HOUSE OF INK TATTOO STUDIO**



**CHANGING LED SIGNAGE FOR MAGIC MILE CREATIVE AT ART 105**

**Finally, some downtown properties are hitting the market.  
Have you been craving a rehab project or a space for your dream business?  
Kinston's downtown vibe is legit, our opportunities are endless.  
Each of these properties is in the heart of the revitalization zone.**

**FOR SALE \$99,000**

109 NORTH QUEEN STREET

This building is much larger than it appears in the photos and has a very high ceiling. This is a blank canvas waiting for your imagination. See the listing on Loopnet and contact the realtor for a showing. You really need to experience it in person.

<https://www.loopnet.com/Listing/109-N-Queen-St-Kinston-NC/28011213/>

Nathan Perry Realtor (252) 560-2726

3,209sf at \$31sf, built 1901, renovated 1960





**FOR SALE BY OWNER WITH INVENTORY**

115 NORTH QUEEN STREET

An established antiques store across the street from the CSS Neuse Museum comes well-stocked with 2 stories of inventory.

Gorgeous pressed metal ceiling.

Contact owner via email for details at [SHFA@yahoo.com](mailto:SHFA@yahoo.com)

Owner is retiring.



**FOR SALE OR LEASE**

212 NORTH HERRITAGE STREET

Terrific location on a popular street with both day and night activity.

Contact owner, Jessica Dawson for details at [mgcoffeehouse@gmail.com](mailto:mgcoffeehouse@gmail.com).

This was the original location of Middle Grounds Coffeehouse.

**NO LONGER AVAILABLE**



**FOR SALE**

121 North Queen Street

2,900 SF

\$250,000

Contact Nathan Perry Realty, (252) 560-2726

[nathan@nathanperryrealty.com](mailto:nathan@nathanperryrealty.com)

Property is next door to the popular Queen Street Deli and across the street from the County Court House.





**FOR LEASE**

201 NORTH QUEEN STREET

Large, beautiful, ground floor corner space in one of downtown's most majestic buildings at North Queen and Gordon Streets in the middle of everything.

Contact Jess Edwards at Kinston Realty Group at (252) 521-9219 for details.

Across the street from the prestigious O'Neal Boutique Hotel.



Something wild and crazy is coming soon to 211 N Heritage St., Kinston NC, but then what else would we expect from our Downtown Boi Travis Harper who rides horses into his saloon! Gonna be fun whatever it is.

*Kinston...we have characters!*



Thank you to Mayor Pro Tem Antonio Hardy, F3 HIMs workout team, Heith Harrison Farm Bureau Insurance team, Miss Neuse Team, Collective Church Team, Visit Kinston team, Curt Rose, and House of Ink for assisting with the downtown cleanup to prepare for the upcoming BBQ Festival on the Neuse. Thanks Piggly Wiggly /McLewean for bags and water.



DK is proud to host the local Harry Wooten III Cook Team again this year. Stop by their tent. They always have nibbles.

# KINSTON FORWARD



The road we travel.



What we have: opportunity, community and purpose.



Intrigued? Be the difference. Stop talking, start doing. Revitalize with us.



**WE CANNOT DO WHAT WE DO WITHOUT YOU.**

**YOUR SUPPORT IS IMPORTANT AND APPRECIATED WHETHER IT IS FINANCIAL OR VOLUNTEER.**



**A 501C3 non-profit**