

April, 2023

## HAPPY ANNIVERSARY

Downtown Kinston Revitalization celebrates  
39 years in April.

Come celebrate with us at the Lenoir County  
Fairgrounds, Friday April 21<sup>st</sup> from 7-10PM.

Pizzazz Band is playing.

This DK fundraiser is being held in lieu of 2023  
Summerfest concerts in the park.

Tickets are only \$20 online at  
[downtownkinston.com](http://downtownkinston.com)



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 Christmas decorations to name just a few.

# Downtown Kinston

REVITALIZATION

# NEWSLETTER



A purple poster for a 'KICK - OFF CONCERT!' featuring 'The Pizzazz Band'. The poster includes a photo of the band performing on stage. Text on the poster includes 'Downtown Kinston presents: The Pizzazz Band', 'FRIDAY, APRIL 21 7PM - 10PM @Lenoir County Fairgrounds Kinston, NC', and 'TICKETS ON SALE NOW! www.downtownkinston.com'. It also features the DK logo and 'A Dewain Herring Production'.

**This is the only DK Summerfest concert this year,**  
so please buy your tickets early, grab your concert  
chair, and come out to the Lenoir County Fairgrounds  
for 3 hours of jammin' live music with Pizzazz Band.

**They play it all!**

**Tickets are only \$20.**

**Save your ticket to your phone.**

### Sammy the Bunny

Pass by North and Mitchell to see the progress underway  
on the Shirley Herring Memorial Garden.

DK is still collecting donations for this important project and  
appreciates your support.



**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 business that wants one. 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 district 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 Jeremy Whitfield, (Kinston Neuse Holdings), Lara Tribula, Treasurer (State Employees Credit Union), Mike Chastain (Retired), Robyn Godfrey (ServPro), and Cathy Reese (Retired). We have a couple of openings for persons who are passionate about the revitalization of downtown Kinston. 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 REAL ESTATE AGENT, PROPERTY OWNER, OR BUILDING MANAGER FOR DETAILS**

**FOR LEASE**

**Prime Office Space at Kinston Enterprise Center, 327 N Queen St**

In 2021 the small business incubator status of the Kinston Enterprise Center officially expired. KEC became an office building for anyone. Lease your space in a prime location and great building with various size offices, some furnished, and a lease that includes high speed Internet, telephones, building maintenance, free parking lot, a break room and shared kitchenette, access to a conference room, on-site mail boxes, building manager, housekeeping of common areas, 24/7 tenant access, and security cameras. Professional tenants include attorneys, seamstress, billing offices, mental health, LCC Small Business Center, and a CPA among others. Restaurants and shopping are within walking distance. Spaces and rates vary.

Call Marian Green at (252) 525-6144 to schedule a showing for your office in the epi-center of downtown Kinston. Location is everything. Make us your business address.





**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**