



## *The Moorsville Mills*

**CHEROKEE**  
Investment Partners

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ROGERS &  
ASSOCIATES, INC.

## News Release

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### **The Moorsville Mills Urban Village**

MOORESVILLE, NC. Cherokee Investment Partners and Rogers & Associates today announced the transformation of the former Burlington Industries Mill site into a mixed use development that will evoke a “turn of the century” industrial village.

“Cherokee sees great value in the history of Moorsville and in the cultural significance of this specific site. Our team has designed a redevelopment plan for the Mills that will acknowledge the heritage of the mill buildings while adapting them so that they can once again be a useful and productive part of the modern economy. Through the design process, Cherokee has renewed its vision and determination to create a Moorsville Mills Urban Village that will revitalize not only the century old mills complex, but also Downtown Moorsville and the surrounding community,” said Tom Darden, CEO of Cherokee.

Mr. Darden commented that “The importance of these former industrial facilities to the cultural history and identity of the state and local communities is hard to deny. The people whose families worked in the Mills for generations still live in plain view of the Mills in a mill village that has its own historical significance. We see the economic sustainability of the Moorsville Mills project as linked to this cultural value.”

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David Rogers, President of Rogers & Associates, Cherokee's development partner for the Mooresville Mills project added, "For generations, the Mooresville Mills was the center of the Town's work and social activity. Generations of families worked there and handed down their knowledge of the textile trade to their families. We hope to produce a project that will preserve, enhance, protect, and celebrate the architectural and social history that the Mills represents to the Town of Mooresville and the South Iredell area. A place that will be transformed from its post Burlington Industries blight into an image building tool for the Town of Mooresville"

Mooresville Mills has a clear statement of principles:

- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Encourage community and stakeholder collaboration
- Provide for a synergistic mixture of uses
- Preserve open space
- Provide a variety of transportation choices
- Strengthen and direct development toward existing communities
- Take advantage of compact built design

A town or region tells its own past, transfers its own memory, largely through the fabric of its surrounding environment. Historic buildings are the physical manifestation of memory – and it is memories that make places significant.

Master planning was done by Predevelopment Concepts of Huntersville and Weaver Cooke Construction, LLC of Greensboro will handle construction.

More information about Mooresville Mills and to view a virtual tour of the site can be found at [www.predconcepts.com](http://www.predconcepts.com)

*Cherokee Investment Partners promotes the sustainable redevelopment of brownfield properties through remediation that provides positive social, economic and environmental improvements for the areas they serve. Since 1993, they have acquired over 520 properties enabling them to clean-up and redeploy contaminated real estate, while protecting sellers, future owners and communities from the risks and liabilities associated with environmental impairment. Currently Cherokee has over \$1 billion worth of property under its management.*

*The company has blossomed from its inception more than 20 years ago when it purchased four brick plants and soon discovered contaminated soil on one of its sites. Rather than removing the impaired soil and transporting it to a nearby landfill, Tom Darden and other founders decided to mix it with clean clay during the brick-making process. The result was a process that used the petroleum products in the contaminated clay as a fuel source to fire the bricks, thereby reducing fuel inputs to the production process and removing hazards from the environment which would have posed threats to surface and groundwater resources.*

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*Cherokee Investment Partners recently announced a joint venture with the United States Conference of Mayors designed to fast-track the clean up of contaminated properties in cities and towns nationwide that lack the needed resources to do so themselves. This endeavor matches two leading groups with complementary skills and a shared common goal – the revitalization and sustainability of America’s cities.*

*More information about Cherokee Investment Partners can be found at [www.cherokeefund.com](http://www.cherokeefund.com)*

***Rogers & Associates, Inc.*** was begun in 1978 by David Rogers and is celebrating its 28<sup>th</sup> year in the real estate development and construction business. Prior to forming his own company, he worked for one of the nation’s leading developers. At the age of 26, David Rogers was the project/construction manager for Crow, Carter & Associates in overseeing one of Charlotte’s greatest urban renewal achievements. As the owner’s representative for development and construction, Rogers completed the 40-story NCNB Plaza Tower (now Bank of America Plaza) in eighteen months. Following that he built the Radisson Hotel (now Omni) and appurtenant parking structures, the Overstreet Mall and the Charlotte Athletic Club. Before leaving Crow, Carter, he built Charlotte’s twin in Nashville with Commerce Bank and Radisson and oversaw the headquarters of Southern States in Richmond, Virginia and NCNB in downtown Greensboro, North Carolina.

*Rogers & Associates quickly established itself as Charlotte’s leading renovation and restoration developer and contractor. The awards from every type of jury in the fields of architecture, construction and development bear out the company’s unique ability. The recipient of numerous AIA Awards, Rogers & Associates was cited as Charlotte’s “Clean Builder” on some nine projects, published in National magazines that included Architecture Record, Builder Magazine and Commercial Renovator. The company honored in 1999 by the Palmetto Trust for Historic Preservation, SC Department of Parks, Recreation and Tourism and the SC Department of Archives and History for the A. Friedheim & Bros. Building in historic downtown Rock Hill and was also recognized by the SC Board for Barrier Free Design.*

*Hired by the City of Rock Hill, South Carolina in 1993, the company oversaw the removal of the mall roof that covered the downtown historic buildings on the City’s original Main Street. Replacing infrastructure and restoring storefronts and numerous buildings for others, Rogers purchased the 100-year-old Friedheim Building which became the cornerstone of the downtown revitalization effort. Now home to Wachovia Bank, it is the most stately and grandiose of the City’s treasures. Four other buildings purchased and restored included the Kimbrell’s and Belk’s. City Plaza is occupied by the City Club of Rock Hill, Wachovia Bank, and numerous office and retail tenants.*

*A true preservationist in every sense of the word, Rogers saw a dream come true when Rogers & Associates completed the Grove Arcade in downtown Asheville in 2003. As master developer for the Grove Public Foundation and Progress Energy, the company oversaw their most challenging restoration yet. This imposing structure stands on an entire city block and now hearkens back to the days of splendor and magnificence that is characteristic of this genre and particularly this mountain town. With two lower floors reserved solely for crafts people and artisans, retailing and food establishments provide a steady flow of customers and tourists.*

*Office space, though limited to one floor, lies beneath three floors of luxury apartments with views of the Blue Ridge like no other. The grove project received the 2003 Top Honor Award from AIA North Carolina, Carolinas Associated General Contractors best building project 2003 Pinnacle Award, U.S. Conference of Mayors first place for small cities 2003 City Livability Awards Program, Historic Preservation Foundation of NC 2004 outstanding achievement in preservation Gertrude S. Carraway Award and Construction Professionals Network of NC 2003 Renovation Award.*

*Committed to serving the client, dedicated to the preservation of history and eminently qualified to accomplish both has earned Rogers & Associates a reputation synonymous with excellence.*

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