

ECONOMIC DEVELOPMENT - PRIVATE SECTOR

South Green



PROJECT DESCRIPTION: Development with 45,000 square feet of multiple commercial buildings on a 5.6 acre site at 501 South Greensboro Street.

CURRENT STATUS: Buildings 1 and 4 are under construction. Known tenants include Atlas Taco Bar, Craftboro Brewing Depot, Montessori Academy in South Green, Nailz (organic salon), and Coronato (pizza by Teddy Diggs).

PROJECT BACKGROUND: This Conditional Use Permit application proposed multiple commercial buildings on a site at 501 South Greensboro Street that formerly was occupied by Rogers-Triem. The site had considerable known flooding issues, which was addressed through collaboration with Town and NCDOT. The Board of Aldermen set a public hearing for the rezoning and CUP request on April 28, 2015. The project went before the Joint Advisory Boards Meeting on April 2 and ESC on April 8. The Board approved the project, with conditions, on June 9, 2015.

ESTIMATED TAX VALUE: \$13,000,000

Lloyd Farm



PROJECT DESCRIPTION: A mixed use project with multiple commercial buildings on approximately ~40 acres, including Harris Teeter grocery and energy center. A proposed 200 unit senior living residential facility and 20 townhomes. It is located at the corner of Old Fayetteville Road and Highway 54 on property historically known as Lloyd Farm. The developer is proposing a payment in lieu between \$743,000 and an additionally \$250,000 conditioned on the ability to provide on-site affordable housing units.

CURRENT STATUS: A revised zoning application has been submitted and is under review. A public hearing was held by the Board of Alderman on September 25, 2018. The application was approved by the Board on October 23, 2018. Next steps are for the developer to submit an application for Conditional Use Permit.

PROJECT BACKGROUND: Project was originally considered by the Board and denied in 2016. The applicant modified the plan and resubmitted an application in the spring of 2018. A public hearing was held September 25, 2018 and continued until October 23, 2018. The Board approved the Conditional Rezoning on October 23, 2018.

ESTIMATED TAX VALUE: \$64,000,000

Shelton Station



PROJECT DESCRIPTION: A mixed use development located at 410 North Greensboro on 2.64 acres of land with 22,716 sq ft of commercial space, and 94 1 and 2 bedroom apartment units including 19 affordable units.

CURRENT STATUS: The commercial portion of the building is now 80% occupied with UNC Horizons and Figure Eight Films as tenants. The latest schedule is for the apartments to be done by end of March. Pre-leasing will begin soon – but won't be having anyone on site for "in person" pre-leasing until January. Begin "hard hat tours" of the building in January.

PROJECT BACKGROUND: Conditional use permit plans in accordance with the B-1(g) conditional zoning district approved by the Board of Aldermen was granted (with conditions) on April 2, 2013.

ESTIMATED TAX VALUE: Residential Units \$11,000,000

ACTUAL TAX VALUE: Commercial \$3,042,700

Hilton Garden Inn - East Main Square



PROJECT DESCRIPTION: A five story, 144 room hotel with conference space to be located immediately behind the existing East Main Square shopping strip.

CURRENT STATUS: The developer has reported that construction is on hold until further notice.

PROJECT BACKGROUND: The project received a CUP in March of 2016 and a two year extension for the permit in January of 2018.

ESTIMATED TAX VALUE: \$12,000,000

Other Updates:

- **Boer Brothers Heating and Cooling** – project is approximately 50% complete for construction of new office and warehouse space located at 630 Hwy 54 W.
- **Claremont South Commercial** - a two story mixed use building with the first floor containing 6,797sf of office space and the 2nd floor containing 4,879sf and a total of four residential units. Conditional Use Permit originally approved by the Board of Aldermen in April 2012.
- **CVS Property** – the property at 201 N. Greensboro is under contract. Staff has made initial contact with the potential buyer who is conducting a due diligence assessment.
- **Space For Sale or Lease** –
 - o 206 West Main Street – 3900 sq ft of office space above Akai Hana
 - o 610 Jones Ferry Road – 11,683 sq ft office/light manufacturing Willow Creek Professional Center
 - o 202 South Greensboro – 3300 sq. ft. office flex space next to Glass Halfull aka the Old Post Office building
 - o 311 East Main Street – 8000 sq. ft. retail/flex space Old Fireplace Buidling next to Wings
 - o 605 W Main Street - 1445 sq. ft. office space
 - o 602 Jones Ferry Road – 4,620 sq. ft., retail space at Willow Creek Shopping Center
 - o 200 N Greensboro St – 1,130 sq. ft. 2nd floor office space Carr Mill Mall

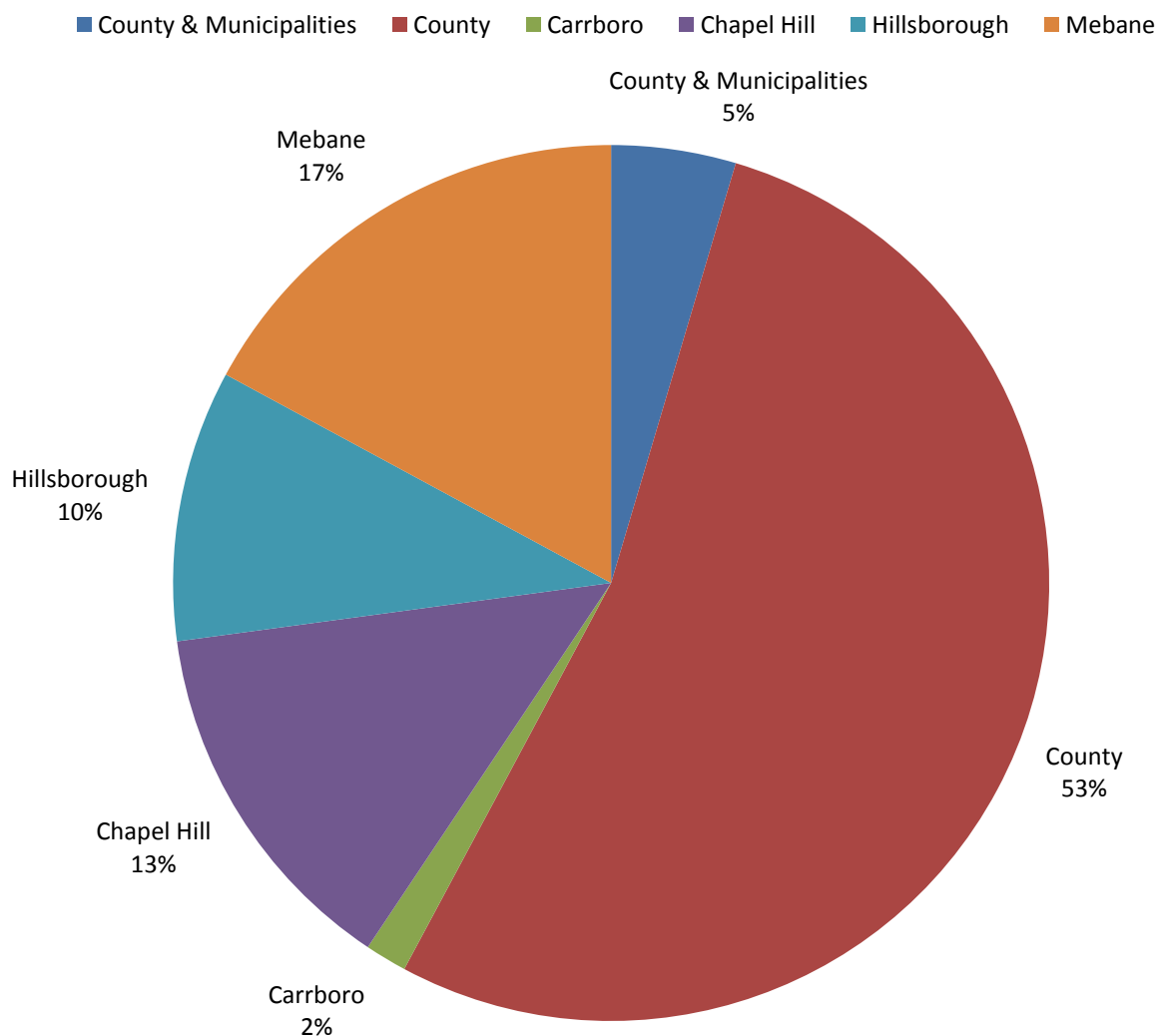


Article 46 Sales Tax

Budgeted Amounts And Expenditures for Economic Development

10/19/2018

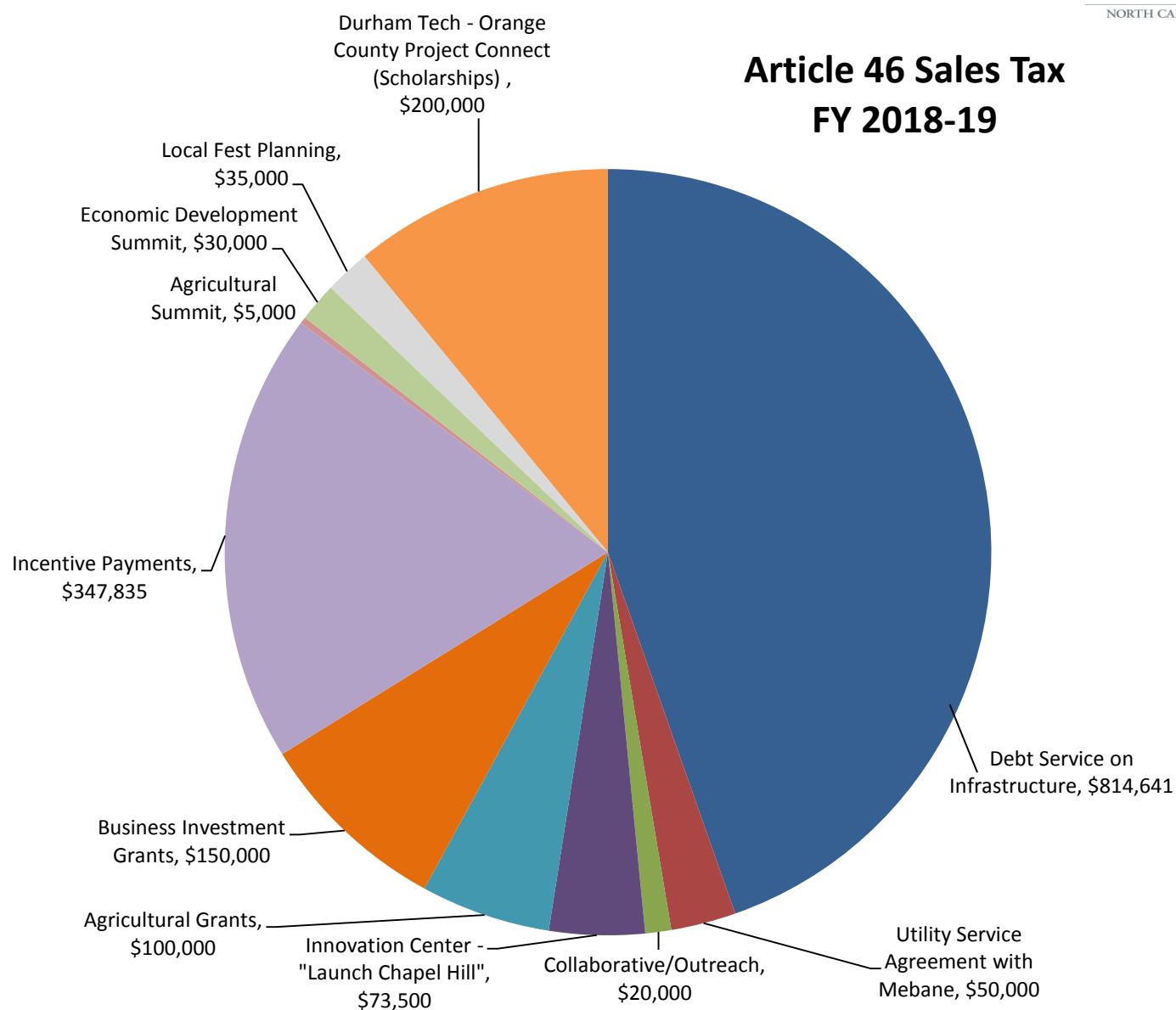
Article 46 Expenditures To Date



Area	Expenditures	Additional Details
County & Municipalities	\$373,478	Countywide Services and Events (Examples: Agriculture Summit, Orange Connect Scholarship Program, Economic Development Summit)
County	\$4,326,536.98	Utility infrastructure/Debt service for Economic Development Districts, Small Business and Ag Grants to Businesses and Farms in unincorporated areas
Carrboro	\$125,668	Small Business Grants, Small Business Loan, Utility Infrastructure
Chapel Hill	\$1,097,146.24	Loans, Small Business and Ag Grants, Collaborative Outreach, Launch
Hillsborough	\$814,613.71	Loans, Small Business and Ag Grants
Mebane	\$1,390,397	Morinaga & AKG Incentives, Morinaga Related Infrastructure, Small Business and Ag Grants

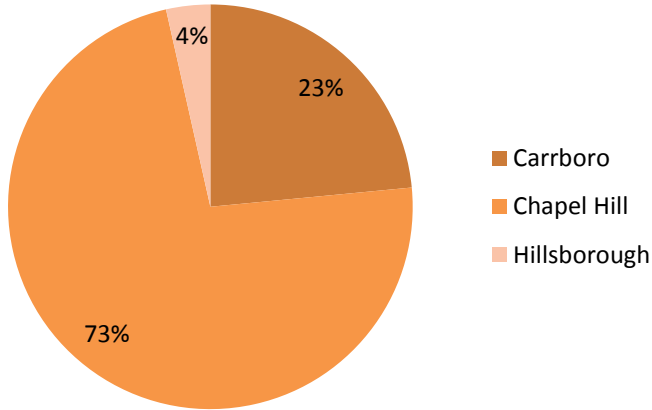
*Expenditures through 9/30/18

Article 46 Sales Tax FY 2018-19

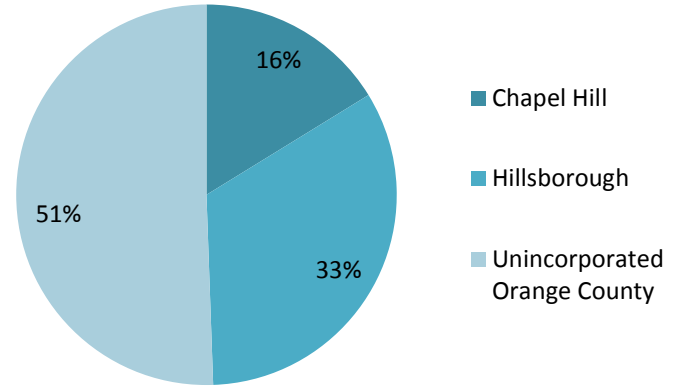


Economic Development Use of Proceeds	Recommended FY 18-19	% Of Total
Debt Service on Infrastructure	\$814,641	44.61%
Utility Service Agreement with Mebane	\$50,000	2.74%
Collaborative/Outreach	\$20,000	1.10%
Innovation Center - "Launch Chapel Hill"	\$73,500	4.03%
Agricultural Grants	\$100,000	5.48%
Business Investment Grants	\$150,000	8.21%
Incentive Payments	\$347,835	19.05%
Agricultural Summit	\$5,000	0.27%
Economic Development Summit	\$30,000	1.64%
Local Fest Planning	\$35,000	1.92%
Durham Tech - Orange County Project Connect (Scholarships)	\$200,000	10.95%
Total	\$1,825,976	100%

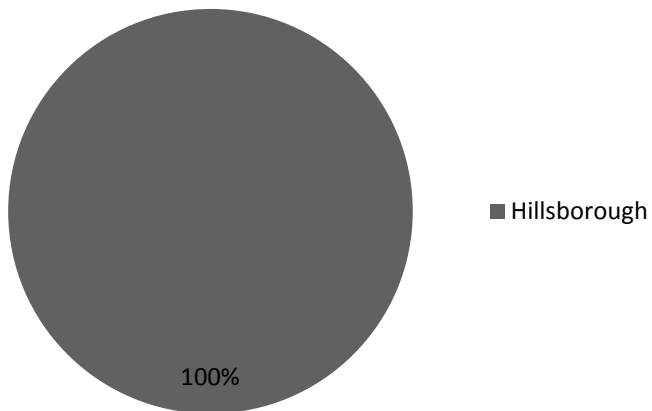
FY 2018 - 19 Business Investment Grants



FY 2018-19 Agriculture Grants

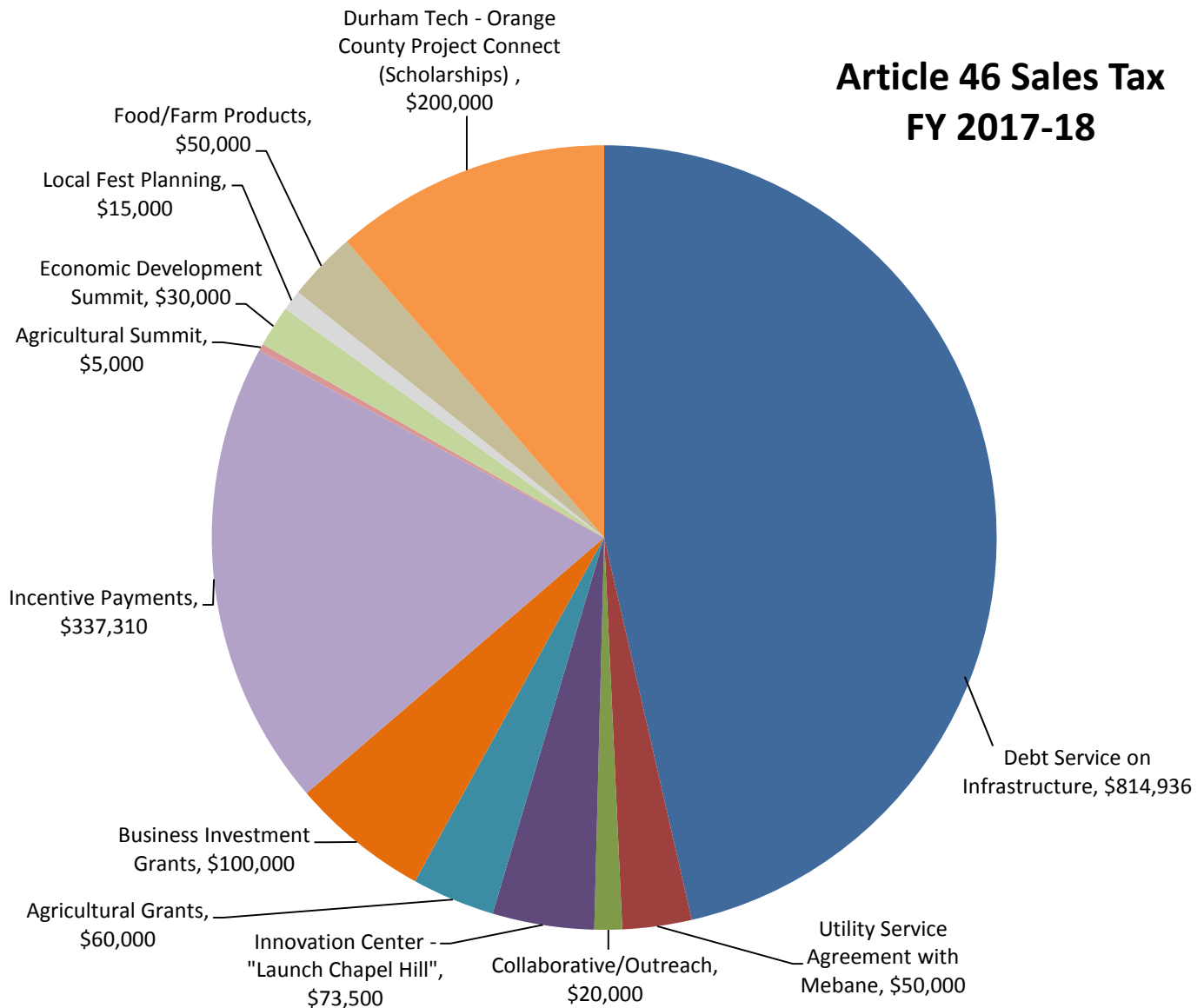


FY 2018 - 19 Small Business Loan



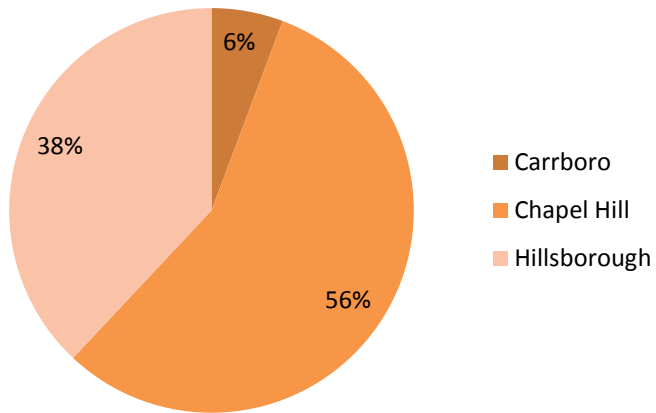
Area	# of Loans	Amount of Funding
Hillsborough	1	\$25,000

Article 46 Sales Tax FY 2017-18



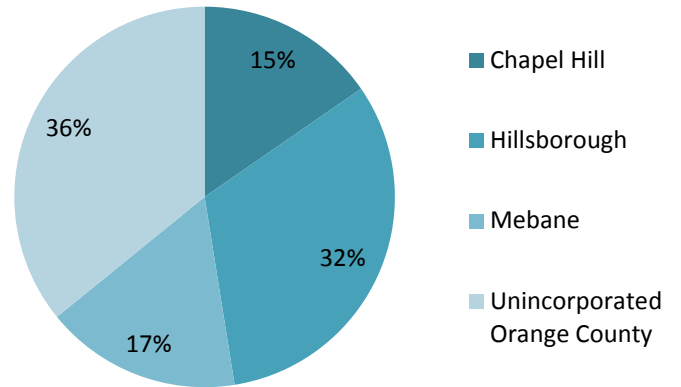
Economic Development Use of Proceeds	FY 17-18	% Of Total
Debt Service on Infrastructure	\$814,936	46.42%
Utility Service Agreement with Mebane	\$50,000	2.85%
Collaborative/Outreach	\$20,000	1.14%
Innovation Center - "Launch Chapel Hill"	\$73,500	4.19%
Agricultural Grants	\$60,000	3.42%
Business Investment Grants	\$100,000	5.70%
Incentive Payments	\$337,310	19.21%
Agricultural Summit	\$5,000	0.28%
Economic Development Summit	\$30,000	1.71%
Local Fest Planning	\$15,000	0.85%
Food/Farm Products	\$50,000	2.85%
Durham Tech - Orange County Project Connect (Scholarships)	\$200,000	11.39%
Total	\$1,755,746	100%

FY 2017-18 Business Investment Grants



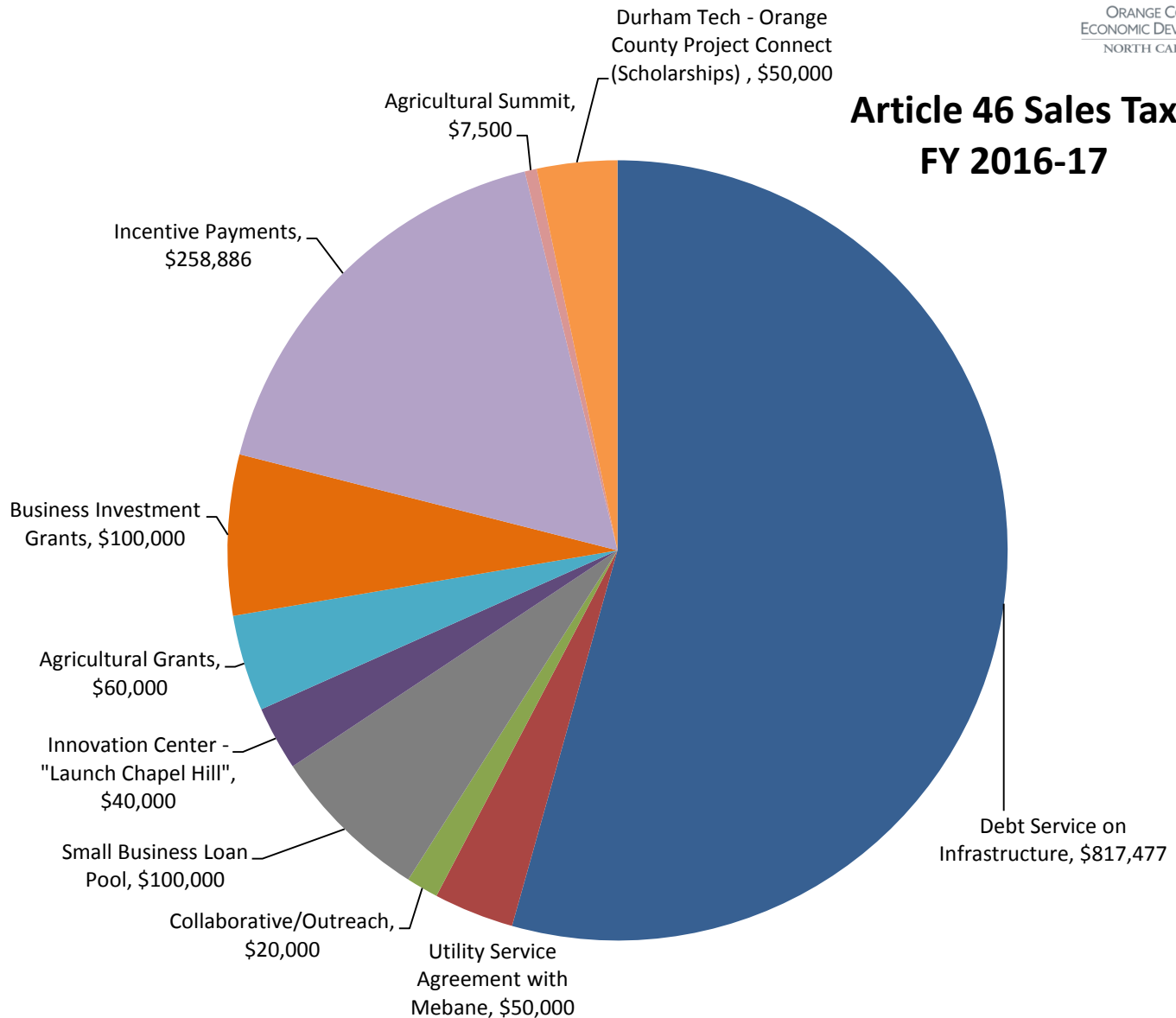
Area	# of Grants	Amount of Funding
Carrboro	1	\$1,500
Chapel Hill	16	\$78,636
Hillsborough	10	\$62,200

FY 2017-18 Agriculture Grants



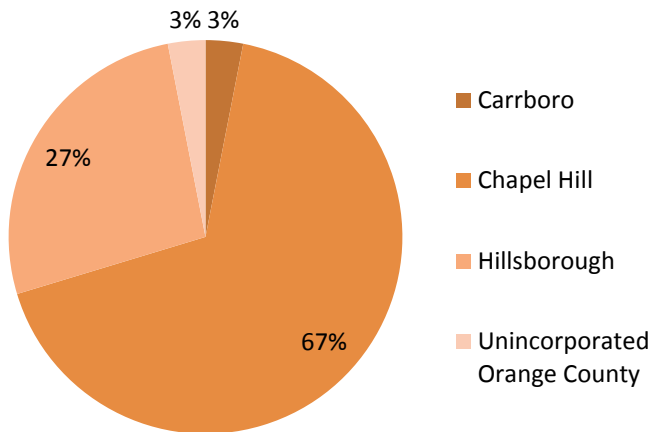
Area	# of Grants	Amount of Funding
Chapel Hill	1	\$9,225.60
Hillsborough	2	\$19,259.56
Mebane	1	\$10,000
Unincorporated Orange County	3	\$21,514.84

Article 46 Sales Tax FY 2016-17



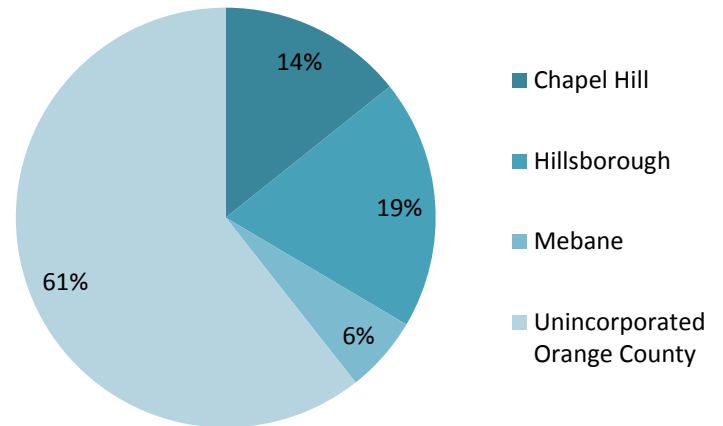
Economic Development Use of Proceeds	Recommended FY 16-17	% Of Total
Debt Service on Infrastructure	\$817,477	54.36%
Utility Service Agreement with Mebane	\$50,000	3.32%
Collaborative/Outreach	\$20,000	1.33%
Small Business Loan Pool	\$100,000	6.65%
Innovation Center – "Launch Chapel Hill"	\$40,000	2.66%
Agricultural Grants	\$60,000	3.99%
Business Investment Grants	\$100,000	6.65%
Incentive Payments	\$258,886	17.21%
Agricultural Summit	\$7,500	0.50%
Durham Tech – Orange County Project Connect (Scholarships)	\$50,000	3.32%
Total	\$1,503,863	100%
<i>Allocations for Prior Years' Excess Collections Since Inception (\$382,806)</i>		
Strengths, Weaknesses, Opportunities, and Treats Analysis	\$75,000	
Incentive Payments	\$307,806	

FY 2016 - 17 Business Investment Grants



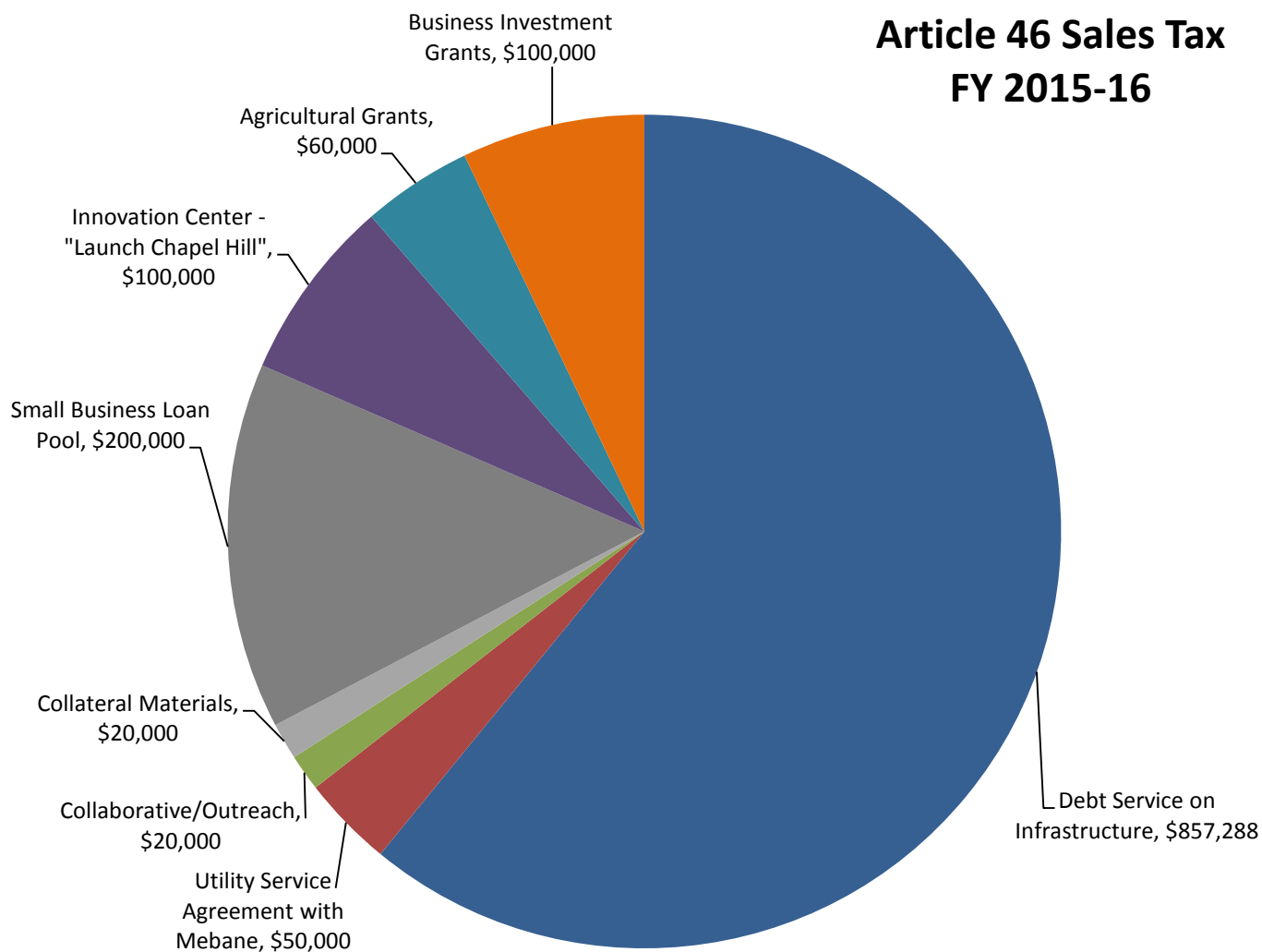
Area	# of Grants	Amount of Funding
Carrboro	1	\$2,000
Chapel Hill	13	\$43,776
Hillsborough	5	\$17,320
Unincorporated Orange County	1	\$2,000

FY 2016 - 17 Agriculture Grants



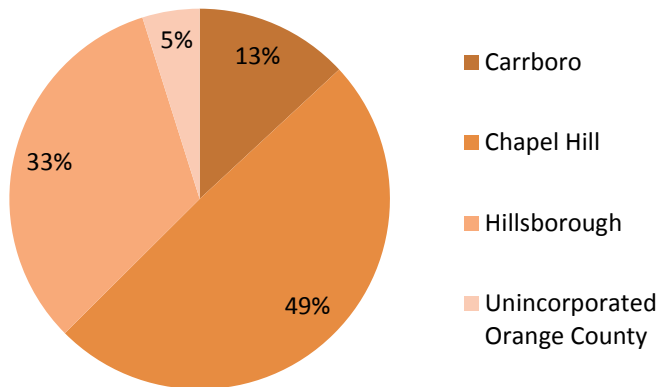
Area	# of Grants	Amount of Funding
Chapel Hill	1	\$10,000
Hillsborough	2	\$13,464
Mebane	1	\$4,115
Unincorporated Orange County	5	\$42,453.98

Article 46 Sales Tax FY 2015-16



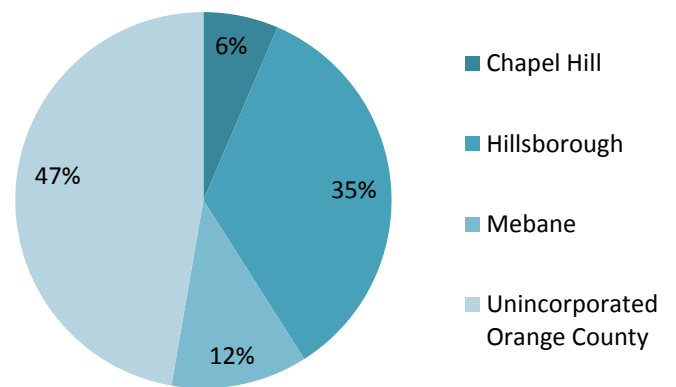
Economic Development Use of Proceeds	Recommended FY 15-16	% Of Total
Debt Service on Infrastructure	\$857,288	60.92%
Utility Service Agreement with Mebane	\$50,000	3.55%
Collaborative/Outreach	\$20,000	1.42%
Small Business Loan Pool	\$200,000	14.21%
Innovation Center - "Launch Chapel Hill"	\$100,000	7.11%
Agricultural Grants	\$60,000	4.26%
Business Investment Grants	\$100,000	7.11%
Collateral Materials	\$20,000	1.42%
Total	\$1,407,288	100%

FY 2015 - 16 Business Investment Grants



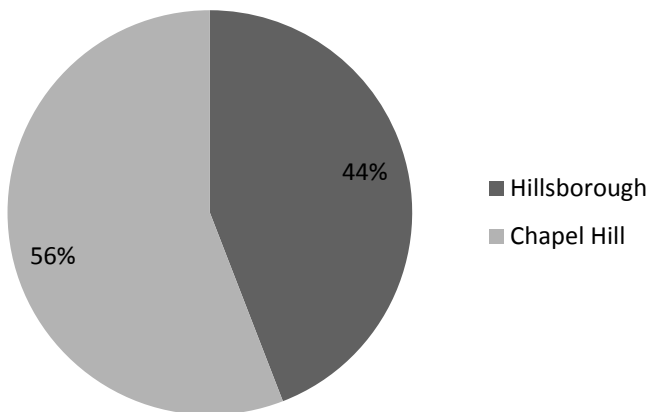
Area	# of Grants	Amount of Funding
Carrboro	6	\$40,360
Chapel Hill	27	\$152,369
Hillsborough	15	\$100,485.95
Unincorporated Orange County	2	\$15,000

FY 2015 - 16 Agriculture Grants



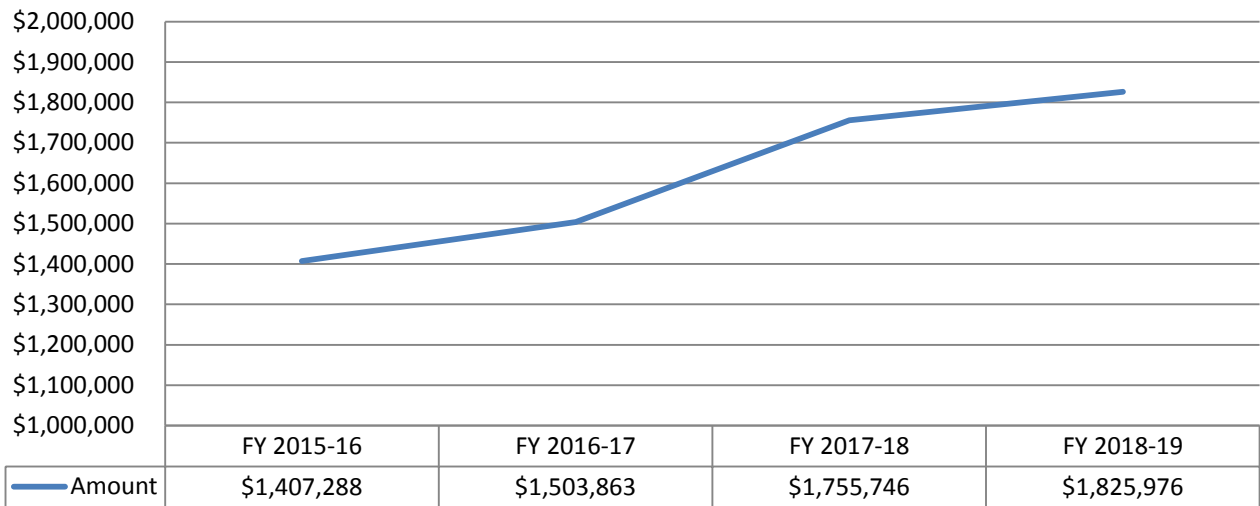
Area	# of Grants	Amount of Funding
Chapel Hill	2	\$11,000
Hillsborough	9	\$58,884.28
Mebane	2	\$20,000
Unincorporated Orange County	10	\$80,596.49

FY 2015 - 16 Small Business Loan

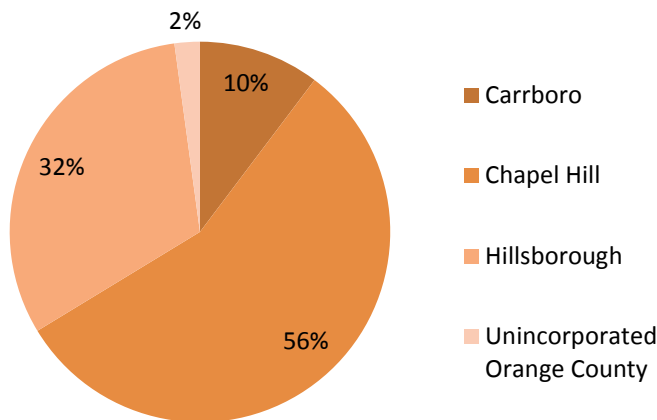


Area	# of Loans	Amount of Funding
Chapel Hill	2	\$190,000
Hillsborough	2	\$150,000

Article 46 Sales Tax Budgeted Amount for Economic Development

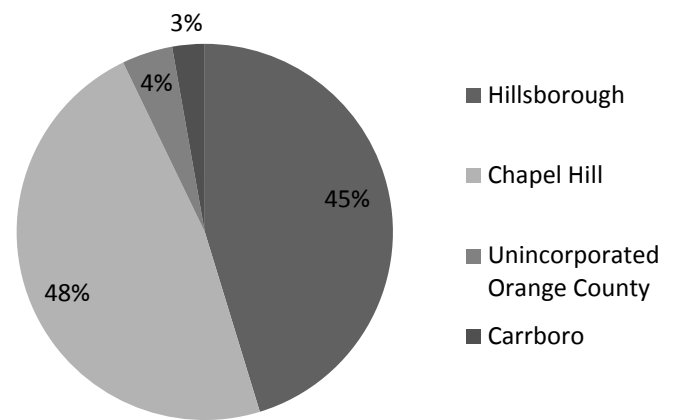


Lifetime Business Investment Grants



Area	# of Grants	Amount of Funding
Carrboro	10	\$57,424
Chapel Hill	63	\$312,686.95
Hillsborough	30	\$176,120
Unincorporated Orange County	2	\$12,000

Lifetime Small Business Loan



Area	# of Loans	Amount of Funding
Carrboro	1	\$30,000
Chapel Hill	9	\$385,000
Hillsborough	11	\$512,848
Unincorporated Orange County	1	\$47,000