

I do not know who the decision makers on the 300 E Main project are but I was given your email.

As a local businessman, musician and frequent guest of the Cat's Cradle, I urge you to consider and implement whatever needs to be done to allow Frank and the Cradle to continue to succeed in Carrboro. If Frank says he needs a bigger space, please give it to him. If that means we, the taxpayer, need to pay for something, we will do it. Whatever it takes.

If it seems impossible, please ask the citizens of this community and we will do what it takes.

Why? Because I believe losing this treasured venue would be catastrophic for Carrboro, while supporting it has always proven positive. Look at how far Carrboro has come in the last two decades and think about how much of it can be attributed to Frank's tireless dedication and execution. Now think about a Carrboro without our sure thing and in its place a bet on paper.

In short, I strongly believe that losing the Cat's Cradle carries too great a risk; but I know that the Cat's Cradle presence is a giant and positive force in our community. I know it when I meet people from Charleston and Richmond at a Cradle show. I know it when I go somewhere far away and it's the first thing people ask about. I know it when I see the bars and restaurants in Carrboro teaming with people before a big show. I urge you to help bring this discussion to resolution with the Cats Cradle intact and equipped for its next big leap.

Thank you for your consideration.

Sincerely,
Andrew Blass
Managing Director
PRI Investments, Inc.

Andrew Blass, Managing Director
PRI Investments
308 W. Rosemary St. Suite 301
Chapel Hill, NC 27516

From: Laurie Paolicelli [lpaolicelli@visitchapelhill.org]
Sent: Wednesday, February 04, 2015 10:12 PM
To: Bethany Chaney
Subject: RE: CAIC in Carrboro

Thanks Bethany.

The concerns are rooted in the occupancy tax usage. If Carrboro plans to use its 3% occupancy tax to offset the costs of the new center, they can only use one third of the 3% for infrastructure, based on how the statute is written. At an estimated \$180,000 a year in occupancy tax revenues for the new hotel, 30% of that is only \$60,000 annually. That's a drop in the bucket.

If Carrboro wants to use more, the bill would have to be re-written. I'm not sure how that would be received at the state level. Also, if this project doesn't get built for 5 years, there's no telling what can happen to the hotel industry in that time. It's very cyclical.

Finally, based on the legislation, it's the TDA that has to make the recommendation to the town board as to how to use those taxes. The hotelier is represented on the TDA and many see that as a conflict.

I'd love to have coffee. Thanks for your super communication on these details.

Dear Members of the Carrboro Board of Aldermen:

In my heart, I would like for things to stay the way they are, but I'm realistic enough to know that outcome is neither possible nor desirable. I believe in Wendell Berry's concept of appropriate scale, of fitting human constructs to their setting.

The projects built, planned, and dreamed of between Columbia Street in Chapel Hill and Greensboro Street in Carrboro, must be considered together. To ignore them would be akin to building a camp fire in the path of a raging wildfire.

Avoid large projects. Those that now mar our towns have more in common with Robert Moses than Jane Jacobs, no matter how finely dressed in neo-urban language. More buildings equal more cars, which equal more roads.

It is easy to imagine developers and politicians twenty years from now, if they are still around, bemoaning the fact that relatively poorer people are resisting roads and thoroughfares rammed through their quiet neighborhoods. We thought everyone would ride their bikes or take the bus, they'll argue.

But society will by then likely be off pursuing the latest development trend. Our towns will be stuck with profoundly mediocre architecture and businesses that do not even faintly resemble what came before. They are a developer's idea of how Chapel Hill and Carrboro should be, vulgarly thrust into the real thing.

This is not buying local, but destroying it. Towns whored in the name of business, tourism, and taxes.

Slow down. Ask the questions you may not have thought of yet. Listen carefully to people who speak in plain English. Avoid those who speak the language of politics and marketing. Particularly avoid those who manipulate the wisdom of neo-urbanism in service to their greed and thirst for power. How many people in the new high rises still drive to work, for example? How many are students? Ask Greg Hatem why he now considers downtown Raleigh "unlivable."

If folks by this point don't see the choke point issue of Main Street then they are working pretty hard to ignore it. Or they believe their dream of a city where no one owns a car. Or they don't live here and don't give a damn.

A development is a gamble. And if it doesn't pay off, we're left with the bill of traffic congestion, hideous buildings, and all the rest.

Demand the worst possible impact figures about these projects as well as the best, and take them seriously. Where will the new roads go? Tell us now the areas where people will most likely be forced from their homes to make way for "progress."

I'm unclear about where the Cradle fits into all this, and have wondered about it since the possibility was first mentioned years ago. I was surprised then to hear that a new Cradle was proposed, even more surprised to hear that Frank Heath was on-board. The Cradle is more than bricks and mortar for sure, but it is difficult to imagine this historic establishment, every bit as much the heart of this community as Tar Heel basketball, existing amidst such self-conscious innovation.

The Cradle might leave town either way the decision goes because further development means there will be no place left that's affordable -- and Frank already books a lot for other places anyway. Innovation, particularly the artistic variety, arises in lower-rent areas from people more inclined to innovate than merely spout the word. Like humor, innovation is not advanced by its study and dissection.

Keep it small. Wendell Berry observes that if a thing is big, it lies. More to the point, if a small development fails, the error in judgement is more easily ameliorated. A large development is built big and, if the gamble doesn't pay off, fails big. No one can promise that these enormous entities will not eventually become tomorrow's large run-down apartment complexes of the seventies, now income streams bought and sold by out-of-state management companies.

Chapel Hill has always been about small innovative entities -- houses, businesses, and restaurants built by local people with local capital who saw a need and met it. The lawn at Weaver Street arose naturally, unlike places today that try unsuccessfully to imitate it.

Go slow. Listen to Frank Heath, even if he disagrees with what I say. His ear is closer to the ground, and there is great love of place, and wisdom, in his spirit. His insight and integrity are worth that of a thousand myopic developers.

If Frank is being poorly treated, you should be alarmed. Trust me, more people know about Carrboro because of the Cradle than they do because of developers and politicians.

Avoid the utopian siren's call of businesses, taxes, and increased services. Real economic growth is more than restaurants, bars, and internet start-ups.

Sincerely,

J. Al Baldwin

104 Milrock Road
Carrboro, NC 27510

Ms Wilson,

As I'm sure you're aware there's been some issues over the proposed "art?" center and hotel at 300 main and while this all is fine and dandy for the few people that are going to make a bunch of dollars off of these buildings I have to ask is it really worth selling the heart and soul of Carrboro so it can become a mini Chapel Hill? 100% (over 1000 easy) of the people I know who live in or around Carrboro HATE this idea, and yet 98% of them have already given up saying there is NOTHING that can be done because the town will fold like a napkin for promises and this is yet another situation of big money developers coming in changing our way of life so it benefits them then leaving with us holding the bills. Even I believe the board has lost it's heart and soul even considering such an issue and here's why.

Some of the unique things we will lose

our artist and musicians numbers one - why because this art center isn't for us, nor is the so called studios, or lab downstairs, or offices that will rent for what \$1500 a month (think attorney offices and architects). What it really is, is another place for the affluent to meet in a Saturday night to get together and drink catered white wine and jerk each other off on how successful they are as they wait to see the \$47.50 "concert" they paid for as a fund raiser for the GOP anti civil liberties association featuring some NEA grant winning knucklehead who chants Baptist hymns while playing Tibetan singing bowls. Even if they really do have studios for artists (LOL, which I doubt since they have lied over and over already) these won't be for any real artists but instead rented to doctor and lawyers wives who dabble with paints on the weekends and brag to friends about how they "worked in the studio today", and you KNOW this is true because of these reasons right here - ask yourself when you look at the drawings if you can picture any of Carrboro's artists dragging a 8 foot by 10 foot canvas through those halls, or maybe Southern Culture on the Skids practicing in one of those studios, or how about a potter hauling in a dripping muddy 100 block of clay, or where is the studio for our welders, getting any of the picture yet?

So we have to now look at who put Carrboro on the map, and yet I see no consideration for the Cat's Cradle. What they were promised has changed because the developer doesn't like it? The CRADLE makes Carrboro and you want to rip the heart of the town out that all the REAL ART is centered around let them get rid of the Cradle? WTF? are you people serious??? For what 2 HUGE cubes that 90% of the people who live here won't even be allowed in. We have a HUGE hotel and there is another right down the street near McDonalds, why do we need another HUGE empty building??? or two - Greed and money that's why.

Yet to continue, the same types of people that will use these facilities aren't going to be fond of looking out the window and seeing our local dancing man do his thing, so he has to go. The quaint antique shops, the one thrift store by Wendy's and the "Home" next to it have to go because these people aren't going to want to see that we have folks with special needs that we let wander around, that the Thrift shop looks tacky, the antique stores aren't Sauv  enough. Then there will be "issues" with the farmers market from these people because old farm trucks and farmers don't present the best image for these types. Same goes for the Open Eye (too liberal), the restaurants will all have to step their game from quaint shoe string business to super expensive sheik because once again these types of people that use places like this will demand it and they have the MONEY to MAKE THAT HAPPEN. And last goodbye food trucks because they will "compete" with the Hotel restaurant so they'll have to go besides they look run down and tacky to if you asked these folks even though the rest of the town LOVES them!!!

What I'm basically pleading with you over and over is to PLEASE, PLEASE, PLEASE, reconsider this for ALL of the people of Carrboro and those that use it and NOT just a tiny small fraction that really don't care because all they really want is the money. If you really want to help the town, make more events that everyone loves, keep our heart and soul and make a stand against these developers and say NO.

If not we lose the Cradle, then the Station, then Open Eye, the sandwich place next door, Weaver Street will have to curb their openness and lawn functions to cater to these people, the farmers market (the best anyway around) will be affected. It will certainly help drive lower income people out of Carrboro (hint all the real artists and musicians) and in 10 years we'll be just another faceless heartless soulless town like all the others these types of people have changed across the country just so they could become wealthier. I fear though MONEY will win and we are going to lose our town, I watched this happen to my own small town up North where I grew up and it hurt badly because it's true my town died because of it and today all those wonderful changes that were suppose to make everything better just ended up as a bunch of boarded up buildings just like 4 abandoned blocks in any big city. I moved to just outside Carrboro about 16 years ago because of that, because I LOVED IT here when I came to visit a friend and now the board is going to do the same thing my town did sell their souls for a wheelbarrow of promises and a handful of silver coins.

As a last thought, why does the property at the bottom of N Greensboro street (across from the trailer park) with the long warehouses and the one with a burnt out roof stay empty? Here's a hint if you want income, let artists and musicians have them to build into a real art center. Let the artists and musicians rebuild those buildings, put new roofs on, make walls for studios, revitalize the property so it's usable again and works for everyone. But I'm sure on the back burner some developers has an eye on that to build more mcmansion we don't need either Yeah why listen to the people that live here when the big money is flashing in front of your face. Maybe we should consider a name change to - something like "Judas", North Carolina.

sincerely and respectfully,

Raymond De Neve

Working Owner

CRA Building & Landscaping

3 Maples Organic Heirloom Gardens

919-593-5711

Dear Carrboro Aldermen,

I am writing to urge you to support the Cat's Cradle, and to help facilitate it remaining a vital part of downtown Carrboro. Main Street Partners promised to build a custom venue for the Cradle back in 2008, in a plan that was approved by the city. Please hold them accountable, and don't allow the promise of a shiny new Arts Center to lead you to abandon the "arts center" that put Carrboro on the musical map in the first place.

Thank you,

Gabriel Pelli

-musician

8617 Union Grove Church Road

Chapel Hill, NC. 27516

Ms. Wilson,

I write to you not as a citizen of Carrboro, but as a North Carolina native who was shaped by our state's culture, arts, and music. Carrboro has become one of my very favorite stops in the state solely because of the iconic and historic Cat's Cradle, which connected me to a great deal of your local businesses and local artists, and I fully intend for it to be the reason for many future visits. I write today to add my voice to what I hope is a great deal of noise telling you of this venue's significance, and I sincerely dread the thought of anyone who is higher up taking the impact and importance of this building for granted. I respect the complications of financials, but see a town so full of culture and spirit, especially one that helped shape our state's music's history, being overrun with hotels and big businesses is disheartening and uninteresting. Finding a solution and finding a home for Cat's Cradle should be a priority for everyone, and Carrboro should know that there is a strong and passionate community willing to adapt to that solution, given a reasonable opportunity. Cat's Cradle and the triangle's music scene have demonstrated the power of community to me more so than anything else I've ever encountered, which is absolutely something to fight for.

I don't do this often, and I appreciate you allowing me to take up your time. I couldn't forgive myself if I didn't write to urge you to keep this special place as a priority in your plans for Carrboro. I do not exaggerate when I say I count it as one of this state's best assets, and I know many locals and tourists alike that do, and have for as long as it's been around. I hope we can for many years to come.

Thank you and be well,

Sibyl Kemp

252-296-6440

6195 S. Turnage Street

Farmville, NC 27828

I am a resident and home owner in Carrboro, as well as a business owner. I was raised in Chapel Hill/ Carrboro and have spent the majority of my life in this town. I understand the cost and design are the significant points of contention. In our Vision for 2020 we stated the importance of, "encouraging the development and placement of architecturally significant commercial and civic buildings." That being said, I am aware that the structure, as proposed, is different in some ways than current commercial downtown developments. I see that as a huge positive. The building should represent the importance of it's name sake.

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> The most fundamental question we are debating as a community is whether we want the future to reflect a culture that is conservative and constrained to it's past or whether we want one that leans courageously forward inviting the possibility of things to come. My personal vision of the future includes buildings and spaces that inspire and enrich the community. I see no reason not to lean into that future. A town committed to its stated values of arts, innovation, jobs, progress, and beauty is a place I'd want to live and spend my dollars, ideally giving way to a virtuous cycle.

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> As a citizen and business owner I am confident that the success of this town is dependent on our willingness to move toward embracing the new and different. Our values will shape our buildings and our buildings shall return the favor. An "architecturally significant" building for arts and innovation is a great place to start.

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> Sincere Regards,
> 602 Davie Rd. Carrboro NC 27510
> Nathan Mills
> 919.730.9890

Loyd Little
1403 Dairyland Rd.
Chapel Hill NC 27516

Because we live on the west side of town, Carrboro is where we do 90 percent of our shopping, visiting, seeing/hearing entertainment, etc.

Thank you,

Loyd Little

>To: Catherine Wilson

>Subject: Arts center proposal not a good idea

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>If the arts draw enough people/demand on their own, the arts can create their own center.... Which they have done over the years. However, for the town to take taxpayer money and build a four-story (or any story) building is simply foolish. Let business support itself and let arts support itself. Carrboro does not need to force-feed this project.

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>Thank you,

>Loyd Little

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I think a new arts center would be a fantastic addition to Carrboro.

I am an Orange county resident for 30 years

Heather Main

5612 Buckhorn Rd.

Efland, NC 27243

TO: BOA

From: Jim Sadler, 102 Watters Road

Anne and I attended the meeting last night and, as always when we attend these meetings, I left with a sense of gratitude for you who work diligently and give so much time and effort. I thank those who responded to my earlier e-mail and all of you who read it.

In general, to put ourselves on record, we would support anything the Town of Carrboro needs to do to help the ArtsCenter and Cat's Cradle survive and prosper. This may require (literally) thinking outside the "box", and CAIC may not be the only solution. I look forward to hearing your discussion in a couple of weeks. Thanks again.

Please, before this situation gets out of hand, make sure that Frank Heath understands how valuable the Cradle is to our town and work constructively with him to insure that the Cradle always has a home here. No CAIC discussions can proceed before we insure that the treasure we already have is secure. The folks in Durham are salivating at the prospect of the Cradle moving there!

Thanks-

Lance Stokes

Tonight's Public Hearing On the ArtsCenter and Kidzu Children's Museum.

I am a 20+ year resident of Carrboro and have owned a home on West Poplar Avenue since 1998. I support all of the initiatives that support the music and art scene in the area. I attend most events and support financially and with my presence. I support a better ArtsCenter facility and am excited about the Kidzu plans. However, I cannot support any proposal that does not provide the Cat's Cradle with a new, larger and modern facility. Please include this in any plan that is presented and do not move forward with any plan that does not include plans for a new Cat's Cradle.

Thank you,

Michael Roberts
106 W. Poplar Ave
Carrboro, NC 27510
(919) 414-6266

Dear Carrboro Board of Alderman:

I love the arts. I grew up going to classes and camps at the ArtsCenter, I own a graphic design business, and I live and work in Carrboro.

I am very concerned about the proposed Arts and Innovation Center. I'm worried that it would pivot Carrboro away from its small town feel with a too-large building that seems out of place. With the new Hampton Inn right there, we do not need another hotel. I'm also unclear about whether there is even interest from a hotel-builder.

It sounds like Cat's Cradle might not stay in town; the venue is a unique Carrboro landmark and it would be a shame to lose it. I worry that in trying to think big we could lose existing gems like the Cradle from our community.

To me it makes more sense for the ArtsCenter to do a capital campaign for renovations in their existing space. Since Kidzu is looking for a permanent home, they could either be part of that campaign and join in the renovations or find another local spot.

I believe in supporting the arts but don't think the proposed Arts and Innovation Center is the way to do so. Instead, why not offer grants or other systems of support for the local arts community. (And as a very happy, very lucky Community Home Trust homeowner, I also strongly advocate for more money to local, affordable housing.)

To me this feels like a project that the developers want but many townspeople are leery of. I'm worried that if it does get built and the larger (and expensive!) space is not self-supporting, local taxpayers will end up footing the bill. It sounds like the opposite of "feeling free."

Sincerely,

Linda Graham

Linda Graham Design
Carrboro, NC

Dear Mayor and Board:

I wrote previously. I apologize for adding to you inboxes, but when I read that a board member describes this as possibly "... too good an opportunity to pass up," I am compelled to write.

It has been hard from a citizen's viewpoint to absorb all of the comments: what has been said in front of us, what has been said away from us. Perhaps I've missed some things. The numbers put forward by the proposees are vague and not much substantiated. Do the numbers purporting to show how much money would be added to the local economy carry the assumption that most of the moms picking up three summer campers will head to Milltown for burgers and beers, or that the happy campers and dad will go to the Venable for cocktails and entrees? Or is it more likely that at 5pm. we'll see a line of cars choking Roberson St. as moms and dads try to pick kids from camp and can't see their way to driving to the parking deck, as opposed to clogging the thoroughfares on a street where we haven't bothered to ascertain the current level of service?

I don't think the town should make promises, even if the town puts conditions on them: it would be hard to exercise a bail-out condition once momentum grows and expectations flower. I could write pages on all the questions that, so far as I can tell, have not been asked or been addressed by the proposees. It's odd to me that 300 E. Main and the hotel people were not present at the presentations - they're integral to this deal, but for some reason stand back. Am I the only person who finds this unusual, their absence conspicuous? was this proposal found "complete?" Whose job is it to make a proposal complete?

If you do feel inclined to support the proposal, even with all of the unanswered questions, please consider letting the proposees - the 300 E. Main group, the hotel group and the ArtsCenter - get a CUP first. The 300 E. Main group, integral to this proposal, has never been a fast mover - their missed schedules would make an edifice taller than the parking deck. The CUP process will result in an examination of the appropriateness of the structure where they are proposing locating it; the affect of the hotel; the plans for the Cradle; the status of parking, and whether there'll be too many competing uses for an expanded deck (hotel, library, ArtsCenter). Many questions posed by the public would be answered in the CUP approval process. The time of the CUP process will give the Artscenter the chance to demonstrate their fund raising ability, to secure large corporate donations, to get some real skin in the game and not just an open palm, with 300 E. Main standing right behind them, deposit slip in hand. Who can say if the town will be empowered to levy an occupancy tax? To keep the possibility of town support conditioned on successfully acquiring a CUP seems considered, fair, and a solid way to get a lot questions answered to the satisfaction of those who will assume the burden of 50% of the building's cost. How could the proposees find this unreasonable? No schedules are immutable. Am I missing something?

This consideration goes on in the shadow of the Acme condo deal. Something not wholly dissimilar is happening here - at almost 10 times the cost. We're told not to worry, if the parties crash, the town will have a building that can be sold. What will it cost to re-purpose this structure? Would that require a bond on top of a bond?

If the hotel wants a second hotel on the Artscenter property, let's let the three parties work together - hotel, the 300 E. Main, and the ArtsCenter. They can do this during the CUP process. It may turn out that the ArtsCenter profits from the desire for a new hotel without the Town's intervention. It may be that the ArtsCenter scales back their rather extravagant proposal.

I've written a lot. You get a lot of mail. I could have written more. Thank you for your time and service, and your

patience.

Jack Haggerty, Citizen

PS. I admit to some dismay with the 300 E. Main group. Look at how, to save money, the 300 E. Main group litter our streetscape. I have no doubt they saved money by the way they handled the utilities and bike rack, at our expense.



Dear Mayor and Board of Aldermen,

Expanding the Arts in Carrboro is an exciting proposal. However, the public hearing for the CAIC a few weeks ago brought more questions than answers. As many speakers stated, it is hard to look at the CAIC as one standalone project.

Some of the questions below are answered in the project overview, but none of them were addressed fully at the last hearing in front of the public. To know how I (or others) really feel about the project, the public needs to be educated.

Questions for Main Street Partners:

300 E. Main has changed its plans for that space more than once since the CUP was approved. It would be ideal if all of the groups affected by the new plans could sit down in a room together and discuss the overall plan for the property.

Why a hotel? How many rooms? How many floors? How will it complement the current hotel? Is this allowed under the current permit, or is it a major modification that would require another public hearing?

What else is currently being planned for the site that is different from the plan that was approved? Is there a library? Apartments? If there is a library, is Main St. Partners donating the land? If the CAIC building also housed the library on one of its floors (approx 10,000 sq ft,) would Main Street Partners give some additional compensation for the building (since they would only be providing one footprint instead of two on their property). Could the CAIC/library building be sited at another location on the site?

How many new parking spaces will the parking deck expansion have?

What happened to the idea that there would be a pedestrian walkway across the property (or am I misremembering that?)

Are all of these new plans going to leave the Cat's Cradle AND the new brewery/coffee shops as they currently are, or will part of that structure be torn down?

Question for the CAIC:

If the ArtsCenter needs to relocate while the new CAIC is being constructed, how will that be financed?

Questions for the Town:

I really like the preliminary design of the ArtsCenter, mainly showing the use of the space. And to have one of Phil Shostak's award winning designs in Carrboro could become as iconic as the ATT bridge across I-40. However, if the CAIC proposal is approved, and the town is putting up money, would the design and construction of the building need an RFP or would there be other overseeing of the project to insure we were getting the best value for our dollars? If there needs to be an RFP, what is the usual time frame for that?

Explain the taxes that would pay for the CAIC, and how this might affect an average person's annual property taxes, so the public has an idea of what the tax burden would be.

Has the town's accountant looked at the revenue from Kidzu or the ArtsCenter for the past few years to get an idea of what they have brought in?

What are the best and the worse case scenarios?

If the Town decides not to pursue this, or that it needs more time than Main Street partners can give, will Main Street Partners keep trying to get the space that the ArtsCenter has, or will they just work around it?

Having answers to these questions would help all make a more informed assessment of the project.

Thanks for listening,

Heidi Perov Perry

407 Robert Hunt Drive

Carrboro 2750

Hello Cathy,

Thanks so much for taking the time and energy to hear the community's thoughts on the arts innovation center. As a resident and business woman in Carrboro, I can't think of a better way to invest in our community. I think the center and the hotel will make a meaningful economic impact on multiple levels. Not only will it bring more people to our community to visit (and while here check out our restaurants, shops, etc) but it will continue to make Carrboro unique. Another hotel will also be a great addition. It is wonderful to have visitors who can stay right here in Carrboro instead of out 54 or in downtown chapel hill. When visiting a place, you tend to frequent the places conveniently located near where you are staying. Tourism is great for towns! It is the cleanest dollar as well - people come, enjoy, spend money and leave. I think the arts innovation center will bring more people from near (Durham and Raleigh) and far to visit our awesome town.

Business aside, I find myself going to Durham all the time for events and think the innovation center would allow me to spend my weekend evenings in carrboro, walking distance from my house of oak ave. I always prefer to be able to walk to the things I want to do, hence why I chose to live in Carrboro.

I hope we can make this happen as I believe it will make Carrboro even more creative, fun, unique and successful.

With gratitude,

--

Betsy Bertram

General Manager

Townsend Bertram & Company

200 North Greensboro St. Carrboro NC 27510

919 933 9712

OK, thanks, we'll be at the meeting, because I all know is what I read in the papers. Again, we're neither for nor against this -- how can anyone be with so few specifics or public statements from these "partners". Your exoneration of the Town of Carrboro regarding keeping the public informed is fine with me, although I stand by the rest of our (Anne edited substantially) comments. The "partners" have shared only the vaguest "architect's concept", we have no idea how this will affect other projects and town needs, and I find it odd that inviting public comments at a hearing for millions of dollars is the way you're going to get the details. There, now I don't have to speak at the meeting. Thanks. Jim Sadler

I believe that a project of such sizable cost can be supported only if hard data are presented showing that the organizations that would occupy the building are fiscally solvent and have demonstrated a track record of several years of commercially successful enterprises on which they could expand their activities.

I have not seen any evidence that fits that description.

Has any thought been given to less costly alternatives? For example, the venue in which the Arts Center is presently located and the auditorium located in the Town's Century building (I'm not sure what you call it), are two places that could be updated at a fraction of the cost of the CAIC proposal. These two venues are similar in two important respects: they are ugly to look at and their acoustics are inferior. I am sure that a first class renovation of these venues would go a long way toward providing the kind of first class auditorium that will serve our needs and that we can be proud of.

The picture of the architect's concept of the new center that appeared in the local newspaper a few days ago is very impressive. This is a big, ambitious idea. But is it right for Carrboro? It looks to me like the kind of "bragging rights" that is out of character for our town.

Thanks for the opportunity to comment.

Frank Stallone
405 Berryhill Drive
Carrboro