



# Town of Carrboro

Town Hall  
301 W. Main St.  
Carrboro, NC 27510

## Meeting Agenda Board of Aldermen



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Tuesday, February 3, 2015

7:30 PM

Board Chambers - Room 110

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**A. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR**

**B. RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

7:30-7:35

**C. CONSENT AGENDA**

1. [15-0024](#) Approval of Previous Meeting Minutes - January 20, 2015 and January 27, 2015

7:35-8:55

**D. OTHER MATTERS**

1. [15-0022](#) Presentation of Capital Improvements Program Update

PURPOSE: This item is to present to the Board of Aldermen the annual update of the Capital Improvements Program (CIP) for FY 2015-16 through FY 2020-21.

**Attachments:** [Resolution Accepting CIP Update](#)  
[CIP Document Update FY2015-16](#)

8:55-10:00

**E. PUBLIC HEARING**

1. [15-0031](#) A public hearing on the issue of a proposed new Arts and Innovation Center

PURPOSE: The purpose of the agenda item is for the Board of Aldermen to hear public comments on a proposal for a new Arts and Innovation Center that would replace the current ArtsCenter and bring Kidzu to Carrboro.

**Attachments:**   [NOTICE OF JAN 20 PUBLIC HEARING 121514](#)  
[CAIC Notes Final REV 120314](#)  
[Hilton Garden Fact Sheet.pdf](#)  
[Public Comments as of 1-30-15.pdf](#)

- F.       MATTERS BY TOWN CLERK**
- G.       MATTERS BY TOWN MANAGER**
- H.       MATTERS BY TOWN ATTORNEY**
- I.       MATTERS BY BOARD MEMBERS**



# Town of Carrboro

Town Hall  
301 W. Main St.  
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## Agenda Item Abstract

**File Number:** 15-0022

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**Agenda Date:** 2/3/2015

**File Type:** Abstract

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Presentation of Capital Improvements Program Update

**PURPOSE:** This item is to present to the Board of Aldermen the annual update of the Capital Improvements Program (CIP) for FY 2015-16 through FY 2020-21.

**DEPARTMENT:** Town Manager

**CONTACT INFORMATION:** David Andrews, 918-7315, Arche McAdoo, 918-7439

**INFORMATION:** The six-year CIP is a planning document that is updated annually to reflect changes in priorities and needs. It provides the Board an opportunity to review and make suggestions or changes. The CIP planning process seeks to identify capital improvement needs necessary to deliver services to the community and at the same time maintain the Town's positive financial position. Capital projects are funded in the annual operating budget or through project ordinances adopted by the Board.

Because the CIP represents long-term investments that have been planned or underway for numerous years, we have sought to streamline the CIP document by focusing more on the project description, benefits and proposed cost. As in the past, we also seek to measure the impact of the CIP on future operating budget(s) and the Town's debt capacity.

Over the past year we have undertaken a number of deferred maintenance projects in Town park facilities. In Anderson Park we have begun renovation of the park bathrooms, renovation of the multi-purpose field, and re-surfacing of the basketball and tennis court. In Wilson Park we have started replacement of the tennis court. In Baldwin Park efforts are underway to renovate the basketball court. We completed a study for improvements to the Town Commons and updated the Master Plan for Martin Luther King Park. Decisions on the final design and proposed improvements are expected to be made in 2014-15. All sidewalk projects, except for Rogers Road and Smith Level Road, have been completed.

The CIP proposed for FY 2015-16 through FY 2020-21 totals \$49.3 million. This is a 10% increase or \$4.4 million more than last year. This increase is due to increases for all project categories except for current projects.

**FISCAL & STAFF IMPACT:** The majority of the proposed funding for the \$49.3 million

CIP consists of debt financing. Installment financing comprises 47.9% (\$24.0 million), and general obligation bonds comprise 9.1% (\$4.6 million). Intergovernmental revenues represent 13.3% of total financing; however, the challenge will be to provide matching funds for such revenues. General Fund operating revenues comprise 9.2% which is needed to fund Capital Reserves, which will average \$1.4 million over the next six years.

To fund the entire \$49.3 million CIP would require an increase in the Town's debt service. Debt service as a percentage of the Town's projected operating budget is estimated to be 3.4% for the current fiscal year. With no additional debt this percentage would gradually decrease to 1.6% in FY 2020-21. On the other hand with the proposed additional installment financing, this percentage would increase to 5.4% in FY 2017-18 and then gradually decrease to 4.2% in FY 2020-21. The Town's stated goal is to keep debt service as a percentage of operating budget to 12% or less.

**RECOMMENDATION:** The Board is requested to review the attached CIP and make suggestions or changes, and adopt the attached resolution.

**RESOLUTION TO ADOPT THE RECOMMENDED CAPITAL IMPROVEMENTS PROGRAM FOR FY  
2015-16 THROUGH 2020-21**

WHEREAS, the Town of Carrboro recognizes that a Capital Improvements Program enables staff and the Board of Aldermen to plan for future capital needs and investments necessary to provide quality services to residents; and,

WHEREAS, the Capital Improvements Program is a six year planning tool designed to address the Town's immediate and long-term capital needs with regards to: 1) maintaining the existing infrastructure in order to protect the Town's investments; 2) expanding the Town's tax base in a way that will benefit both future and current citizens; 3) complying with state and federal mandates; 4) incorporating energy and climate protection strategies; 5) providing Town services in the most efficient and safe manner; and, 6) managing and encouraging orderly implementation of Town adopted needs assessments, strategic and program master plans (e.g., Vision 2020, Downtown Visioning Plan, Downtown Traffic Circulation Study, Recreation and Parks Master Plan, etc.)

WHEREAS, the FY 2015-16 through FY 2020-21 Capital Improvements Program has been updated from last year's; and,

WHEREAS, funds for capital projects may be appropriated in the annual operating budget or through project ordinances adopted by the Board;

THEREFORE BE IT RESOLVED that the Town of Carrboro Board of Aldermen has received the recommended Capital Improvements Program for FY 2014-15 through FY 2019-20 and adopts it with the following changes:

- 1.
- 2.
- 3.
- 4.



**TOWN OF CARRBORO, NORTH CAROLINA**

**CAPITAL IMPROVEMENTS PROGRAM**

**FY 2015-16 THROUGH FY 2020-21**

**TOWN OF CARRBORO, NORTH CAROLINA  
CAPITAL IMPROVEMENTS PROGRAM  
FY 2015-16 THROUGH FY 2020-21**

**BOARD OF ALDERMEN**

Lydia Lavelle, Mayor  
Sammy Slade, Mayor Pro-Tempore  
Bethany Chaney  
Jacquelyn Gist  
Randee Haven-O'Donnell  
Michelle Johnson  
Damon Seils

**TOWN MANAGER**

David L. Andrews, ICMA-CM

**DEPARTMENT HEADS**

Travis Crabtree, Fire Chief  
Carol Dorsey, Human Resources  
Walter Horton, Police Chief  
Anita Jones-McNair, Recreation and Parks Director  
Arche L. McAdoo, Finance Director  
Patricia McGuire, Planning Director  
George Seiz, Public Works Director  
Annette Stone, Economic & Community Development Director  
Andy Vogel, Information Technology  
Cathy Wilson, Town Clerk

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## Message from the Manager

February 3, 2015

Dear Mayor and Board of Aldermen,

It is with pleasure that I submit to you the Town of Carrboro's Capital Improvements Program (CIP) for FY 2015-16 through FY 2020-21. The CIP is a planning tool, rather than budget appropriation, with the overall goal of developing a plan that addresses the Town's immediate and long-term capital needs. The CIP identifies needed capital investments for property, plant or equipment acquisitions and renovations to implement the Board of Aldermen's vision and strategic priorities for the Town. The Board's ultimate goal is creating and maintaining Carrboro as a sustainable community that is a highly desirable place to live, with emphasis on quality of life policies such as walkability, environmental protection, recreation and local economic development.

In last year's CIP we began identifying energy sustainability measures underway or to be incorporated into proposed project activities. Because many of the projects in the CIP represent long-term and substantial investments and have been planned or underway for several years, we have sought to streamline the CIP plan by focusing more on the project description and project benefits. Projects have been classified into five categories:

1. Current
2. Mandated Storm Water Management
3. Vehicles/Equipment
4. Technology
5. New Projects

As in the past, we also seek to gauge the impact of the CIP on future operating budgets and the Town's debt capacity.

### **Accomplishments and CIP Highlights**

After years of deferred maintenance of Town park facilities, we have undertaken a number of vital projects. In Anderson Park we have begun renovation of the park bathrooms, renovation of the multi-purpose field, and re-surfacing of the basketball and tennis court. In Wilson Park we have started replacement of the tennis court. In Baldwin Park efforts are underway to renovate the basketball court.

In 2013-14 we completed preliminary study for improvements to the Town Commons and updated the Master Plan for Martin Luther King Jr. Park. Options for both of the projects include a phased approach to possible renovations and improvements. Decisions on the final design and proposed improvements are expected to be made in 2014-15.

With the exception of the Rogers Road and Smith Level Road, all sidewalk projects have been completed. The Rogers Road sidewalk is in final design stage and staff has begun right-of-way acquisition with construction projected to commence in 2015. Smith Level Road is currently under construction and is expected to be completed in 2015.

The Town appropriated all of its \$900,000 commitment for Rogers Road Remediation project to be undertaken with Orange County and Town of Chapel Hill. With recent ETJ actions by the

Town of Chapel Hill, final plans for the remediation are anticipated in 2015-16.

Town staff continues to work on energy and climate protection to identify, evaluate and plan for implementation of energy efficiency strategies in Town facilities and infrastructure. The project to replace street lights with LED lights is on hold pending decisions by Duke Power and North Carolina Utility Commission. Evaluation of Century Center HVAC system and study of Town Hall infrastructure for more effective use of finished and unfinished space, including energy efficiency measures is expected to be undertaken in 2014-15.

The CIP includes mandated storm water management projects that must be undertaken by the Town to comply with the Jordan Lake Rules. Under these Rules, the Town is required by 2023 to reduce nitrogen loading from existing development by 8% and beginning in 2014 must install two retrofits per year. Additionally, due to a number of flood prone areas in Town, we have also included several new projects to mitigate these flood areas.

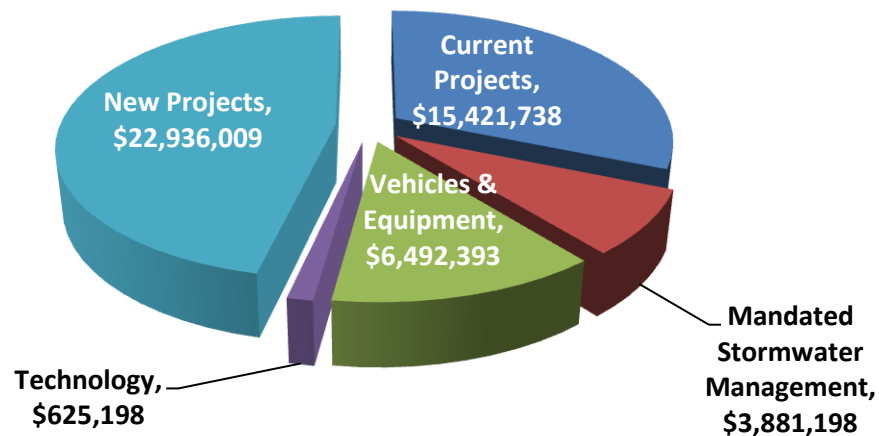
The Town continues its investment in road infrastructure with a planned 15-year cycle street resurfacing program. The CIP also includes scheduled replacement of vehicles and equipment with a focus on economical use, maximum utilization, and evaluation of alternative fuel or hybrid vehicles. All vehicles and equipment to be acquired are expected, to the extent possible, to reflect energy and climate protection strategies. As in the past, actual vehicles and equipment to be acquired in any year will be dependent upon the Town's financial condition and debt tolerance.

A new public works facility is included for possible funding beyond FY 2021-22. Construction of a new Public Works facility with estimated construction costs of over \$11.8 million would be the most expensive project ever undertaken by the Town. The estimated debt service for such facility is over \$800,000 annually for twenty five years.

### **Estimated Cost**

The total estimated cost of the proposed CIP is \$49.3 million. Current projects total \$15.4 million or 31.2% of the total; and new projects total \$22.9 million or 46.5%. To comply with the Jordan Lake Rules, the estimated cost is \$3.8 million or 7.9%. For vehicles and equipment the CIP includes \$6.4 million or 13.2%.

### **CIP PROJECTS BY CATEGORY**



Overall the proposed net increase of costs over the current CIP is \$3.4 million or 8% of the current \$45.8 million plan.

	<u><b>RECOMMENDED CIP THRU 2020- 21</b></u>	<u><b>CURRENT CIP THRU FY 2019-20</b></u>	<u><b>CHANGE \$</b></u>	<u><b>CHANGE %</b></u>
Current Projects	\$ 15,421,738	\$ 16,231,034	\$ (809,296)	-5%
Mandated Stormwater Management	3,881,198	2,013,086	1,868,112	93%
Vehicles/Equipment	6,492,393	6,275,374	217,019	3%
Technology	625,198	90,000	535,198	595%
New Projects	22,936,009	21,279,917	1,656,092	8%
TOTAL	\$ 49,356,536	\$ 45,889,411	\$ 3,467,125	8%

Project costs are updated periodically depending on the type of project. For example:

- Street resurfacing costs are adjusted each year due to the fluctuation of petroleum costs;
- Sidewalk costs are updated based on calculating a cost per foot;
- Greenways costs have increased due to new estimates for construction and the inclusion of the full costs to complete the entire Morgan Creek Multi-Use Path.

Information Technology CIP projects are those that cost \$50,000 or more and designed to increase or provide new technology capacity. IT projects related to software replacements, upgrades or maintenance costs are provided for in the annual operating budget. Technology projects proposed in the CIP include Mobile Video Recording (MVR) technology or Body Worn Cameras for the Police Department, conduit installation for Rogers Road and Smith Level Road, and fiber optic cabling to connect Fire Station #2, Town Hall and Century Center.

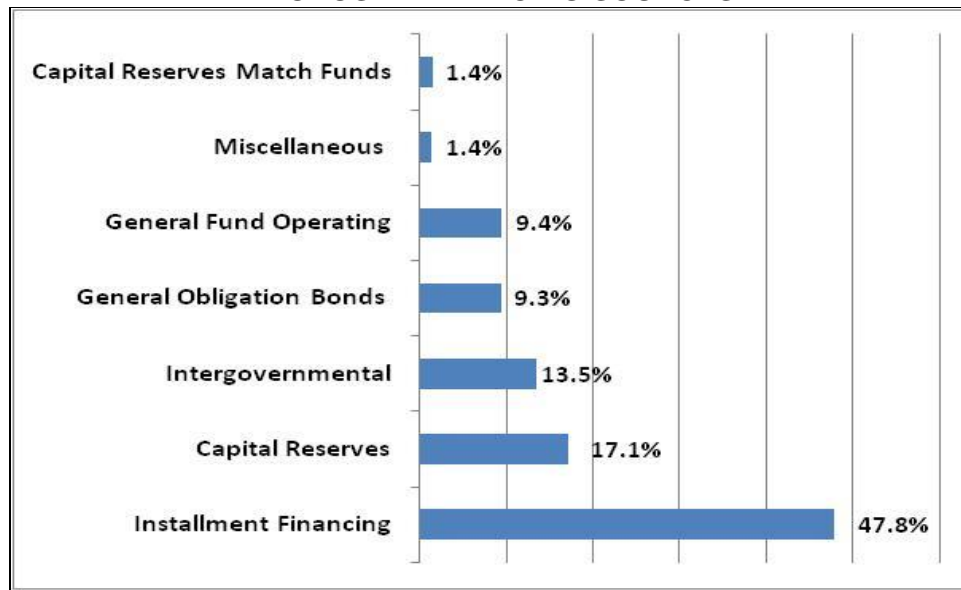
### **Funding for CIP**

Below are the proposed sources of funding for the \$49.3 million CIP.

Installment Financing	\$ 23,590,923
Capital Reserves	8,460,871
Intergovernmental	6,684,198
General Obligation Bonds	4,600,000
General Fund Operating	4,651,888
Miscellaneous	666,591
Capital Reserves - Matching Funds	702,065
TOTAL	\$ 49,356,536

With 57% of the proposed funding being debt, the concern is the potential impact on the Town's overall financial condition and annual operating budget. Installment debt financing comprise 47.8%, and general obligation bonds issued in 2013 comprise 9.3% of the proposed funding. While intergovernmental revenues represent 13.5% of total financing, the challenge for the Town will be to provide matching funds for such revenues. General Fund operating funds will comprise 27.9% for capital reserves, operating and miscellaneous.

### PROPOSED FINANCING SOURCES



Should the Town decide to undertake all projects requiring debt financing, there would be a change in the current debt service trend. If no additional debt was acquired by the Town, the debt service percent of operating budget would decline from 3.4% in 2015-16 to 1.6% in 2020-21. On the other hand, should the Town acquire additional debt as proposed in the CIP, during this period there would be a higher percentage of the operating budget devoted to debt services. In 2015-16 the debt service percent is estimated to be 4.7% peaking at 5.4% in 2017-18 before beginning a gradual decent to 4.2% in 2020-21. While these ratios may be below the Town's goal of 12%, the challenge will be the priority of CIP projects in relation to all of the other Town priorities.

As with major financing decisions, there are challenges and choices the Town must make in carrying out its CIP over the coming years. With a tax base comprised of mostly residential properties and limited commercial base, the ability to sustain a large Capital Improvements Program will require a combination of debt financing and the use of capital reserve funds. To minimize increases in the Ad Valorem tax rate for residents, it will require continuous evaluation of capital needs and priorities. Additionally, efforts need to continue to be undertaken to diversify the Town's tax base beyond the heavy reliance on residential property taxes. Such diversification might include impact fees for recreation and/or transportation purposes, meal taxes, special tax districts for economic development, real estate transfer taxes, and grants.

I am proud of the progress the Town has made in implementing its Capital Improvements Program. I look forward to discussing the projects included in the CIP for FY 2015-16 through FY 2020-21 and working to bring to life the vision of our residents and the Board.

Sincerely,

David L. Andrews, ICMA-CM  
Town Manager

## INTRODUCTION

The major goal of the CIP is to assemble a plan that addresses the Town's immediate and long-term capital needs, particularly those related to:

- a. Maintaining the existing infrastructure in order to protect the Town's investments
- b. Expanding the Town's tax base in a way that will benefit both current and future citizens
- c. Complying with state and federal mandates
- d. Incorporating energy and climate protection strategies
- e. Providing Town services in the most efficient and safe manner
- f. Managing and encouraging orderly implementation of Town adopted needs assessments, strategic and program master plans (e.g., Vision 2020, Downtown Visioning Plan, Downtown Traffic Circulation Study, Recreation and Parks Master Plan, etc.)

The six-year Capital Improvement Program is a planning tool, not a budget. Funding for projects and activities in the CIP is done through appropriation in the operating budget or enactment of project ordinance. Adjustments for anticipated projects may be made each year during development of the annual operating budget.

Town staff develops and maintains a projection of capital projects for the next six years based on previous capital plans, community needs assessments, and projects approved by the Board of Aldermen. Each proposed project in the CIP is tied to projected revenues that equal expenditures. Funds appropriated for study or evaluation of facilities and infrastructure that totaled less than \$50,000 are not included as part of the CIP project cost.

The CIP includes projects that cost \$100,000 or more; large in size; irregular in frequency; and involve assets that last for many years. Vehicles and capital equipment that cost \$25,000 or more per item for additions and replacements are considered for the Town's lease-purchase schedule based on criteria established in the Town vehicle replacement policy. As a general rule, vehicles with less than 100,000 miles will not be replaced unless it is determined to be a "lemon" and annual repairs in a two year period exceed the cost of a new vehicle. Note: All vehicles for purchase in 2015-16 and thereafter are expected to reflect fuel efficiencies as identified in the Town's Strategic Energy and Climate Protection Plan.

Also included are Information Technology (IT) projects which cost \$50,000 or more and are designed to increase or provide new technological capacity. IT projects related to software replacements, upgrades or maintenance costs are to be provided for in the annual operating budget.

The CIP recognizes the Town's borrowing limitation and debt tolerance. The CIP plan includes a financial analysis and impact of the CIP on the Town's operating budget impact and debt levels. Issuing debt is appropriate when facilities have a long life. Debt service payments spread the costs over the life of the facility. This ensures intergenerational equity; that is, the facility will be paid for by all citizens who will use and benefit from the facility, both when borrowing occurs and throughout the life of the debt issue.

## Summary of CIP Projects by Category

	Previous Expenditures	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22 & BEYOND	TOTAL
<b>CURRENT PROJECTS</b>										
Homestead-CHHS MUP	223,957	60,267	622,712	204,308						1,111,244
(Bolin Creek Phase IB Gway)										
Morgan Creek MU Path	258,683	68,974	103,648	539,886					2,181,281	3,152,472
Park Maintenance and Repair	21,891	756,062	202,075	218,000	248,000	201,747	270,000	192,365	250,000	2,360,140
Rogers Road Remediation	-	-	200,000	200,000	250,000	250,000	-	-	-	900,000
Sidewalks	4,017,838	288,000	981,000	-	-	-	-	-	-	5,286,838
Street Resurfacing	-	435,562	601,400	-	601,400	-	601,400	-	-	2,239,762
Wilson Park MUP (completed)	371,282									371,282
<b>TOTAL CURRENT PROJECTS</b>	<b>4,893,651</b>	<b>1,608,865</b>	<b>2,710,835</b>	<b>1,162,194</b>	<b>1,099,400</b>	<b>451,747</b>	<b>871,400</b>	<b>192,365</b>	<b>2,431,281</b>	<b>15,421,738</b>
<b>MANDATED STORMWATER MANAGEMENT</b>										
Anderson Park		25,000	158,000							183,000
Carrboro Elementary/Shetley Bike Path							80,000	334,400		414,400
Carrboro Plaza			15,000	85,000						100,000
Carrboro High School						41,487	261,625			303,112
McDougle School Retrofit					82,974	523,249	389,463			995,686
MLK Retrofit		15,000	65,000							80,000
Morgan Creek Retrofit		40,000	245,000							285,000
Future Projects				40,000				345,000	1,135,000	1,520,000
<b>MANDATED STORMWATER MANAGEMENT</b>	<b>-</b>	<b>80,000</b>	<b>483,000</b>	<b>125,000</b>	<b>82,974</b>	<b>564,736</b>	<b>731,088</b>	<b>679,400</b>	<b>1,135,000</b>	<b>3,881,198</b>
<b>VEHICLES / EQUIPMENT</b>										
	-	745,176	1,185,770	1,177,394	1,433,114	351,624	866,202	733,113	-	6,492,393
<b>TEHCNOLOGY PROJECTS</b>										
	200,982	178,216	246,000	-	-	-	-	-	-	625,198
<b>NEW PROJECTS</b>										
Greensboro-Lloyd Street Bike Way	-	-	-	40,000		160,512	-	-	-	200,512
Jones Creek Greenway	-	-	29,388	308,569	-	-	-	-	1,115,504	1,453,461
PW Facility	756,236	-	-	-	-	-	-	-	11,814,833	12,571,069
Replacement of Street Lights w/ LED Lights	-	100,000		-	-	-	-	-	-	100,000
South Greensboro Sidewalk	-	-	105,130	440,896	405,756	242,774	-	-	-	1,194,556
Town Commons			64,300	464,300	43,000	353,500	-	-	-	925,100
Martin Luther King Park	596,250			129,115	1,291,146					2,016,511
Century Center HVAC	-		180,000							180,000
Town Hall Improvements	-		450,480	1,401,600	981,120	-	-	-	-	2,833,200
Storm Water Flooding Mitigation			432,800	718,000	310,800					1,461,600
<b>TOTAL NEW PROJECTS</b>	<b>1,352,486</b>	<b>100,000</b>	<b>1,262,098</b>	<b>3,502,480</b>	<b>3,031,822</b>	<b>756,786</b>	<b>-</b>	<b>-</b>	<b>12,930,337</b>	<b>22,936,009</b>
<b>TOTAL ALL PROJECTS</b>	<b>6,447,119</b>	<b>2,712,257</b>	<b>5,887,703</b>	<b>5,967,068</b>	<b>5,647,310</b>	<b>2,124,893</b>	<b>2,468,690</b>	<b>1,604,878</b>	<b>16,496,618</b>	<b>49,356,536</b>
<b>SUMMARY OF CIP REVENUES</b>										
	Previous Expenditures	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22 & BEYOND	TOTAL
Capital Reserves	399,811	630,562	1,348,700	789,300	977,374	1,168,236	1,332,488	679,400	1,135,000	8,460,871
Capital Reserves - Matching Funds	-	-	5,878	61,714	-	32,102	-	-	602,371	702,065
General Fund Operating Funds	262,823	919,278	1,060,875	936,000	558,800	201,747	270,000	192,365	250,000	4,651,888
GO Bonds	2,955,350	60,267	864,735	105,000	195,756	48,555	-	-	370,337	4,600,000
Installment Financing	1,030,236	745,176	1,636,250	2,708,109	3,705,380	351,624	866,202	733,113	11,814,833	23,590,923
Intergovernmental	1,203,354	356,974	908,219	1,358,945	210,000	322,629	-	-	2,324,077	6,684,198
Miscellaneous (e.g., Payment in Lieu)	595,545	-	63,046	8,000	-	-	-	-	-	666,591
<b>TOTAL REVENUES</b>	<b>6,447,119</b>	<b>2,712,257</b>	<b>5,887,703</b>	<b>5,967,068</b>	<b>5,647,310</b>	<b>2,124,893</b>	<b>2,468,690</b>	<b>1,604,878</b>	<b>16,496,618</b>	<b>49,356,536</b>

## CURRENT PROJECTS

### *Street Resurfacing*

#### Project Description

The Town currently maintains approximately 44.16 miles of paved roads and makes an annual allocation for maintaining and resurfacing streets. The schedule of streets to be resurfaced is based on a pavement condition survey performed every 3 years. The latest survey was completed in February of 2014 and yielded an Average Pavement Condition Rating (PCR) of 86.5 for the entire town maintained road system. Even though this number is slightly lower than the 2011 Average PCR of 89.0 a downward trend has not yet been established and hopefully the amount of resurfacing completed in summer of 2014 and in the future during 2016 will increase the PCR before the next survey in 2017. The Average PCR value in 2008 was 85.7%. All three surveys noted above fall within the Good Category range of 81%-90%.

#### Project Benefits

Resurfacing each street every 15 years prevents critical surface deterioration and avoids expensive roadway replacement or reconstruction. To maintain the 15 year cycle, approximately 5 to 5 1/2 miles of streets need to be resurfaced every 2 years. A two-year bid cycle reduces administrative time and construction cost.

#### Energy Sustainability Measures

This project, though necessary and important to the overall health of the Town's street network, has a negative impact on carbon emissions due to the use of asphalt (a petroleum product) and the heavy equipment needed for resurfacing. However, the use of warm asphalt with an additive that requires less heat for placement than regular asphalt is still in trial stages and under review by the NCDOT. Should NCDOT adopt the use of warm asphalt in the future, this may provide a means to reduce carbon emissions.

#### Operating Impact

Streets kept in good condition through resurfacing reduce the need for repair and patching which is labor intensive and expensive.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design		\$ 401	\$ 1,400		\$ 1,400		\$ 1,400			\$ 4,601
Construction		\$ 435,161	\$ 600,000		\$ 600,000		\$ 600,000			\$ 2,235,161
<b>TOTAL COST</b>	<b>\$ -</b>	<b>\$ 435,562</b>	<b>\$ 601,400</b>	<b>\$ -</b>	<b>\$ 601,400</b>	<b>\$ -</b>	<b>\$ 601,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,239,762</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Capital Reserves		\$ 435,562	\$ 601,400	\$ -	\$ 601,400	\$ -	\$ 601,400	\$ -		\$ 2,239,762
<b>TOTAL FUNDING</b>	<b>\$ -</b>	<b>\$ 435,562</b>	<b>\$ 601,400</b>	<b>\$ -</b>	<b>\$ 601,400</b>	<b>\$ -</b>	<b>\$ 601,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,239,762</b>



## ***Sidewalks***

### **Project Description**

In 2003 the citizens approved \$4.6 million of general obligation bonds for a sidewalk and greenway construction program. The Town has completed 22 sidewalks covering 4.72 miles.

### **Sidewalks Completed**

Ashe St.	Jones Ferry Rd (at Old Fay.)
Bim St.	Lisa Drive
Bolin Forest	Lloyd St.
Brewer Lane	N. Greensboro St.
Cheek St.	Old Fayetteville Rd.
Davie Rd.	Pine St.
Elm St.	Pleasant
Fowler St.	Quail Roost
Hanna St.	S. Greensboro St.
James St.	West Main St. (near Post Office)
Jones Ferry Rd. (Rt. 54)	Williams St.

The following two projects are expected to be completed in 2015-16 and will complete construction of the planned sidewalks.

- Rogers Road sidewalk project (one mile in length) consists of the installation of a 5 foot wide concrete sidewalk on the west side of Rogers Road from Homestead Road to Meadow Run Court. It is funded with a combination of bond funds and STP-DA funds. The project is at 90% design completion and staff is in the process of acquiring easements and right of way. Construction is anticipated in calendar year 2015.
- Smith Level Road improvements by NCDOT will include sidewalk installation with the Town providing a 30 % local match, currently estimated at \$42,412. The project is currently under construction and is expected to be completed in FY 2014-15.

### **Project Benefits**

This project increases the safety and convenience of walking throughout the Town within neighborhoods and to facilities such as schools, bus stops, shopping areas and recreational facilities. The Town encourages all state road improvements to include sidewalks and bike lanes on both sides of the road and, where feasible.

### **Energy Sustainability Measures**

A good sidewalk network reduces the reliance on automobiles and thereby reduces the Town's overall carbon footprint.

### **Operating Impact**

The construction of new sidewalks is not expected to have an immediate impact on the town's operating budget. However, in the long-run additional sidewalks will need to be maintained and replaced.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design	\$ 652,476	\$ -	\$ -							\$ 652,476
Construction	\$ 2,908,054	\$ 288,000	\$ 864,000							\$ 4,060,054
Other	\$ 457,308	\$ -	\$ 117,000							\$ 574,308
<b>TOTAL COST</b>	<b>\$ 4,017,838</b>	<b>\$ 288,000</b>	<b>\$ 981,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,286,838</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Capital Reserves	\$ 383,811									\$ 383,811
Pay-As-You-Go	\$ 11,700									\$ 11,700
GO Bond	\$ 2,635,585	\$ -	\$ 828,678							\$ 3,464,263
Intergovernmental Revenues	\$ 693,168	\$ 288,000	\$ 152,322							\$ 1,133,490
Other	\$ 293,574									\$ 293,574
<b>TOTAL FUNDING</b>	<b>\$ 4,017,838</b>	<b>\$ 288,000</b>	<b>\$ 981,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,286,838</b>

## ***Recreation and Parks Facilities Maintenance Fund***

### **Project Description**

The Recreation and Parks Facilities Maintenance Fund identifies needed renovations and/or replacement of park facilities and equipment on a regular scheduled basis to minimize risk exposure and keep facilities and equipment up to date with current safety standards. Projects costing less than \$100,000 are normally funded from the General Fund and projects costing \$100,000 or more receive funding from the Capital Projects Fund.

For FY 2015-16, the upcoming fiscal year, three new projects are proposed:

Anderson Park Pavilion constructed in the '70's when the park was originally built needs to be updated. The pavilion is frequently reserved for all types of events including birthday parties, wedding receptions, family reunions, school field days and company picnics. Currently, it suffers when sand washes over the floor during heavy rains which requires additional maintenance.

Anderson Park Ball Field Fence Replacement involves replacing all the current chain link fencing surrounding the ball fields. The current fencing has surpassed the average lifespan of chain link fencing of 20-30 years. Sections of the fencing have begun to develop large patches of rust and require routine patching and repairs as metal sections break down over time. New fencing would improve the facility aesthetically, provide improved safety for citizens by replacing broken fencing sections, and require less upkeep by staff.

Anderson Park Fitness Stations will provide the benefits that come from fitness in the first place along with the fun factor that comes from a change in scenery and more variety in terms of activities. Adding the adult fitness stations will enhance and add variety to the amenities at the park while providing a healthy activity.

Other new proposed facilities maintenance projects include Anderson Community Park Basketball Court Replacement and Ball Field Covered Dugouts in FY 2019-20.

### **Project Benefits**

If park infrastructures are renovated and replaced on a regular schedule this tends to minimize liability risk and keep current with safety standards.

### **Energy Sustainability Measures**

Energy sustainability measures will be considered when planning and undertaking replacement and maintenance activities.

### **Operating Impact**

The orderly replacement and maintenance of facilities and associated equipment minimizes the additional maintenance costs incurred compared to when facilities are in a state of disrepair.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design		\$ 10,000								\$ 10,000
Construction		\$ 746,062	\$ 202,075	\$ 218,000	\$ 248,000	\$ 201,747	\$ 270,000	\$ 192,365	\$ 250,000	\$ 2,328,249
Equipment/Furnishing	\$ 21,891									\$ 21,891
<b>TOTAL COST</b>	<b>\$ 21,891</b>	<b>\$ 756,062</b>	<b>\$ 202,075</b>	<b>\$ 218,000</b>	<b>\$ 248,000</b>	<b>\$ 201,747</b>	<b>\$ 270,000</b>	<b>\$ 192,365</b>	<b>\$ 250,000</b>	<b>\$ 2,360,140</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Pay-As-You-Go (General Fund)	\$ 21,891	\$ 756,062	\$ 202,075	\$ 218,000	\$ 248,000	\$ 201,747	\$ 270,000	\$ 192,365	\$ 250,000	\$ 2,360,140
<b>TOTAL FUNDING</b>	<b>\$ 21,891</b>	<b>\$ 756,062</b>	<b>\$ 202,075</b>	<b>\$ 218,000</b>	<b>\$ 248,000</b>	<b>\$ 201,747</b>	<b>\$ 270,000</b>	<b>\$ 192,365</b>	<b>\$ 250,000</b>	<b>\$ 2,360,140</b>

<u>SUMMARY OF PARK MAINTENANCE PROJECTS</u>	<u>PREVIOUS YEARS EXPENSES</u>	<u>FY14-15</u>	<u>FY15-16</u>	<u>FY16-17</u>	<u>FY17-18</u>	<u>FY18-19</u>	<u>FY19-20</u>	<u>FY20-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL</u>
Century Center Drape Replacement	\$ 21,891									\$ 21,891
Anderson Park Bathroom Facility		\$ 251,459								\$ 251,459
Anderson Multi-purpose Field Renovation and Lights		\$ 321,400								\$ 321,400
Anderson Park Basketball Court Resurfacing		\$ 8,750								\$ 8,750
Anderson Park Tennis Court Resurfacing		\$ 8,150								\$ 8,150
Baldwin Basketball Court Renovation		\$ 40,981								\$ 40,981
Wilson Park Tennis Court Replacement		\$ 125,322								\$ 125,322
Anderson Fitness Stations			\$ 45,195							\$ 45,195
Anderson Park Pavilion Replacement			\$ 51,000							\$ 51,000
Anderson Ball Park Fence Replacement			\$ 105,880							\$ 105,880
Anderson Playground Renovation				\$ 130,000						\$ 130,000
Century Center Floor Replacement				\$ 88,000						\$ 88,000
Town Commons Play Equipment					\$ 48,000					\$ 48,000
Wilson Park Playground Renovation					\$ 200,000					\$ 200,000
Brewer's Lane Basketball Court Renovation						\$ 74,947				\$ 74,947
Baldwin Park 2-5 Playground Equipment						\$ 61,800				\$ 61,800
Anderson Park Basketball Lights						\$ 65,000				\$ 65,000
Anderson Park Ballfield Covered Dugouts							\$100,000.00			\$ 100,000
Anderson Park Basketball Court Replacement							\$170,000.00			\$ 170,000
Century Center Renovation (New Elevator)								\$ 192,365		\$ 192,365
Proposed Funding Level									\$ 250,000	\$ 250,000
<b>Total</b>	<b>\$ 21,891</b>	<b>\$ 756,062</b>	<b>\$ 202,075</b>	<b>\$ 218,000</b>	<b>\$ 248,000</b>	<b>\$ 201,747</b>	<b>\$ 270,000</b>	<b>\$ 192,365</b>	<b>\$ 250,000</b>	<b>\$ 2,360,140</b>

## Greenways

### Project Description

A system of multi-use greenways will link Town neighborhoods and park facilities as well as connect to existing and planned trails in Chapel Hill and Orange County. The Wilson Park Multi-use Path was completed in 2014. Other greenways and multi-use paths currently under design or construction include: Morgan Creek Greenway, Bolin Creek Greenway, and Jones Creek Greenway.

The development of these greenways is supported by the Carrboro Recreation and Parks Comprehensive Master Plan, Carrboro Vision 2020, and Carrboro Comprehensive Bicycle Transportation Plan.

### Project Benefits

Overall, the construction of greenways provides an option for walking and cycling between neighborhoods as well as to other facilities such as shopping areas, school, and recreational facilities. Greenways provide a means to not be in close proximity to moderate-speed and-volume automobile traffic.

### Energy Sustainability Measures

Construction of greenways will reduce emissions by providing safe walking and cycling options between origins and destinations. It is estimated that these projects will result in an annual reduction of 3082 kg of carbon monoxide emissions, 153 kg of volatile organic compound emissions, and 191 kg of nitrogen oxides emissions. The project will also reduce greenhouse gas emissions.

### Operating Impact

Additional personnel and equipment for maintenance as well as the possibility of police personnel for added security may be needed. Some maintenance may be needed if extreme weather or flooding damages a portion of the greenway.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design	\$ 537,116	\$ 85,866	\$ 44,036						\$ 475,304	\$ 1,142,322
Construction	\$ 316,806	\$ 43,375	\$ 711,712	\$ 1,052,763					\$ 2,800,131	\$ 4,924,787
Equipment/Furnishing									\$ 10,675	\$ 10,675
Other									\$ 10,675	\$ 10,675
<b>TOTAL COST</b>	<b>\$ 853,922</b>	<b>\$ 129,241</b>	<b>\$ 755,748</b>	<b>\$ 1,052,763</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,296,785</b>	<b>\$ 6,088,459</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Capital Reserves-Matching Funds		\$	5,878	\$ 61,714					\$ 602,371	\$ 669,963
Pay-As-You-Go	\$ 1,000								\$ -	\$ 1,000
GO Bond	\$ 319,765	\$ 60,267	\$ 15,031						\$ 370,337	\$ 765,400
Intergovernmental Revenues	\$ 510,186	\$ 68,974	\$ 671,793	\$ 991,049					\$ 2,324,077	\$ 4,566,079
Payment in Lieu		\$	48,046						\$	\$ 48,046
Other	\$ 22,971	\$	15,000							\$ 37,971
<b>TOTAL FUNDING</b>	<b>\$ 853,922</b>	<b>\$ 129,241</b>	<b>\$ 755,748</b>	<b>\$ 1,052,763</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,296,785</b>	<b>\$ 6,088,459</b>

## ***Town Commons Grounds Improvements***

### **Project Description**

The Town Commons area, built in 2001, is host to Weekly Farmer's Markets, Recreation and Parks annual events such as Carrboro Day, July 4<sup>th</sup>, Music Festival, and Halloween with activities taking place under the shelters and on the grounds. Special events such as the Tift Merritt concert in 2012 are also held on the Commons grounds. The usage of the Town Commons by the Farmer's Market has increased over time, not only in terms of the number of vendors, but also in frequency (Wed. & Sat.) and length of season (Saturday market is now year round).

A comprehensive planning/engineering study presented to the Board of Aldermen (BOA) in November 2014 include proposed major improvements to designated pedestrian walkways, structural reinforced turf areas, shaded seating area for customers, a slight increase in Farmer vendor parking and overall a flexible event space for a variety of recreational activities.

With the Board's interest in combining Phases I and III, \$64,300 is proposed in FY 15-16 for preliminary engineering design of these two phases. In subsequent years \$464,300 is proposed for construction/inspection of Phases I & III in FY 16-17, \$43,000 for engineering design of Phase II in FY 17-18 and \$353,000 for construction/inspection of Phase II in FY 18-19.

### **Project Benefit**

These improvements will improve turf conditions, provide a better area for market vendors not located next to the shelters, provide an area for youth activities during special events and an overall aesthetics of the commons.

### **Energy Sustainability Measures**

The installation of LED lights or the replacement of existing fixtures with LED lights will be considered to either reduce energy usage or maintain levels of energy usage if additional lights are warranted. Increased bicycle racks would reduce the number of vehicles traveled to Town Commons.

### **Operating Impact**

These improvements may result in reduced operational maintenance costs currently associated with maintaining this facility. Additional infrastructure (irrigation system, storm drainage) could possibly increase annual operating costs. On the other hand, more energy efficient lighting would reduce electric use.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design			\$ 64,300		\$ 43,000					\$ 107,300
Construction				\$ 464,300		\$ 353,500				\$ 817,800
<b>TOTAL COST</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 64,300</b>	<b>\$ 464,300</b>	<b>\$ 43,000</b>	<b>\$ 353,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 925,100</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Capital Reserves		\$ -	\$ 64,300	\$ 464,300	\$ 43,000	\$ 353,500				\$ 925,100
<b>TOTAL FUNDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 64,300</b>	<b>\$ 464,300</b>	<b>\$ 43,000</b>	<b>\$ 353,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 925,100</b>

## ***Rogers Road Remediation Project***

### **Project Description**

This project is a joint effort with Chapel Hill and Orange County to undertake remedial activities in the Rogers Eubanks Road Neighborhood due to closure of the County Landfill. Remediation activities include installation of a public sewer system and construction of a community center. The Town has committed up to \$900,000 for its share of anticipated remedial costs. The Town will enter into a cost sharing inter-local agreement with Chapel Hill and Orange County.

### **Project Benefit**

The Remediation effort will allow homes to connect to the public water and sewer system.

### **Energy Sustainability Measures**

N/A

### **Operating Impact**

None.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Construction			\$ 200,000	\$ 200,000	\$ 250,000	\$ 250,000				\$ 900,000
<b>TOTAL COST</b>	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 900,000

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Capital Reserves		\$ -	\$ 200,000	\$ 200,000	\$ 250,000	\$ 250,000	\$ -	\$ -		\$ 900,000
<b>TOTAL FUNDING</b>	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 900,000

# MANDATED PROJECTS

## *Stormwater Management*

### Project Description

The Jordan Lake Rules require the Town to reduce nitrogen loading from existing development by 8% by 2026. To comply with these Rules the Town is required to install two retrofits per year beginning in FY 2015-16. Seven sites have been identified as possible retrofit projects that are either on or adjacent to: 1) Carrboro Elementary School and the Frances Shetley bike path; 2) Morgan Creek near the Public Works facility and land owned by the Canterbury Town Homes Home Owners Association; 3) Anderson Park between/behind the recreational fields, 4) Carrboro Plaza, 5) McDougle Middle School, 6) Martin Luther King, Jr. Park and 7) Carrboro High School.

### Project Benefits

These requirements are designed to improve water quality in Jordan Lake, and should have the added benefit of improving water quality and reduced flooding in Bolin Creek, Toms Creek, and Morgan Creek.

### Energy Sustainability Measures

N/A

### Operating Impact

The stormwater wetlands will have to be maintained after installation. Maintenance costs could include personnel and material costs, and/or the cost of contracting out these services. Annual maintenance activities can include minor grading, monitoring condition of vegetation and replanting, if necessary.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design		\$ 80,000	\$ 15,000	\$ 40,000	\$ 82,974	\$ 41,487	\$ 80,000	\$ 45,000	\$ 135,000	\$ 519,461
Construction			\$ 468,000	\$ 85,000		\$ 523,249	\$ 651,088	\$ 634,400	\$ 1,000,000	\$ 3,361,737
<b>TOTAL COST</b>	<b>\$ -</b>	<b>\$ 80,000</b>	<b>\$ 483,000</b>	<b>\$ 125,000</b>	<b>\$ 82,974</b>	<b>\$ 564,736</b>	<b>\$ 731,088</b>	<b>\$ 679,400</b>	<b>\$ 1,135,000</b>	<b>\$ 3,881,198</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Capital Reserves		\$ 80,000	\$ 483,000	\$ 125,000	\$ 82,974	\$ 564,736	\$ 731,088	\$ 679,400	\$ 1,135,000	\$ 3,881,198
<b>TOTAL FUNDING</b>	<b>\$ -</b>	<b>\$ 80,000</b>	<b>\$ 483,000</b>	<b>\$ 125,000</b>	<b>\$ 82,974</b>	<b>\$ 564,736</b>	<b>\$ 731,088</b>	<b>\$ 679,400</b>	<b>\$ 1,135,000</b>	<b>\$ 3,881,198</b>



## **VEHICLES AND EQUIPMENT**

### ***Lease-Purchase Schedule for Vehicles and Equipment***

#### **Project Description**

The Town's policy and practice is to provide adequate maintenance of Town vehicles and equipment and for their orderly rehabilitation and replacement, within available revenue and budgetary limits. The Town funds vehicle and equipment exceeding \$25,000 per item using installment financing. The Town evaluates whether there are suitable hybrids or alternative fuel vehicles available before purchasing non-hybrids or non-alternative vehicles. The Public Works Department reviews all vehicle requests and makes recommendations based on replacement criteria identified in the Town's policies.

The schedule for FY 2015-16 totals \$1.2 million and includes the replacement of a solid waste truck, a dump truck, and seven police vehicles. The actual vehicles to be acquired during a given year are determined during development of the annual operating budget and dependent on the Town's anticipated revenues and debt tolerance.

#### **Project Benefits**

Regular and appropriate replacement cycles ensure an efficient service delivery system that is not hampered by time lost to repairs, broken parts, or maintaining outdated equipment or vehicles.

#### **Energy Sustainability Measures**

Every effort is being made to review and evaluate the Town's Vehicle and Equipment Replacement Schedule to include vehicles that use less fossil fuel, vehicles that use alternative fuels, and vehicles or equipment that allow for more efficient service and reduce the total equipment needs for the Town.

The Town's carbon emissions from the vehicle and equipment fleet have been decreasing over the past few years. Emissions, expressed as Metric Tons of Carbon Dioxide Equivalent (MTCDE), were 685.09 MTCDE in FY10-11, 682.10 (-0.44%) in FY11-12 and 672.27 (-1.44%) in FY12-13. As older vehicles are replaced with newer, more efficient models, this trend should continue.

The Town continues to work toward decreasing GHG emissions in the Town's fleet in FY14-15 with the purchase of a hybrid MSW collection vehicle; increased foot patrols and reduced vehicle idling in the Police Department; and use of supplementary battery systems in Police vehicles that allow the vehicle's systems to run without the engine. To date six police vehicles now have the supplemental battery system and 5 more will be installed in FY 14-15, and potentially 7 more in 15-16.

Additional strategies include the purchase of a nitrogen generator in 2015 to fill tires with nitrogen allowing for longer tread life, better air pressure retention and increased fuel economy. Full monitoring of the nitrogen implementation will begin in FY15-16.

#### **Operating Impact**

Replacement vehicles should be acquired with the goal of minimizing operational costs by replacing the vehicles in a timely manner.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Equipment/Furnishing		\$ 745,176	\$ 1,185,770	\$ 1,177,394	\$ 1,433,114	\$ 351,624	\$ 866,202	\$ 733,113		\$ 6,492,393
<b>TOTAL COST</b>	<b>\$ -</b>	<b>\$ 745,176</b>	<b>\$ 1,185,770</b>	<b>\$ 1,177,394</b>	<b>\$ 1,433,114</b>	<b>\$ 351,624</b>	<b>\$ 866,202</b>	<b>\$ 733,113</b>	<b>\$ -</b>	<b>\$ 6,492,393</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Installment Financing	\$ -	\$ 745,176	\$ 1,185,770	\$ 1,177,394	\$ 1,433,114	\$ 351,624	\$ 866,202	\$ 733,113	\$ -	\$ 6,492,393
<b>TOTAL FUNDING</b>	<b>\$ -</b>	<b>\$ 745,176</b>	<b>\$ 1,185,770</b>	<b>\$ 1,177,394</b>	<b>\$ 1,433,114</b>	<b>\$ 351,624</b>	<b>\$ 866,202</b>	<b>\$ 733,113</b>	<b>\$ -</b>	<b>\$ 6,492,393</b>

## Vehicle and Equipment Schedule

<b>Fiscal Year 2015-2016</b>			
Replacement	Public Works	Solid Waste - Replace #801	\$ 313,000
Replacement	Public Works	L&G-Dump Truck-Replace vehicle #031	\$ 57,974
Replacement	Police	Patrol Vehicles-Replace vehicle #230	\$ 47,916
Replacement	Police	Patrol Vehicles-Replace vehicle #231	\$ 47,916
Replacement	Police	Patrol Vehicle	\$ 47,916
Replacement	Police	Community Services-Replace vehicle #233	\$ 47,916
Replacement	Police	Patrol Vehicles-Replace vehicle #222	\$ 47,916
Replacement	Police	Patrol Vehicles-Replace vehicle #223	\$ 47,916
Replacement	Police	Patrol Vehicles-Replace vehicle #224	\$ 47,916
Addition	Police	Patrol Vehicles-Replace vehicle #225	\$ 47,916
Replacement	Public Works	Streets-New Holland Tractor Replace #044/Boom Mower-#040	\$ 109,200
Replacement	Public Works	Streets-Sweeper Truck-Replace vehicle #008	\$ 240,000
Replacement	Public Works	Streets-F-450 Truck-Replace vehicle #017	\$ 52,500
Replacement	Public Works	Ventrac Tractor Edger/72" Mower ( Replaces Unit #091 )	\$ 29,768
<b>TOTAL</b>			<b>\$ 1,185,770</b>

<b>Fiscal Year 2016-2017</b>			
Replacement	Public Works	Fleet Maintenance-Ford Ranger 4x4 Replace vehicle #700	\$ 24,441
Replacement	Public Works	Streets-580/Case Backhoe Super M #060	\$ 87,106
Replacement	Public Works	L&G-Ford F350 With Flat Bed Utility #602	\$ 32,162
Replacement	Public Works	L&G-Ford Ranger Replace vehicle # 600	\$ 21,441
Replacement	Public Works	Solid Waste-Condor Labire #802	\$ 334,000
Replacement	Police	Investigations-Replace vehicle # 237	\$ 34,842
Addition	Police	Patrol Vehicle	\$ 47,916
Replacement	Fire-Rescue	Ford F-250 HD 4x4 Shift Comander Replace vehicle # 987	\$ 53,470
Replacement	Public Works	Streets - Replace Lee Boy Roller #039	\$ 48,244
Replacement	Public Works	L&G John Deere Tractor-Replace vehicle #064	\$ 43,500
Replacement	Public Works	L&G John Deere 997 Mower-Replace #603	\$ 17,959
Replacement	IT	Mid size van-Replace vehicle #012	\$ 22,000
Replacement	Rec & Parks	Ford E-350 Van-Replace vehicle # 701	\$ 33,700
Replacement	Police	Investigations-Replace #234	\$ 34,650
Replacement	Police	Community Services-Replace vehicle #228	\$ 47,916
Replacement	Police	Community Services-Replace vehicle #232	\$ 47,916
Replacement	Planning	Hybrid Honda Civic #702	\$ 32,340
Replacement	Public Works	L&G F-150 Supercab Replace vehicle #030	\$ 37,521
Replacement	Planning	Ford F-150-Replace # 134	\$ 24,708
Replacement	Rec & Parks	Full Size Pick up -Replace #015	\$ 24,708
Replacement	Rec & Parks	Full Size Pick up -Replace #016	\$ 24,708
Replacement	Planning	Mid size SUV - Replace #135	\$ 32,415
Replacement	Public Works	Fleet Maintenance-Hybrid Sedan-Replace vehicle #220	\$ 30,288
Replacement	Public Works	Streets-F-350 4x4 Truck-Replace vehicle #041	\$ 39,443
<b>TOTAL</b>			<b>\$ 1,177,394</b>

Fiscal Year 2017-2018			
Replacement	Public Works	Fleet Maintenance-Ford Ranger Replace vehicle #706	\$ 21,000
Replacement	Public Works	Supervision-Ford Ranger Replace vehicle #704	\$ 21,000
Replacement	Public Works	Building & Maintenance-Ford Ranger Replace vehicle #705	\$ 21,000
Replacement	Public Works	Streets - Dump Truck Replace vehicle #033	\$ 108,000
Replacement	Public Works	L&G-Ford F-250 HD 4 X 2 Replace vehicle #604	\$ 28,670
Replacement	Public Works	Solid Waste - Autocar Frontloader #804	\$ 294,000
Replacement	Police	Patrol Vehicles-Replace vehicle #202	\$ 45,024
Replacement	Police	Patrol Vehicles-Replace vehicle #236 K-9	\$ 45,024
Replacement	Police	Patrol Vehicles-Replace vehicle #238	\$ 45,024
Addition	Police	Patrol Vehicle	\$ 45,024
Replacement	Fire-Rescue	Engine-1998 Ferrara-Replace #931	\$ 722,728
Replacement	Fire-Rescue	Supervision-Ford Expedition #986	\$ 36,620
<b>TOTAL</b>			<b>\$ 1,433,114</b>

Fiscal Year 2018-2019			
Replacement	Public Works	Streets - Dump Truck Replace vehicle # 501	\$ 162,524
Replacement	Police	Patrol Vehicles-Replace vehicle #239	\$ 47,275
Replacement	Police	Patrol Vehicles-Replace vehicle #240	\$ 47,275
Replacement	Police	Patrol Vehicles-Replace vehicle #241	\$ 47,275
Replacement	Police	Patrol Vehicles-Replace vehicle #242	\$ 47,275
<b>TOTAL</b>			<b>\$ 351,624</b>

Fiscal Year 2019-2020			
Replacement	Police	Patrol Vehicles-Replace vehicle #244	\$ 49,639
Replacement	Police	Patrol Vehicles-Replace vehicle #245	\$ 49,639
Replacement	Police	Patrol Vehicles-Replace vehicle #246	\$ 49,639
Replacement	Police	Patrol Vehicles-Replace vehicle #247	\$ 49,639
Replacement	Police	Patrol Vehicles-Replace vehicle #248	\$ 49,639
Replacement	Police	Patrol Vehicles-Replace vehicle #249	\$ 49,639
Replacement	Fire-Rescue	Fire- Ford Expedition #988	\$ 40,373
Replacement	Planning	Pickup F-150 #708	\$ 31,907
Replacement	Planning	Pickup F-150 #709	\$ 31,907
Replacement	Public Works	Fleet Maintenance-Pool #711	\$ 35,398
Replacement	Public Works	Building and Maintenance #710	\$ 35,000
Replacement	Public Works	Streets #503	\$ 67,000
Replacement	Public Works	Streets #061	\$ 100,826
Replacement	Public Works	L&G #605	\$ 58,708
Replacement	Public Works	Sold Waste Pickup F-250 #803	\$ 29,142
Replacement	Public Works	Solid Waste Boom Truck #805	\$ 138,107
<b>TOTAL</b>			<b>\$ 866,202</b>

Fiscal Year 2020-2021			
Replacement	Public Works	Admin Ford Escape Hybrid #712	\$ 46,826
Replacement	Public Works	Freightliner Dump Truck with 11' Snow Plow #502	\$ 147,415
Replacement	Public Works	Ford F450 Utility Body #505	\$ 70,372
Replacement	Public Works	Ford 4x4 #504	\$ 30,097
Replacement	Public Works	Ford F250 4 Door #607	\$ 34,849
Replacement	Public Works	ODB Leaf Vac LCT 600 #021	\$ 29,720
Replacement	Public Works	TORO Grounds Master #608	\$ 32,542
Replacement	Public Works	Solid Waste Auto Car Front loader #806	\$ 341,292
<b>TOTAL</b>			<b>\$ 733,113</b>

# TECHNOLOGY PROJECTS

## *Information Technology Schedule*

### **Project Description**

Information Technology projects that cost \$50,000 or greater are included on the Information Technology Schedule. Upgrades for existing technology products and funding are included in the annual operating budget. Projects proposed for FY 2015-16 are Mobile Video Recording technology (MVR) in the Carrboro Police Department to implement Body Worn Cameras (BWC). Forty Two (42) BWC will be purchased for Patrol Officers, Community Service Officers, and School Resource Officers.

Other projects in FY15-16 include conduit installation for Rogers Road and Smith Level Road.

### **Project Benefits**

MVR will be used to document encounters and provide an objective record of police officers' interactions with citizens. MVR would enhance officers' and the court's ability to obtain convictions and increase the number of guilty pleas. This would reduce court case loads and reduce officer court time. MVR would allow officers to review recorded incidents and prepare detailed accounts of actions that transpired. This will allow officers to reduce the time they actually spend in court and allow them to remain in the community protecting and serving the citizens.

Having objective video documentation of incidents would assist in the investigation of these incidents. Reviewing previous incidents could be used to train and develop officers on tactics that keep them safer.

Telecommunication infrastructure, like innerduct, that facilitates high-speed connectivity is critical to economic growth and the standard of living. middle-mile and last mile infrastructure is the most costly and often the greatest barriers to reaching underserved areas and low income individuals. When municipalities install such infrastructure, they can often greatly reduce their own long term operational costs while offering excess capacity to others as a possible incentive to bring new high speed broadband providers into their communities, as well as effectively lowering the cost to reach areas that may otherwise remain unserved or underserved due to middle and last mile construction costs.

### **Energy Sustainability Measures**

Using MVR technology will reduce travel time to and from court, fuel usage and carbon emissions should be reduced.

Advanced communications options often eliminate the need for in-person meetings removing the need for travel. This conduit facilitates the installation of advanced communications systems and thus indirectly supports a lower carbon foot print.

### **Operating Impact**

The operating impact is the cost of annual software support and upgrades.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Equipment/Furnishing	\$ 200,982	\$ 178,216	\$ 246,000							\$ 625,198
<b>TOTAL COST</b>	<b>\$ 200,982</b>	<b>\$ 178,216</b>	<b>\$ 246,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 625,198</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Pay-As-You-Go	\$ 200,982	\$ 178,216	\$ 246,000							\$ 625,198
<b>TOTAL FUNDING</b>	<b>\$ 200,982</b>	<b>\$ 178,216</b>	<b>\$ 246,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 625,198</b>

## NEW PROJECTS

### *Martin Luther King, Jr. Park*

#### Project Description

The Town purchased 9.5 acres of land in the Hillsborough Road/Pathway Drive and designated it as a neighborhood park. On June 15, 2004, the Board of Aldermen approved a park design and officially named the park Martin Luther King, Jr. Park. While the original master plan has not been implemented, a community garden has been established at the park and the Park is used for walking and informal field play. The original master plan is currently being updated. In addition to enlarging the community garden, possible amenities being considered for the park are trails, restroom, picnic shelters, pavilions, a playground, amphitheater, sculpture garden, meditation garden, enhancing wetlands for environmental education, and a pollinator garden.

#### Project Benefit

Wilson Park is the closest neighborhood park in this area; however, the service radius neither serves the neighborhoods that the MLK Park is intended to serve. The development of Martin Luther King, Jr. Park will serve neighborhoods in the northern area and accommodate the ultimate growth north of Hillsborough Road from the Old Fayetteville to Calvander intersection. Currently, there is not a neighborhood park available for the northern area of Town.

#### Energy Sustainability Measures

Rain barrels will be placed at all structures so rain can be used in the community garden and by Public Works as needed.

#### Operating Impact

Additional personnel and equipment will be required to maintain the park grounds.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design	\$ 42,533			\$ 129,115						\$ 171,648
Construction					\$ 1,291,146					\$ 1,291,146
Other	\$ 553,717									\$ 553,717
<b>TOTAL COST</b>	<b>\$ 596,250</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 129,115</b>	<b>\$ 1,291,146</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,016,511</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Pay-As-You-Go	\$ 43,250									\$ 43,250
Installment Financing	\$ 274,000			\$ 129,115	\$ 1,291,146					\$ 1,694,261
Payment in Lieu	\$ 279,000									\$ 279,000
<b>TOTAL FUNDING</b>	<b>\$ 596,250</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 129,115</b>	<b>\$ 1,291,146</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,016,511</b>

## ***Greensboro-Lloyd Bikeway***

### **Project Description**

Construct a multi-use (bicycle and pedestrian) path connecting Greensboro and Lloyd Streets, including a railroad crossing. The project would serve as a spur to the Campus-to-Campus Bicycle Connector Project. A feasibility study is proposed in FY15-16 to determine the best location for the bikeway.

### **Project Benefits**

Provide a safe east-west access for bicycle and pedestrian traffic that is an alternative to segments of E. Main St., Weaver St., and N. Greensboro St. that experience heavy motor vehicle traffic. The connector would traverse two traffic analysis zones (TAZs) estimated to have approximately 1,200 jobs and 400 residents.

### **Energy Sustainability Measures**

The project is projected to achieve daily reductions of 1.1 kg of carbon monoxide, 100 g of volatile organic compounds, and 100 g of nitrogen oxides.

### **Operating Impact**

Additional maintenance costs would be incurred from the additional length of path. However, the costs could be mitigated with an adopt-a-path sponsorship program, and by using a durable surface such as concrete.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design				\$ 40,000		\$ 36,748				\$ 76,748
Construction						\$ 123,764				\$ 123,764
<b>TOTAL COST</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ 160,512</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,512</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Capital Reserves-Matching Funds						\$ 32,102				\$ 32,102
Intergovernmental Revenues				\$ 32,000		\$ 128,410				\$ 160,410
Payment in Lieu				\$ 8,000						\$ 8,000
<b>TOTAL FUNDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ 160,512</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,512</b>

## **South Greensboro Sidewalk**

### **Project Description**

Construct a sidewalk on the west side of S. Greensboro St. from the northern end of Old Pittsboro Rd. to the NC-54 eastbound off-ramp.

### **Project Benefits**

The sidewalk would fill a major gap for pedestrians from the higher-density area along Smith Level Rd., south of NC-54 bypass, to downtown. It will provide access to downtown transit service for residents along S. Greensboro St. and Smith Level Rd., as well as access to the J bus stop on S. Greensboro St. across from Rand Rd. It will contribute to a safer and more comfortable walking environment for pedestrians traveling north and south on S. Greensboro St. and underneath NC-54 bypass.

### **Energy Sustainability Measures**

This may serve to reduce reliance on motor vehicles for access and thus reduce motor vehicle emissions.

### **Operating Impact**

Additional maintenance and policing staff hours may be necessary as a result of the project, although the exact extent of hours cannot be predicted at this time.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design			\$ 105,130							\$ 105,130
Construction				\$ 420,896	\$ 405,756	\$ 242,774				\$ 1,069,426
Other				\$ 20,000						\$ 20,000
<b>TOTAL COST</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 105,130</b>	<b>\$ 440,896</b>	<b>\$ 405,756</b>	<b>\$ 242,774</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,194,556</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
GO Bond			\$ 21,026	\$ 105,000	\$ 195,756	\$ 48,555				\$ 370,337
Intergovernmental Revenues			\$ 84,104	\$ 335,896	\$ 210,000	\$ 194,219				\$ 824,219
Payment in Lieu										
<b>TOTAL FUNDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 105,130</b>	<b>\$ 440,896</b>	<b>\$ 405,756</b>	<b>\$ 242,774</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,194,556</b>



## ***Public Works Facility***

### **Project Description**

The Town purchased 23 acres of land off Old NC 86 in anticipation of constructing a new public works facility to move it from its Smith Level Rd. location and provide a more modern structure to improve operations and provide adequate storage and office space. The current facility is on 2.5 acres with approximately 40 percent of the site located within a designated flood plain on Smith Level Road.

### **Project Benefits**

The department has outgrown the current facility with respect to storage and office space. A new facility would provide more storage for vehicles and equipment so they aren't exposed to the elements, larger office space with better lighting, a larger fleet maintenance garage with floor drains, updated bathroom and locker room facilities and additional rooms for crew leaders, storage and meetings. One project alternative is to find an existing building with adequate space and acreage that could be converted to house public works operations.

### **Energy Sustainability Measures**

The current metal building is more than 30 years old and is not energy efficient. A new facility, even though likely to be larger than the current one, will include energy efficient measures, including potentially solar hot water heaters, LED light fixtures, and thermal envelope sealing.

### **Operating Impact**

Maintenance costs for this older facility will continue to increase as the grounds and building deteriorate. Significant investments such as repaving of the asphalt will soon be necessary. Daily and annual operating costs would depend upon facility size. Estimated increase in annual operating costs is approximately \$7,000 to \$8,000.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design	\$ 4,355								\$ 1,700,727	\$ 1,705,082
Construction									\$ 8,503,635	\$ 8,503,635
Equipment/Furnishing									\$ 1,455,339	\$ 1,455,339
Other	\$ 751,881								\$ 155,132	\$ 907,013
<b>TOTAL COST</b>	<b>\$ 756,236</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,814,833</b>	<b>\$ 12,571,069</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Installment Financing	\$ 756,236								\$ 11,814,833	\$ 12,571,069
<b>TOTAL FUNDING</b>	<b>\$ 756,236</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,814,833</b>	<b>\$ 12,571,069</b>

## **Century Center HVAC Replacement**

### **Project Description**

This project consists of upgrading various components of the HVAC system at the Century Center to improve overall efficiency. The system is comprised of a boiler and chiller that are controlled by electronic sensors and a web based interface for making adjustments. The controls (i.e. sensors and thermostats) are outdated; and, parts are becoming difficult to obtain creating service outages when parts need to be replaced. The Town will solicit proposals from HVAC companies for initially upgrading control systems and include recommendations for upgrading the boiler and chiller system in subsequent years.

### **Project Benefits**

The building has a number of meeting and recreational rooms which are controlled at a constant rate throughout the day and year. Significant savings could be achieved by changing the control parameters based on use and weather; however the existing interface used to adjust the controls is highly technical preventing the users of the rooms to adjust the temperature.

### **Energy Sustainability Measures**

The Century Center comprised 16.8% of total municipal emissions in 2012. This study will seek to find areas to reduce emissions within the HVAC system and provide more comprehensive recommendations than those previously provided in limited studies by Waste Reduction Partners (2009) and Big Woods Engineering (2010).

### **Operating Impact**

A new control system for the HVAC unit would decrease natural gas use at the facility, resulting in a cost savings. Exact savings would not be known until the study is completed.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design			\$ 54,000							\$ 54,000
Construction			\$ 126,000							\$ 126,000
<b>TOTAL COST</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180,000</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Pay-As-You-Go		\$ -	\$ 180,000	\$ -						\$ 180,000
<b>TOTAL FUNDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180,000</b>

## ***Replacement of Streetlight Fixtures with LED Lights***

### **Project Description**

This project involves replacing roughly 700 fixtures on Town maintained streets starting when a fiscally viable rate structure comes into place.

### **Project Benefits**

LED lights typically last over 100,000 hours, or 20+ years, and feature a “plug and play” electrical system which lowers maintenance costs. It is anticipated that the LED streetlights would have a roughly 10% municipal footprint reduction for the year(s) in which fixture replacement occurs.

### **Energy Sustainability Measures**

This project offers significant energy efficiency improvements. LED lighting is on average 50% more efficient than current standard lighting fixtures (High Pressure Sodium or Mercury Vapor), yielding a relatively short payback period for capital investment (3 years or less). This offers the potential to capitalize future energy savings with the cost savings for LED lighting. Street lighting is a large contribution to all municipal emissions (22%). In FY10-11, street lighting accounted for 408.72 Metric Tons of Carbon Dioxide Equivalent (MTCDE). In FY11-12, street lighting decreased slightly to 408.58 MTCDE (-0.03%), and in FY12-13 it decreased again to 406.66 MTCDE (-0.47%). Installation of LED lighting could reduce carbon emissions due to street lighting to approximately 204 MTCDE in FY 16-17 when fully installed.

### **Operating Impact**

It is anticipated that the overall impact would result in savings in the annual operating budget equivalent to the capital cost incurred within roughly three years.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design		\$ 100,000								\$ 100,000
<b>TOTAL COST</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Capital Reserves		\$ 100,000								\$ 100,000
<b>TOTAL FUNDING</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>

## ***Town Hall Improvements***

### **Project Description**

The last comprehensive building study of the Town Hall was done in 1995 and intended to provide a space needs analysis through 2010. Since the 1995 study, the use of Town Hall has changed. Police and Recreation and Parks departments have moved into the Century Center. Other Town departments that remain in Town Hall have expanded. This study seeks to provide a long-term plan for usability, energy efficiency and infrastructure utilization of existing finished and unfinished space. It will identify work that would need to be done to use unfinished space, as well as improvements to bring the building up to code.

There has been interest in exploring installing photoelectric solar panels on roofs at Town facilities, similar to what was done on the Town Commons structure. This study will look at the roof at Town Hall and other facilities and make a recommendation on the feasibility of installing solar panels at Town Hall and other facilities. The estimate for the initial cost for the evaluation study is \$60,000. Based on a renovation cost of \$150 per square feet, the total cost to renovate Town Hall is estimated to be \$2,803,200.

### **Project Benefits**

The infrastructure at the Town Hall needs to be evaluated to determine the upgrades needed to allow for other improvements. Any significant upgrades or changes to the building will likely result in substantial infrastructure improvements. Additionally, the building, built in 1922 as Carrboro Town School, has been upgraded over the years and may have infrastructure items in need of repair and/or upgrades for existing use.

### **Energy Sustainability Measures**

Town Hall comprised of 3.8% of total municipal emissions in 2012. This study will seek to find areas to reduce emissions, and to provide more comprehensive recommendations through remodeling or retrofitting than those previously provided as part of limited studies by Waste Reduction Partners (2009) and Big Woods Engineering (2010). These include (but are not limited to) lighting, HVAC controls, roofing materials and roofing insulation, and water fixtures.

Public Works staff has taken steps to reduce emissions within Town Hall by replacing older (T-12 fluorescent) lighting ballasts and bulbs with higher efficiency (T-8) ballasts and bulbs, installing programmable HVAC thermostats, and installing motion-sensing water faucets; these efforts will continue until in the near future.

### **Operating Impact**

Any upgrades to Town Hall will have an impact on the operating budget.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design			\$ 450,480	\$ 420,480						\$ 870,960
Construction				\$ 981,120	\$ 981,120					\$ 1,962,240
<b>TOTAL COST</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,480</b>	<b>\$ 1,401,600</b>	<b>\$ 981,120</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,833,200</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Installment Financing			\$ 450,480	\$ 1,401,600	\$ 981,120					\$ 2,833,200
<b>TOTAL FUNDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,480</b>	<b>\$ 1,401,600</b>	<b>\$ 981,120</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,833,200</b>

## ***Storm Water Flooding Mitigation***

### **Project Description**

A significant rain event on June 30, 2013 caused extensive flooding at several locations within the city limits. Many of these locations had experienced flooding before. The Town has responded by completing engineering evaluations to determine possible options and cost estimates to address the flooding problems.

The following locations have been evaluated:

Tributary to Morgan Creek adjacent to the Public Works building  
 Areas along Tom's Creek- Lorraine Street, Carol Street and Rainbow Street  
 West Main Street  
 Old Pittsboro Road  
 Morningside Drive  
 Broad Street

### **Project Benefits**

To reduce flooding of yards, structure damage, and overtopping of roadways during significant rain events.

### **Energy Sustainability Measures**

None identified.

### **Operating Impact**

Maintenance costs will be minimal.

<u>ESTIMATED COSTS</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Planning/Design			\$ 69,900	\$ 78,300	\$ 35,900					\$ 184,100
Construction			\$ 362,900	\$ 639,700	\$ 274,900					\$ 1,277,500
<b>TOTAL COST</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 432,800</b>	<b>\$ 718,000</b>	<b>\$ 310,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,461,600</b>

<u>ESTIMATED FUNDING</u>	<u>PRIOR YEARS</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22 &amp; BEYOND</u>	<u>TOTAL PROJECT</u>
Pay-As-You-Go/ Assessments			\$ 432,800	\$ 718,000	\$ 310,800					\$ 1,461,600
<b>TOTAL FUNDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 432,800</b>	<b>\$ 718,000</b>	<b>\$ 310,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,461,600</b>

## Impact on Town's Financial Condition and Operating Budget

The last step in the CIP planning process is to gauge the potential impact of the proposed capital projects on the Town's overall financial condition and annual operating budget. Of particular concern is debt financing and the Town's capacity to meet debt obligations in the future. The debt capacity or burden of municipalities is monitored by the Local Government Commission (LGC) and credit rating agencies on an ongoing basis as part of the overall financial condition assessment.

The Town currently has the following credit ratings:

- Standard and Poor's AAA;
- Moody's Aa2; and
- North Carolina Municipal Council 83.

These are considered very favorable ratings for municipalities similar in size to Carrboro.

The Town's current debt portfolio consists of GO debt for sidewalk and greenways, installment financing for fire station #2, and vehicle/lease purchases. The issuance of additional General Obligation Bond debt is not proposed for any of the projects.

As shown in Appendix A: CIP and Debt Ratios, the Town's current debt service cost is expected to steadily decline through FY 2020-21. Future debt service of \$25.6 million would be necessary to fund the entire capital projects plan as proposed through FY 2021-22 and beyond. Of this total, \$5.8 million would be required through 2020-21. The remaining \$19.8 million would be required in year 2021-22 and beyond.

Two projects are proposed for installment financing in FY 2016-17: a) \$1.2 million for Martin Luther King Jr. Park; and, b) \$2.8 million for Town Hall improvements. Assumed financing would be for term of 15 years and an average interest rate of 5%. In 2021-22 and beyond, \$11.8 million installment financing is proposed to construct a new public works facility.

For vehicles and equipment, installment lease purchases will total \$6.4 million with terms from five to seven year at an assumed annual rate of 3%. (Actual financing rates for vehicles and equipment for past two years have been less than 2%).

In order to measure debt capacity we use the standards established by the Local Government Commission (LGC). One standard is the *percent of outstanding principal (debt) to assessed valuation*, and the other is *debt per capita basis*. The LGC calculates the debt-to-assessed valuation ratio for each jurisdiction and determines the overall debt-to-assessed valuation ratio as being low, average, or high. The Town strives to avoid the "high" debt burden. Below is the LGC debt to assessed valuation and per capita ratio of outstanding principal for municipalities at June 30, 2013 with population 10,000 – 24,999.

	LOW	AVERAGE	HIGH
Debt as % of Assessed Valuation	0.026	0.283	1.506
Debt Per Capita	\$ -	\$ 271	\$ 1,656

### Debt to Assessed Valuation

The Town's debt-to-assessed valuation ratio as of June 30, 2013, as calculated by the LGC, was .344% which is above the average of .283%, but considerably below the high level of 1.506% for municipalities comparable in size. Without additional debt, this ratio is projected to decrease to .154% in 2020-21. With the proposed additional debt in the CIP, this ratio is projected to peak at .636% in 2016-17 and gradually decrease to .297% in 2020-21.

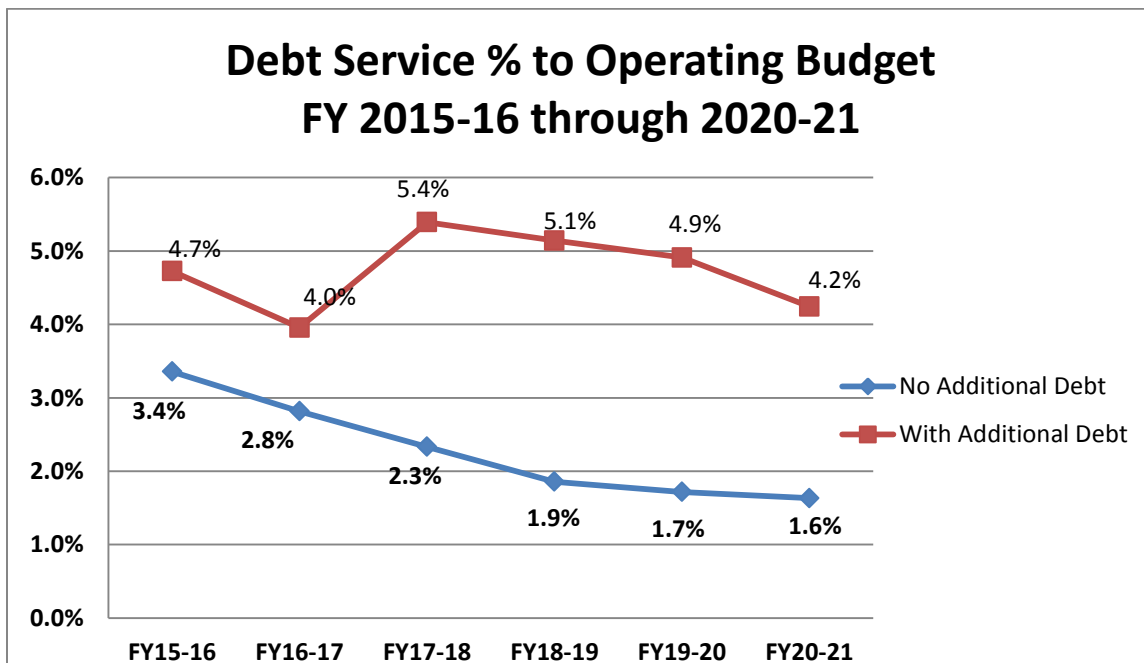
### Debt Per Capita

At June 30, 2013 the Town's per capita debt reported by the LGC was \$352 compared to the average of \$271 for peer group. The peer group high was \$1,656. The estimated per capita debt ratio for the Town in FY 2014-15 is \$405. With no additional debt this ratio estimate will gradually decrease to \$158 in FY 2020-21. With the proposed additional CIP debt, this ratio will increase to \$653 in 2016-17 and gradually decrease to \$305 by FY 2020-21.

### Debt Burden and Operating Budget

Debt service can be a major part of a government's operating budget fixed costs. Credit rating firms consider debt exceeding 20% of operating revenues as a potential problem while 10% is considered an acceptable debt burden. The LGC advises that local governments should have a reasonable debt burden. A heavy debt burden may be evidenced by a ratio of General Fund Debt Service to General Fund Expenditures exceeding 15%, or a Debt per Capita or Debt to Appraised Property Value exceeding that of similar units. The Town's goal is to keep total debt service at or below 12%, considering this to be a moderate level of debt.

The Town's current debt service as a percentage of the FY 2015-16 operating budget is estimated to be 3.4% and will decline to 1.6% in 2020-21 with no additional debt. Should the Town issue \$10.4 million of debt through 2020-21 for MLK Park, Town Hall improvements, and vehicles/equipment as proposed in the CIP, the percentage of debt service to operating budget will rise to 4.7% in 2015-16, peak at 5.4% in 2017-18, then gradually decrease to 4.2% in 2020-21.



With a total CIP estimated to cost \$49.3 million, there is the potential for an increased property tax burden *should* the Town undertake all of the projects proposed in the CIP. As the Impact on Town's Annual Operating Budget shows (Appendix B), current and future debt service is \$1.2 million in FY 2014-15. This is projected to increase to \$1.8 million in 2017-18 and slowly decrease to \$1.5 million in 2020-21.

Through 2020-21 the Town expects to need \$11.5 million in Capital Reserve Fund resources. This is necessary primarily for mandated storm water management compliance projects costing \$2.7 million and proposed park maintenance and repairs costing \$2.0 million. Each year upon completion of the annual audit, if the general fund unassigned fund balance is greater than 35%, the Town Manager may assign funds above the 35% level for future capital project needs. By assigning funds annually for future capital projects, we should be able to lessen the burden of the need for Capital Reserve Funds.

As with most financing decisions, there are challenges and choices the Town must make in carrying out its CIP over the coming years. With a tax base consisting mainly of residential properties and limited commercial base, the ability to sustain the CIP yet minimize increases in the tax rate for citizens will require a continuous on-going evaluation of capital needs and priorities. Financing this CIP will require a reasonable and careful balance of debt financing and the use of general fund balance resources that may be dedicated in the Capital Reserve Fund.

As always, funding for actual projects in the CIP will depend upon the Town's overall financial condition during a given fiscal year, as well as the ability to cover any new debt service costs.



# Appendix A

## CIP and Debt Ratios

CURRENT DEBT SERVICE	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22 & BEYOND
General Obligation Debt	\$ 350,000	\$ 345,000	\$ 340,000	\$ 332,500	\$ 327,500	\$ 322,500	\$ 317,500	\$ 2,983,125
Installment Purchase Debt, Long Term	307,055	298,236	289,418	280,600	271,781	262,963	254,145	928,395
Installment Purchase Debt, Vehicles & Equipment	344,176	245,934	184,210	102,286	-	-	-	-
<b>TOTAL CURRENT DEBT SERVICE</b>	<b>\$ 1,001,231</b>	<b>\$ 889,171</b>	<b>\$ 813,628</b>	<b>\$ 715,386</b>	<b>\$ 599,281</b>	<b>\$ 585,463</b>	<b>\$ 571,645</b>	<b>\$ 3,911,520</b>

ADDITIONAL DEBT SERVICE COSTS								
General Obligation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Installment Purchase Debt, Long Term	\$ -	\$ -	\$ 330,910	\$ 391,094	\$ 391,094	\$ 391,093	\$ 391,095	\$ 24,799,523
Installment Purchase Debt, Vehicles & Equipment	\$ 258,857	\$ 435,857	\$ 576,629	\$ 715,312	\$ 688,349	\$ 717,335	\$ 540,336	\$ 845,997
<b>FUTURE DEBT SERVICE</b>	<b>\$ 258,857</b>	<b>\$ 435,857</b>	<b>\$ 907,539</b>	<b>\$ 1,106,406</b>	<b>\$ 1,079,443</b>	<b>\$ 1,108,428</b>	<b>\$ 931,431</b>	<b>\$ 25,645,520</b>
<b>TOTAL CURRENT &amp; FUTURE DEBT SERVICE OBLIGATIONS</b>	<b>\$ 1,260,088</b>	<b>\$ 1,325,027</b>	<b>\$ 1,721,167</b>	<b>\$ 1,821,792</b>	<b>\$ 1,678,724</b>	<b>\$ 1,693,891</b>	<b>\$ 1,503,076</b>	<b>\$ 29,557,040</b>

TOTAL DEBT (OUTSTANDING PRINCIPAL)								
GO Bond, Long Term Debt	\$ 4,100,000	\$ 3,850,000	\$ 3,600,000	\$ 3,350,000	\$ 3,100,000	\$ 2,850,000	\$ 2,600,000	\$ 3,100,000
Installment Purchase, Long Term Debt	\$ 2,058,333	\$ 1,841,667	\$ 1,625,000	\$ 1,408,333	\$ 1,191,667	\$ 975,000	\$ 758,333	\$ 758,333
Installment Purchase, Vehicles & Equipment	\$ 2,087,531	\$ 2,356,440	\$ 2,392,880	\$ 2,369,843	\$ 2,081,036	\$ 609,977	\$ 276,894	\$ 72,738
<b>CURRENT OUTSTANDING PRINCIPAL</b>	<b>\$ 8,245,865</b>	<b>\$ 8,048,107</b>	<b>\$ 7,617,880</b>	<b>\$ 7,128,177</b>	<b>\$ 6,372,702</b>	<b>\$ 4,434,977</b>	<b>\$ 3,635,227</b>	<b>\$ 3,931,071</b>

ADDITIONAL DEBT (OUTSTANDING PRINCIPAL)								
Installment Purchase, Long Term Debt	\$ -	\$ -	\$ 3,933,483	\$ 3,736,633	\$ 3,529,817	\$ 3,312,532	\$ 3,084,246	\$ 1,108,840
Installment Purchase, Vehicles & Equipment	\$ 1,567,100	\$ 2,074,674	\$ 2,291,871	\$ 2,369,843	\$ 2,081,036	\$ 609,977	\$ 276,894	\$ 2,081,036
<b>FUTURE OUTSTANDING PRINCIPAL</b>	<b>\$ 1,567,100</b>	<b>\$ 2,074,674</b>	<b>\$ 6,225,354</b>	<b>\$ 6,106,476</b>	<b>\$ 5,610,853</b>	<b>\$ 3,922,509</b>	<b>\$ 3,361,140</b>	<b>\$ 3,189,876</b>
<b>TOTAL OUTSTANDING PRINCIPAL, CURRENT &amp; ADDITIONAL DEBT</b>	<b>\$ 9,812,965</b>	<b>\$ 10,122,781</b>	<b>\$ 13,843,234</b>	<b>\$ 13,234,653</b>	<b>\$ 11,983,555</b>	<b>\$ 8,357,486</b>	<b>\$ 6,996,367</b>	<b>\$ 7,120,947</b>

Population (Assumes 2% growth)	20,373	20,781	21,196	21,620	22,053	22,494	22,943	22,053
Projected Assessed Valuation (Assumes 2% growth)	\$2,093,527,579	\$2,135,398,131	\$2,178,106,094	\$2,221,668,215	\$2,266,101,580	\$2,311,423,611	\$2,357,652,084	\$2,266,101,580
<b>WITHOUT ADDITIONAL DEBT</b>								
Projected Budget - 2% growth w short term debt and w/o additional long-term debt only + CIP PAYG only	\$ 23,572,584	\$ 26,499,227	\$ 28,894,955	\$ 30,684,135	\$ 32,257,715	\$ 34,095,857	\$ 35,033,751	\$ 39,350,096
<b>ESTIMATED RATIOS</b>								
% Outstanding Principal to Assessed Valuation	0.394%	0.377%	0.350%	0.321%	0.281%	0.192%	0.154%	N/A
% Debt Service to Total Budget	4.25%	3.36%	2.82%	2.33%	1.86%	1.72%	1.63%	N/A
Debt Per Capita	\$ 405	\$ 387	\$ 359	\$ 330	\$ 289	\$ 197	\$ 158	N/A
<b>WITH ADDITIONAL DEBT</b>								
Projected Budget + Additional Debt Service + CIP PAYG and Operating Impact Costs	\$ 25,356,254	\$ 28,041,801	\$ 43,507,689	\$ 33,789,994	\$ 32,648,809	\$ 34,486,950	\$ 35,424,846	N/A
<b>ESTIMATED RATIOS</b>								
% Outstanding Principal to Assessed Valuation	0.469%	0.474%	0.636%	0.596%	0.529%	0.362%	0.297%	N/A
% Debt Service to Total Budget	4.97%	4.73%	3.96%	5.39%	5.14%	4.91%	4.24%	N/A
Debt Per Capita	\$ 482	\$ 487	\$ 653	\$ 612	\$ 543	\$ 372	\$ 305	N/A

## Appendix B

### Impact on Town Annual Operating Budget

CURRENT DEBT SERVICE	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22 & BEYOND
SIDEWALK AND GREENWAYS GO BONDS	350,000	345,000	340,000	332,500	327,500	322,500	317,500	2,983,125
FIRE SUBSTATION	307,055	298,236	289,418	280,600	271,781	262,963	254,145	928,395
VEHICLE AND EQUIPMENT	344,176	245,934	184,210	102,286	-	-	-	-
<b>CURRENT DEBT SERVICE</b>	<b>\$ 1,001,231</b>	<b>\$ 889,171</b>	<b>\$ 813,628</b>	<b>\$ 715,386</b>	<b>\$ 599,281</b>	<b>\$ 585,463</b>	<b>\$ 571,645</b>	<b>\$ 3,911,520</b>
<b>FUTURE INSTALLMENT DEBT SERVICE</b>								
MARTIN LUTHER KING JR. PARK	\$ -	\$ -	\$ 60,183	\$ 120,367	\$ 120,367	\$ 120,366	\$ 120,367	\$ 1,263,850
TOWN HALL IMPROVEMENTS		\$ -	\$ 270,727	\$ 270,727	\$ 270,727	\$ 270,727	\$ 270,728	\$ 2,707,270
PUBLIC WORKS FACILITY	-	-	-	-	-	-	-	\$ 20,828,403
<b>FUTURE INSTALLMENT DEBT SERVICE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 330,910</b>	<b>\$ 391,094</b>	<b>\$ 391,094</b>	<b>\$ 391,093</b>	<b>\$ 391,095</b>	<b>\$ 24,799,523</b>
<b>FUTURE VEHICLE &amp; EQUIPMENT DEBT</b>	<b>\$ 258,857</b>	<b>\$ 435,857</b>	<b>\$ 576,629</b>	<b>\$ 715,312</b>	<b>\$ 688,349</b>	<b>\$ 717,335</b>	<b>\$ 540,336</b>	<b>\$ 845,997</b>
<b>TOTAL CURRENT &amp; FUTURE DEBT</b>	<b>\$ 1,260,088</b>	<b>\$ 1,325,027</b>	<b>\$ 1,721,167</b>	<b>\$ 1,821,792</b>	<b>\$ 1,678,724</b>	<b>\$ 1,693,891</b>	<b>\$ 1,503,076</b>	<b>\$ 29,557,040</b>
<b>CAPITAL RESERVE FUND - FUTURE PROJECTS</b>	<b>\$ 1,783,670</b>	<b>\$ 2,415,453</b>	<b>\$ 1,827,014</b>	<b>\$ 1,536,174</b>	<b>\$ 1,530,495</b>	<b>\$ 1,602,488</b>	<b>\$ 871,765</b>	<b>\$ 1,542,574</b>
<b>GRAND TOTAL COSTS FOR CIP IMPLEMENTATION</b>	<b>\$ 3,043,758</b>	<b>\$ 3,740,480</b>	<b>\$ 3,548,181</b>	<b>\$ 3,357,966</b>	<b>\$ 3,209,219</b>	<b>\$ 3,296,379</b>	<b>\$ 2,374,841</b>	<b>\$ 31,099,614</b>
LESS FUNDS ALREADY SET ASIDE IN CAPITAL RESERVE/DESIGNATED FUND BALANCE	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	N/A
<b>ADDITIONAL CAPITAL RESERVES</b>	<b>(216,330)</b>	<b>415,453</b>	<b>(172,986)</b>	<b>(463,826)</b>	<b>(469,505)</b>	<b>(397,512)</b>	<b>(1,128,235)</b>	
<b>CAPITAL COSTS</b>								
DIFFERENCE IN CAPITAL COSTS FROM PRIOR FISCAL YEAR	\$ 93,995	\$ 696,723	\$ (192,299)	\$ (190,215)	\$ (148,747)	\$ 87,160	\$ (921,538)	N/A
REVENUE PER PENNY OF TAX	\$ 201,243	\$ 205,268	\$ 209,373	\$ 213,561	\$ 217,832	\$ 222,189	\$ 226,632	N/A
TAX RATE EQUIVALENT (CENTS) - CAPITAL COSTS ONLY	0.47	3.39	(0.92)	(0.89)	(0.68)	0.39	(4.07)	N/A

Revenue per penny of tax for FY 14-15 as stated in adopted budget  
Revenue per penny of tax assumes 2% growth after 2014-15



# Town of Carrboro

Town Hall  
301 W. Main St.  
Carrboro, NC 27510

## Agenda Item Abstract

**File Number:** 15-0031

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**Agenda Date:** 2/3/2015

**File Type:** Abstract

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

A public hearing on the issue of a proposed new Arts and Innovation Center

**PURPOSE:** The purpose of the agenda item is for the Board of Aldermen to hear public comments on a proposal for a new Arts and Innovation Center that would replace the current ArtsCenter and bring Kidzu to Carrboro.

**DEPARTMENT:** Economic and Community Development

**CONTACT INFORMATION:** Annette D. Stone, AICP Economic and Community Development Director 919-918-7319.

**INFORMATION:** The Town has been approached by the Board of Directors for the ArtsCenter and Kidzu, and with a proposal for a joint collaboration between the non-profits to combine resources within a new, to be constructed, town-owned facility that would be built at the corner of E Main Street and Roberson Street. This facility would be leased back to the non-profits. Preliminary conceptual details of this proposal and proposed contingencies are included in the attached public notice.

The ArtsCenter and Kidzu have held a series of public workshops in regards to the proposal geared toward artist, business owners and the general public. They also will be on hand for the January 20, 2015 meeting to make a presentation.

In order to ensure maximum public notice and participation, the Town staff notified the public by direct mailings to all Carrboro residents, posters, banners, press releases, print, email list, newsflashes on Town website and social media announcing the meeting. Attached are the written comments that the Town Clerk has collected so far, in addition, public comments can be posted and/or viewed at [www.engagecarrboro.townofcarrboro.org](http://www.engagecarrboro.townofcarrboro.org) <<http://www.engagecarrboro.townofcarrboro.org>>

The public is reminded this meeting will be live broadcast on GOV-TV and will live stream at <<https://carrboro.legistar.com/Calendar.aspx>> . Comment on Twitter at #CAICpubliccomment.

**FISCAL & STAFF IMPACT:** N/A

**RECOMMENDATION:** Staff recommends the Board hear public comments.

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## **NOTICE OF PUBLIC HEARING**

The Carrboro Board of Aldermen will hold a public hearing at 7:30 p.m. on Tuesday, January 20, 2015, at the Carrboro Town Hall, 301 West Main Street, to obtain input from Carrboro residents, business owners, and property owners on a request submitted by the ArtsCenter and Kidzu Children's Museum that the Town of Carrboro construct, own, and lease to a partnership consisting of these two organizations a new building at the intersection of Main and Roberson Streets. These organizations envision a four story, 55,000 square foot building constructed by the Town at an estimated cost of \$12.1 million on a site (located across Roberson Street from the Armadillo Grill and formerly used as a public parking lot) donated to the Town. The Town has been requested to contribute up to approximately \$4.5 million toward the construction of this building, and the above named non-profits would be responsible for raising the balance of the needed funds from private donors, foundations, other governmental entities, or other sources.

THE BOARD OF ALDERMEN HAS MADE ABSOLUTELY NO COMMITMENTS REGARDING ANY ASPECT OF THE REQUEST BY THESE ORGANIZATIONS, OTHER THAN TO HOLD THIS PUBLIC HEARING.

However, the Board has concluded that in no event would a proposal such as that described above even be conceivable unless it included the following conditions or contingencies.

1. The Town's contribution to the cost of construction (including all steps in the process from preliminary planning through issuance of a certificate of occupancy) would be limited to a set maximum, and the entire remainder of the funds necessary to cover these costs would have to be provided by other sources and actually received by the Town before the Town incurred any significant costs.
2. The Town's contribution to the cost of construction would be made with borrowed funds, and the amount of that contribution would not exceed the amount that could be paid back over a twenty-five year period by the reasonably estimated "new" revenues that would be received by the Town from the taxes generated from another source. Examples include: construction of a new hotel on the property now owned and occupied by the ArtsCenter, which would generate additional property tax and occupancy tax revenues, is dependent on the ArtsCenter being able to move to the proposed new facility. In addition, the Town might seek from the General Assembly authority to establish a "prepared food and beverage tax," the revenue from which could be limited to financing the construction of a project such as the one described above.
3. The costs of operation, maintenance, and capital reserves would have to be guaranteed to the Board's satisfaction through a performance agreement backed by adequate security. As part of the information required by this condition, both non-profits would have to

submit budgetary and programming information sufficient to demonstrate the long term viability of each organization.

4. Commitments and arrangements would have to be secured to ensure that (i) parking would be available to support the activities occurring on the proposed site, and (ii) increased traffic could be accommodated, without adversely affecting other downtown businesses or property owners,

The Board is also considering whether any approval of a proposal such as that put forward by the theses non-profits should be made contingent upon the organizations having to demonstrate to the reasonable satisfaction of the Board that the proposed facility could not be constructed without Town ownership of and a significant financial contribution to the cost of constructing such a facility.

At the hearing, the non-profits will be available to discuss their proposal and answer questions. The public is invited to comment on any aspect of this proposal, including without limitation the following:

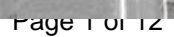
- Whether a facility such as that proposed by the non-profits is appropriate for the Town of Carrboro
- Whether, under any set of conditions, the proposed building should be constructed, and/or owned, and/or financed by the Town
- The desirability of any of the above described conditions, or others.

\*For those not familiar with these three organizations, their respective web sites are:

<http://www.artscenterlive.org/>

<http://www.kidzuchildrensmuseum.org/>





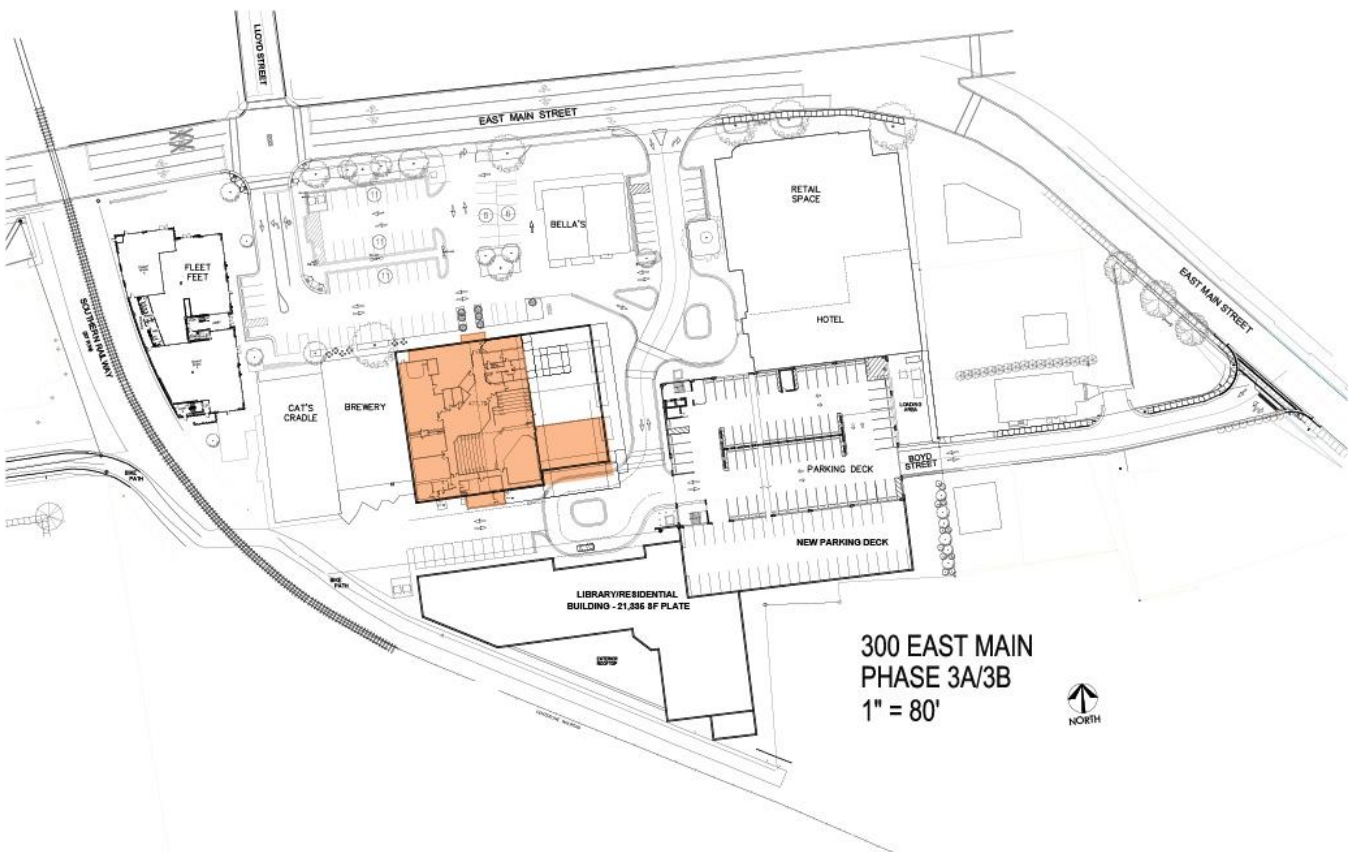
## Carrboro Arts and Innovation Center

### Notes on the Feasibility, Viability and Economic Impact of the Carrboro Arts and Innovation Center November 21, 2014

The Carrboro Arts and Innovation Center offers our community a project that can be measured by its positive social impacts, its very viable economic impact, and its environmental impact within Carrboro's town center. Managed by the proposed Partners for Arts and Innovation, the Center provides new homes and performance centers for The ArtsCenter, Kidzu and Carolina Performing Arts. This new Partnership will manage this facility as an 501c3 Educational Foundation.

Envisioned as a project that would be a Public Private Project, this project will be funded 50% by the Town of Carrboro and another 50% through private funding sources that would include corporate funding, naming rights and philanthropic grants and gifts. Public funding is projected to include occupancy and property tax revenue.

It is important to note that this project can only happen through a development agreement that would require the ArtsCenter to relocate to a temporary location in order to facilitate the construction of a new hotel on the site of the existing ArtsCenter as shown below.



*The new hotel is shown as the dark boundary lines around the ArtsCenter shaded above. The project also includes the new proposed Orange County Library with housing above along with an expanded parking deck.*



## **Carrboro Arts and Innovation Center**

### **PART ONE :: Project Feasibility**

Key to the understanding of the project feasibility is the acknowledgement that this is one project: a hotel, retail building and an Arts and Innovation Building. As a non-profit, the ArtsCenter building is not part of Carrboro's tax base. With this proposed funding plan the hotel taxes would fund the 50% of the debt service required to build the Arts and Innovation Building, hence no new taxes are contributed to Carrboro's tax base. If this project does not happen, there is no new tax base as well.

What is contributed is the positive new economic impact of the hotel, the new retail and the economic impact of the bigger and better Arts Center, the impact of Kidzu ,the Carolina Performing Arts and the impact of all the many non profit performing arts organizations that will present at the new Center.

#### **The Partners Responsibility**

The Partners for Arts and Innovation, as an individual entity, will be responsible to operate the Center according to an agreed upon operating agreement. This agreement will further specify guarantees to the Town for its upkeep including all the day to day maintenance and the long term capital improvements through the term of the financing.

The Partners guarantee all net operating revenue by maintaining a maintenance endowment and will fund the long term capital improvements.

The Partners will raise 50% of the capital required to build and upfit this project. This is estimated as \$7.5 Million with \$4.5 Million going to debt service and another \$3 Million for exhibits, fixtures and equipment.

#### **The Town and Counties responsibility**

Carrboro would own this facility and will lease this facility to the Partners

#### **What Happens if The Hotel is Not approved and Constructed?**

If the Hotel is not constructed as agreed upon, the Carrboro Arts and Innovation Center will not be built as proposed.

#### **What Happens if the money is not raised prior to Construction?**

If the Partners for the Arts and Innovation does not raise the \$4,500,000 necessary to construct this project, the CAIC will not be constructed even if the Hotel is constructed. If the Partners do not raise the additional \$3,000,000 for the Kidzu exhibits, the exhibits can be phased. It has been determined that approximately \$1,000,000 of the exhibit budget be spent as part of the Construction phase of the project. Please note the schedule for the opening on the Center is January 2018. The Partners can continue raising money through the construction of the project.

### **PART TWO :: Viability of the Center**

This projects viability is an important issue for the Public and Private funders and is based on the viability question of the Partners individually over the term of the debt service. What happens if one of the Partners goes away? What if one of the partners cannot pay their share? The following Questions and Comments apply:



## **Carrboro Arts and Innovation Center**

### **The ArtsCenter?**

#### **What happens if one or all the Partners cease to exist or cannot meet their financial obligations.?**

The construction of the project will be fully funded with contracted and guaranteed funds before the final approval of the project and is allowed to proceed. If one or all of the individual partners cease to exist, The Town would still own a fully funded building, one that could be sold or repurposed. The Town and the County would have only paid for one half of the capital costs of the project.

#### **The Partners have guaranteed 50% of the Capital Costs/ Debt Service. What Happens with this money?**

Upon the approval of this project, the monies are turned over and or gifted to the Town of Carrboro to pay for the debt Service on this project. The \$7.5 million dollars committed to be privately raised prior to construction represents 15 years of the Town's debt service.

#### **What is the Viability of the Arts Center?**

The ArtsCenter has been providing Arts education and community entertainment for 40 years. It has been supported by many of our community leaders and thousands and thousands of community members. Our mission is to provide arts education to our community and has excelled at doing so. Financially it has had its ups and downs, but it is still here and intends to stay in Carrboro. Over the last 40 years the ArtsCenter has learned that it is okay to struggle because we believe in our mission. *Please see the Arts Center Fast Facts below.*

Over the last 5 years the Arts Center has paid approximately \$500,000 in principal and Interest in debt service to pay for our building. That is \$500,000 we would not have paid out of our operations budget, making us much more viable. In addition, as has been represented on our Form 990 we have also depreciated our building by over \$150,000 over the last 5 years as well.

Included below is an analysis of our approved 2015 Operations budget with the ArtsCenter staying in its current location and the same budget in a new building as proposed here. Please note that the Arts Center would pay more for occupancy expenses because of common cleaning/janitorial expenses for a larger building in addition to a \$60,000 Partners management expense

## **Carrboro Arts and Innovation Center**

**Project: The Center for Arts and Innovation (CAI) .**

**Three partners: The ArtsCenter; Kidzu Children's Museum; Carolina Performing Arts.**

- 1. Define the ability of the project to show direct measurable enhancement to sports, cultural, arts facilities and services in Carrboro. Enhancement shall be described to address unmet needs not now being served, inadequate existing facilities, or future needs of the sport, cultural or arts programs in Carrboro.**

Our vision is to develop, design, construct and operate a new Center for the Arts and Innovation as part of Carrboro's continued legacy to it's future as a place for creative living. The CAI will provide a permanent home to our innovation partnership that will allow each to thrive as individuals because they make each other stronger together as well as to provide an economic engine that will allow Carrboro to continue to excel as a place for the arts and creative thought.

- 2. Define economic impact on hotels, motels and restaurants in Carrboro.**

The Center for Arts and Innovation is expected to draw 200,000 visitors per year. The Arts District, including the CAI, the new hotels and retail will be a dynamic area that will increase the amount of time visitors and workers spend in the area.

- 3. Describe operational budgetary impacts on the Carrboro budgets of the project by both capital construction and annual operating costs.**

The CAI project provides a funding plan that will fully fund the project without any of Carrboro's general funds and provides an operating plan for the CAI that funds an endowment and pays for all future capital improvements and expenses.

- 4. Ratio of private and public investments and level of commitment for private funding.**

To be determined.

- 5. Impact on existing infrastructure, such as roads, water and sewer facilities.**

To be determined.

- 6. What is the countywide benefit?**

See cost-benefit analysis.

- 7. What is the cultural impact of this project?**

The CAIC will become part of Carrboro's continued legacy to it's future as a place for creative living.

## Carrboro Arts and Innovation Center

### 8. Cost-benefit analysis.

Based on the formula provided, the CAIC and Hotel construction phase impact to the local economy will be \$22,520,540. The annual impact to the local economy will be \$20,706,000. Total construction costs would be \$29,000,000.

#### I. Construction Phase:

##### A. Local Spending in the Orange County economy:

B.	\$16,000,000	Hotel
	\$13,000,000	CAIC
	<b>\$29,000,000</b>	<b>Total Construction Costs</b>
	% paid to Local	X .6
	% spent in Local Economy	x .7
		<b>\$17,400,000</b>
		<b>\$12,180,000</b>
		<u>x 1.70</u>
		<b>\$20,706,000 (1A)</b>

C. New Spending in Restaurants/Hotels:  $\$20,706,000 \times .03 = \$621,180$  (1B)  
 $1A \times .03 = IB$

C. Impact on Public Sector Budgets:  $\$20,706,000 \times .06 = \$1,242,360$  (1C)  
 $1A \times .06 = IC$

C2. Total public cost for infrastructure as required by development regulations and jurisdiction (roads, water, sidewalks)  $\$50,000$

**BENEFITS (IA+IB+IC) = \$22,570,540**  
**COSTS (IC2) \$50,000**  
**Total Economic Impact of Construction \$22,520,540**

#### II. Operations:

Assuming the combined visitation of all three partners is 200,000 per year (The ArtsCenter, Kidzu Children's Museum, Carolina Performing Arts).

A. Annual Amount spent by out-of-county visitors in the Orange County economy:  $100,000 \times .4 \times \$20 \times 2.01 =$   
**\$1,608,000 (2A)**  
*(Amount includes tickets, parking, store purchases)*

B. Annual amount spent by in-county visitors who would have had to travel out of the county for similar venue:  $100,000 \times .6 \times \$20 \times 2.01 =$   
**\$2,412,000 (2B)**

C. Local Public Budget:  $(\$1,608,000 + \$2,412,000) \times .06 =$   
**\$241,200 (2C)**  
 $(IIA + IIB) \times .06 = IIC$

## **Carrboro Arts and Innovation Center**

### **III. Period of Analysis**

Applicant should show 10-year projections in operations revenue and subsidy.

Annual benefits: 2A + 2B + 2C	\$1,608,000 + 2,412,000 + 241,200=
=	<b>\$4,261,200</b>
Annual costs = IID	\$30,000

### **Summary**

Annual Benefit/cost ratio would be the total of the construction and operations ratios.

**\$4,261,200 / \$30,000**

**The Above Analysis Is Based on the Impact of Only the Carrboro Arts and Innovation Center. The Average Hotel Annual Impact for the projected Hotel will average \$5.5M-\$6.5M**

**The Economic Impact of the Construction of the Hotel and the Carrboro Arts and Innovation Center is \$22,520,540 with an annual Economic Impact of an additional \$10,000,000 Impact.**

### **Schedule for project implementation.**

Final Plans Submitted to Carrboro for Planning Approval	March 2015
Final Plans Submitted for Construction Permit	March 2016
Start of Construction	June 2016
Construction Completed	September 2017
Opening of Carrboro Arts and Innovation	January 2018

## Carrboro Arts and Innovation Center



### FAST FACTS

11/21/14

**Mission:** The ArtsCenter exists in order to educate and inspire artistic creativity and to enrich the lives of people of all ages.

**Founded:** 1975

**Current Location:** 300-G East Main St. Carrboro

**Square feet of current location:** 20,000

**Number of Members:** 657

**Number of visitors each year:** During our last fiscal year of 2013-2014 more than 93,000 people attended our programs.

**Annual Operating Budget:** Board approved budget of \$1,499,992 with anticipated net contribution of \$43,811 for 2014-2015

**Number of people served in the following programs:**

#### **Education**

**ArtSchool** 91 professional teaching artists offered 483 classes across all artistic disciplines for adults at all levels.

**School Show Series** 98 performances at The ArtsCenter and in schools reaching 25,874 students.

**SuperFun Shows** 1665 individuals attended 9 weekend family performances

**Summer ArtsCamp** served 1,399 k-12 students during 11 weeks.

**AfterSchool Arts** served 95 children and is the area's only arts-based afterschool program.

**Artist Residencies** served 1,400 students in three Title one schools and one alternative high school with 18 curriculum-integrated art residencies

#### **Performances**

**Theater** More than 11,000 people attended the ArtsCenter Stage's original productions and 75 co-productions. The 12th Annual "10 By 10 in the Triangle" (10 minute play festival); "The Whipping Man"; "A Civil War Christmas"; "Gem of the Ocean"

**Concerts** 87 concerts by emerging and national touring artists. Such as, Chris Hillman & Herb Pedersen, The Honeycutters, Dar Williams, Cabaret Warsaw: Yiddish & Polish Jazz, Sultans of String, Missy Raines & The New Hip, & Beppe & Jack Lawrence.

#### **Gallery**

Monthly exhibits in The Nicholson Gallery include group shows, individual exhibits (local & regional artists), as well as four annual ArtsCenter exhibits (Instructor, Student, Photography Contest, & Community Art Exhibit).

**Number of "special events" or space rentals:** 55 events serving estimated 8,250 people per year.

**Our Community Partners Include:** The Ackland Museum, Chapel Hill (CH)/Carrboro City Schools, Friends of World Music, CH Rotary Club; CH-Carrboro PTA, Downtown CH Partnership, Empowerment Inc., Peoples Channel, Orange Co Human Services, Orange Co. Schools, OCAC, Town of Carrboro, Town of Chapel Hill, UNC-CH Global Initiatives, UNC-CH/Orange Co. Partnership for Children, WCHL-FM, & WCOM-FM, as well as many area businesses.

We provide services to: Redeye Distribution, Encouraging Word Church, New Life Church, Arts In Action, Carrboro Music Festival, First In Families, Girls Rock NC, UNC's Med School/ Business School/ Law School/ and Pharmacy School, NC Squares, NC Youth Tap Ensemble, Sacred Arts Tour, Triangle Jazz Orchestra, and Triangle Youth Ballet.

The estimated annual economic impact of The ArtsCenter is \$3,500,000, resulting in the equivalent of 111 full time jobs in the community and creating \$328,000 in state and local government revenue.\* Last year, we provided \$28,200 in scholarships for tickets and tuition to schools and underserved individuals in the community. \* This is based on Americans for the Arts economic impact formula.

The ArtsCenter is a major employer of established and emerging artists and a community partner with many nonprofit organizations and educational institutions in Orange County.

## Carrboro Arts and Innovation Center

**Special Highlight:** During 2013-2014 school year our Artist Residency program evaluated curriculum proficiency following each residency through assessments of the subject matter. Students who participated scored an average of 87% when tested on the covered curriculum. Many teachers reported that students who normally struggled academically had a much higher level of engagement and excelled during the residencies.

## Carrboro Arts and Innovation Center



### FAST FACTS

**Mission:** Kidzu Children's Museum inspires children, and the adults in their lives, to learn through creative play. Kidzu serves children from birth to 'tweens.

**Founded:** 2006

**Current Location:** As we wait for our new Children's Museum to open at University Mall in early 2015, we are serving the community in a temporary "pop up" programming space in University Mall.

**Square feet of current location:** The new Launch Pad is 8,500 square feet.

**Number of visitors each year:** Since Kidzu opened we have served over 250,000 visitors. In our original Launch Pad location in University Mall, from February 14 – July 26, 2014, we served over 30,000 visitors. Based on that information, Kidzu anticipates serving over 100,000 visitors in the new museum in 2015.

**Number served in outreach programs:** Kidzu serves ~5,000 people at offsite outreach programs. We also serve ~6,000 in the museum with free field trips, free programs and our "Pay What You Can Sundays."

**Number of members:** 751

**Number of special events each year:** 4-6

**Annual Operating Budget:** Draft budget for 2015 is \$792,669. Kidzu's Board reviewed this budget November 18<sup>th</sup> and with no major questions on income or expenses it is anticipated that it will be adopted unanimously.

**A list of some of the programs provided:**

"To Market, To Market" – teaches healthy eating, following recipes, shopping for healthy food at farmers' markets, practice financial literacy

"Makery Masterpieces" – teaches the art process used by famous artist like Monet, Pollock, Smithson, Matisse, Rembrandt and more. Young visitors are invited to create their own masterpieces based on a variety of techniques.

"STEAM in the Afternoons" – Kidzu adds arts to STEM education and invites visitors to "Get their STEAM on!" in the Makery, which features a variety of Science, Technology, Engineering, Art and Math programs. Each month a Makery Master and their specific skill (woodworking, weaving, building batteries, computer graphics, puppet making) is featured and related programs offered.

"Kidz's Voices" – engages children in learning through music, singing, dancing, learning the musical scale and all about instruments, even making instruments out of things like shoeboxes, coffee cans, etc.

"Teddy Bear Clinic" – doctors, nurses and other health professionals help children and adults learn about health by "examining" a teddy bear or other doll of a child's choice (listen to your heart, take your pulse, etc.) The town's ambulance and EMT's visit in the parking lot and tell visitors all about the ambulance and the equipment.

A variety of story times promoting literacy on a variety of topics, several bilingual.

A variety of programs for adults on nutrition, exercise, nursing, disease prevention is provided by appropriate professionals. Community resources for all type of parenting help are also provided.

## **Carrboro Arts and Innovation Center**

Kidzu also partners with 15 local organizations to provide programming either at Kidzu, their location or a public venue. These include:

- 1. Ackland Art Museum**
- 2. The Carrboro Farmers' Market**
- 3. El Centro Hispano**
- 4. The Frank Porter Graham Child Development Institute**
- 5. The Family Support Network of North Carolina**
- 6. FRANK Gallery**
- 7. Morehead Planetarium & Science Center**
- 8. North Carolina Botanical Garden**
- 9. North Carolina Symphony**
- 10. Orange County Head Start & Early Head Start**
- 11. Playmakers' Repertory Theatre**
- 12. Town of Chapel Hill/ Hargraves Community Center**
- 13. UNC Hospital School**
- 14. University of North Carolina – a number of departments**
- 15. North Carolina State University – variety of departments**



# CAROLINA PERFORMING ARTS

CREATE | PRESENT | CONNECT

**Mission:** The mission of Carolina Performing Arts is to *enrich lives by creating and presenting exceptional arts experiences and connecting them to the UNC community and beyond.*

We strive to nurture artistic innovation and the development of new works on and off campus; to challenge and inspire audiences with powerful and transformative performances; and to integrate the arts into the life of the University, embracing its mission of teaching, research, and public service.

**Founded:** 2005

**Performance venues:** Memorial Hall (1,430 seats), Gerrard Hall (375 seats), Playmakers Theater (240 seats)

**Total attendance at Carolina Performing Arts performances last season (2013-14):** 40,000

**Number of rentals events and attendance last year (2013-14):** 147 events, 42,000 attendance

Now beginning its tenth season, Carolina Performing Arts (CPA) has established itself among the premier university presenters in the United States with an international reputation for bold and artistically rich programming, a strong record of commissioned works, and exceptionally close relationships with many of the most important artists and performers working today. Part of the University of North Carolina at Chapel Hill, CPA contributes fully to an intellectually rich, diverse, and innovation-driven campus culture and is quickly emerging as a national leader in the integration of the performing arts into the academy. CPA cherishes its mandate to make the arts accessible and is committed to ensuring the arts become integral to the core academic mission of the nation's oldest public university.

Even though it is only a decade old, CPA has achieved a number of notable milestones. Highlights from the first nine seasons include:

- Presenting the world's largest centennial celebration of *The Rite of Spring* during the 2012/13 season. Performances included 11 new commissions; 27 performances by world-class artists; and two academic conferences (one in Chapel Hill, one at the Moscow State Conservatory) with the world's leading scholars on Stravinsky and dance. During the season, 20 UNC graduate and undergraduate courses focused on the seminal masterpiece.
- Presenting the Bolshoi Ballet in 2009, one of only three stops during the company's U.S tour;
- Establishing a strong classical music series, with presentations of major U.S. and international orchestras and recitals from many of the world's leading classical performers;
- Commissioning 38 new works, with 22 world premieres and 6 U.S. premieres.
- Supporting \$10 student ticket and voucher program (free tickets for qualified students) at a subsidized total value of over \$3.5 million;
- Welcoming over 360,000 people to Memorial Hall (1,434 capacity) for Carolina Performing Arts performances since its grand re-opening in September 2005, including 123,000 Carolina undergraduate and graduate students.
- Receiving an invitation to join the elite 20 campus Major University Presenters consortium in our second year.

## **Emil J. Kang, Executive Director for the Arts**

As its first executive director for the arts, Emil Kang launched Carolina Performing Arts in 2005. Prior to coming to Chapel Hill, Kang served as president and executive director of the Detroit Symphony Orchestra. He has also worked with the Seattle Symphony, American Composers Orchestra, and as an orchestra management fellow with the League of American Orchestras. He serves on the boards of the Association of Performing Arts Presenters, and the Kenan Institute for the Arts at the North Carolina School of the Arts. Kang serves as professor of the practice in the Music Department. In May 2012, Kang was appointed by President Barack Obama to the National Council on the Arts.

The ArtsCenter FY15 Budget compared to  
occupancy in new building

	Current building		New Building	
REVENUE		Total		Total
Total Contributions	\$ 109,715		\$ 109,715	
Total Foundation	\$ 261,750		\$ 261,750	
Total Corporate	\$ 6,000		\$ 6,000	
Total Government Grants	\$ 89,700		\$ 89,700	
Total Fundraising	\$ 48,200		\$ 48,200	
Total Performance Revenue	\$ 290,444		\$ 290,444	
Total Program Revenue	\$ 713,256		\$ 713,256	
Total Operations Revenue	\$ 88,420		\$ 88,420	
Total Revenue		\$ 1,607,485		\$ 1,607,485
Total COGS	\$ 18,792		\$ 18,792	
Grand Total Revenue		\$ 1,588,693		\$ 1,588,693
		\$ -		
EXPENSES		\$ -		
Total Performance Expense		\$ 275,004		\$ 275,004
Total Program Expense		\$ 279,386		\$ 279,386
Total Salaries & Related Exp		\$ 504,088		\$ 504,088
Total Employee Benefits		\$ 43,550		\$ 43,550
Total Professional Fees		\$ 17,400		\$ 17,400
Total Supplies		\$ 13,395		\$ 13,395
Total IT Expenses		\$ 8,400		\$ 8,400
Total Postage & Mailing Services		\$ 3,584		\$ 3,584
Occupancy Expenses		\$ -		\$ -
Utilities				
Internet	\$ 1,500			
Telephone	\$ 6,900			
Electricity	\$ 17,241			
Water	\$ 5,500		See Proforma Attached	
Gas	\$ 3,376			
Cleaning Service	\$ 1,560			
Exterminator Fees	\$ 1,238			
Decorating & Maintenance	\$ 6,300			
Main St. Prop CAM	\$ 32,159			
Property manager				
Other shared costs				
Total Occupancy Expenses		\$ 75,774		\$ 109,741
Total Equipment Rental & Maint.		\$ 19,543		\$ 19,543
Total Printing & Publications		\$ 21,998		\$ 21,998
Total Conferences & Meetings		\$ 5,436		\$ 5,436
Mortgage and loan interest		\$ 54,816		na
Total Depreciation Expenses		\$ 33,000		\$ 3,000
Total Insurance Expense		\$ 25,353		\$ 25,353
Total Bank Charges & Fees		\$ 30,720		\$ 30,720
Total Marketing Expenses		\$ 73,518		\$ 73,518
Total Board Expenses		\$ 480		\$ 480
Total Other Expenses		\$ 14,547		\$ 14,547
		\$ -		
Grand Total Expenses		\$ 1,499,992		\$ 1,449,143
Gross Contribution		\$ 88,701		\$ 139,550

ArtsCenter 990 info	mortgage and other loan interest		mortgage principal		depreciation	Total for year
2010 - tax yr. ending 6-30-11	\$	75,176.00	\$	56,588.00	\$ 28,920.00	\$ 160,684.00
2011 - tax yr. ending 6-30-12	\$	70,590.00	\$	53,130.00	\$ 32,631.00	\$ 156,351.00
2012 - tax yr. ending 6-30-13	\$	58,059.00	\$	43,700.00	\$ 32,680.00	\$ 134,439.00
Projected - 2013 - tax yr. 6-30-14	\$	54,474.00	\$	41,000.00	\$ 33,000.00	\$ 128,474.00
TOTALS	\$	258,299.00	\$	194,418.00	\$ 127,231.00	
Grand Total	\$	579,948.00				

	A	B	C	P	Q	R	S	T
1	KIDZU							
2	<b>FY15 Operating Budget Draft - Based on 30% earned/70% donated model</b>							
3	<b>Based on 30% earned/70% donated model</b>							
4					<b>2015</b>			
5	<b>Earned Revenue</b>							
6	admissions				\$ 89,250			
7	family memberships				\$ 80,500			
8	Camps				\$ 12,375			
9	Birthday Parties				\$ 24,425			
10	Fee-based programs				\$ 6,000			
11	Punch Card/Passes, etc.				\$ 5,500			
12	Group Visits (Field trips, etc.)				\$ 1,750			
13	Room Rentals				\$ 1,000			
14	<b>Subtotal:</b>				<b>\$ 220,800</b>			
15								
16	<b>Direct Support</b>							
17	Individual Gifts							
18	Board Gifts (100% participation)				\$ 5,000			
19	Individual Gifts				\$ 138,175			
20	Corporate Sponsorships				\$ 20,000			
21	Pay What You Can				\$ 1,100			
22	Walk In Donations				\$ 1,100			
23	Corporate Membership				\$ 10,000			
24	Foundation/Trust Grants							
25		Oak			\$ 306,494			
26		Grable (new)			\$ 50,000			
27		Strowd			\$ 10,000			
28		EFA			\$ 5,000			
29	<b>Subtotal</b>				<b>\$ 546,869</b>			
30	<b>Fundraising Events</b>							
31	1	Jon event			\$ 5,000			
32	2	Bd member 2 event			\$ 5,000			
33	3	Supercool Kidzu event			\$ 15,000			
34	<b>Subtotal</b>				<b>\$ 25,000</b>			
35	<b>Donated Revenue Subtotal</b>							
36	<b>INCOME TOTAL:</b>				<b>\$ 792,669</b>			
37								
38	<b>Expenses</b>							
39	<b>Professional Fees</b>							
40		Accting			\$ 16,700			
41		Consulting						
42		Audit						
43	<b>Operations</b>							
44		Dues & Subscriptions			\$ 2,675			
45		Ops Supplies			\$ 5,500			
46		Telephones			\$ 3,300			
47		Liability Insurance			\$ 2,664			
48		Workmans Comp			\$ 2,352			
49		D&O			\$ 1,716			

	A	B	C	P	Q	R	S	T
50		Miscell						
51		Computers			\$ 11,560			
52		Postage/Shipping			\$ 2,000			
53		Printing/Copying			\$ 1,200			
54		Equipment Rental			\$ 5,160			
55		Travel			\$ 6,700			
56		Staff Dev. & Recog.			\$ 1,100			
57	<b>Occupancy</b>							
58		Rent			\$ 7,200			
59		Utilities			\$ 18,000			
60		Repairs/Non Exhibit			\$ 6,000			
61								
62	Bank Fees				\$ 1,008			
63	Merchant Service Fees				\$ 5,184			
64	Interest Expense				\$ 48			
65								
66	<b>Payroll</b>							
67		Officers/Directors						
68		Senior Staff						
69		PW,LV,ML,TC,MT			\$ 279,864			
70		Prog Mgr			\$ 33,000			
71		Makery Coordinator			\$ 26,004			
72		Development/Admin			\$ 30,000			
73		Visitor Services Mgr			\$ 27,000			
74		Wknd Mgr			\$ 18,936			
75		Part-Time			\$ 137,484			
76		Employee Benefits			\$ 35,864			
77		Payroll Tax @ 8.854%			\$ 48,900			
78								
79	<b>Exhibits &amp; Programs</b>							
80		General Supplies			\$ 3,600			
81		The Makery			\$ 5,000			
82		Outreach			\$ 1,200			
83		Birthday Party			\$ 2,300			
84		Guest Specialists			\$ 2,400			
85		Field Trip Programs			\$ 2,100			
86		Exhibit Installation			\$ 1,700			
87		Exhibit Maintance			\$ 8,500			
88		Exhibit Supplies			\$ 2,750			
89								
90	<b>Fundraising</b>							
91		Marketing			\$ 5,000			
92		PR			\$ 5,000			
93		Special Events			\$ 3,000			
94		Print Materials			\$ 2,000			
95		Website			\$ 10,000			
96		Donor Benefits/events			\$ 1,000			
97								
98	<b>EXPENSE TOTAL:</b>				\$ 792,669			

# Carrboro Arts and Innovation Center

Project Cost Analysis 11/23/2014

1 Gross Project Size 55,000 Sq.Ft.

2  
3 COST CATEGORY \$ PSF SUBTOTAL REMARKS

5	Foundations	\$	2.00	\$	110,000.00	
6	Substructure	\$	8.00	\$	440,000.00	
7	Superstructure	\$	33.00	\$	1,815,000.00	
8	Exterior Enclosure	\$	36.00	\$	1,980,000.00	
9	Thermal Protection	\$	2.00	\$	110,000.00	
10	Interior Construction	\$	30.00	\$	1,650,000.00	
11	Vertical Transportation	\$	4.00	\$	220,000.00	
12	Mechanical	\$	23.00	\$	1,265,000.00	
13	Electrical	\$	16.00	\$	880,000.00	
14	General Conditions	\$	4.00	\$	220,000.00	
15		Subtotal	\$	158.00	\$	8,690,000.00
16	Equipment	\$	-	\$	-	By Owner
17	Sitework	\$	-	\$	-	
18		Subtotal	\$	158.00	\$	8,690,000.00
19	<b>Design and Construction Contingency</b>	<b>\$</b>	<b>18.94</b>	<b>\$</b>	<b>434,500.00</b>	<b>5.00%</b>
20		Subtotal -Direct Costs	\$	165.90	\$	9,124,500.00

Sales Tax Analysis		
40% of Category	7% Sales Tax	
\$ 44,000.00	\$ 3,080.00	
\$ 176,000.00	\$ 12,320.00	
\$ 726,000.00	\$ 50,820.00	
\$ 792,000.00	\$ 55,440.00	
\$ 44,000.00	\$ 3,080.00	
\$ 660,000.00	\$ 46,200.00	
\$ 88,000.00	\$ 6,160.00	
\$ 506,000.00	\$ 35,420.00	
\$ 352,000.00	\$ 24,640.00	
\$ -	\$ -	
\$ -	\$ -	
\$ -	\$ -	
\$ -	\$ -	
\$ -	\$ -	
\$ 173,800.00	\$ 12,166.00	
\$ 3,561,800.00	\$ 249,326.00	

22	General Construction Fee	\$	6.64	\$	364,980.00	4.00%
23						
24	Subtotal Direct and Indirect Costs	\$	172.54	\$	9,489,480.00	
25	Owner Supplied Equipment	\$	10.91	\$	600,000.00	
26	<b>Kidzu Exhibits</b>	<b>\$</b>	<b>54.55</b>	<b>\$</b>	<b>3,000,000.00</b>	
27	Planning Fees			\$	-	
28	Water and Sewer Fees			\$	-	
29	Fire Plan and Inspection Fees			\$	-	
30	Misc Fees			\$	-	
31	Building Permit Cost			\$	-	
32	City Impact Fees			\$	-	
33	Sales Tax Reimbursement			\$	(186,994.50)	75% See chart Above and Discount 25%
34	<b>Total Direct and Indirect Costs</b>	<b>\$</b>	<b>234.59</b>	<b>\$</b>	<b>12,902,485.50</b>	

## PROJECT SOFT COSTS

39	A/E Basic Design Services			\$854,053	9.0% Construction
40	Project Reimbursibles: Testing, Etc			\$100,000	Owner Construction Testing and Reimbursables
41	Subtotal Project Soft Costs			\$954,053	
42	<b>Subtotal Project Hard and Soft Costs</b>	<b>\$</b>	<b>251.94</b>	<b>\$</b>	<b>13,856,538.70</b>

## MISC. DEV./ OPER. COSTS

46	<b>Land Costs</b>			<b>\$500,000</b>	Land Only
47	<b>Owner/ City Project Contingency</b>			<b>\$692,827</b>	5.00% <b>Note Total Contingency \$ 1,127,326.94</b>
48	Pre-opening Costs			\$50,000	
49	Subtotal Misc. Development Costs			\$1,242,827	

51 Project Costs \$ 15,099,365.64

53 **Total Project Cost \$ 274.53 \$ 15,099,365.64**

55 **Proposed Budget \$ 15,000,000**

56 **Proposed Private Fundraising \$ 7,500,000**

57 **Proposed Pubic Contribution \$ 7,500,000**

Phase One \$4.5M, Phase Two \$3M

# Carrboro Arts and Innovation Center

Project Proforma Analysis 11/23/2014

**Total Project Costs** \$ 15,000,000

## Total Project Equity

Land	\$	500,000
Private Project Capital Contribution	\$	4,000,000
Project Exhibit and Equipment	\$	3,000,000
<b>Total</b>	<b>\$</b>	<b>7,500,000</b>

**Total Yearly Debt Service** \$ 455,055 Yearly Debt Excess % of Tax

Yearly Hotel and Retail SpaceTax Income	yr.				
Increase 1.5% per year	1	\$	565,841	\$ 455,055	\$ 110,786 19.6%
	2	\$	574,328	\$ 455,055	\$ 119,273 20.8%
	3	\$	582,943	\$ 455,055	\$ 127,888 21.9%
	4	\$	591,687	\$ 455,055	\$ 136,632 23.1%
	5	\$	600,563	\$ 455,055	\$ 145,508 24.2%
	6	\$	609,571	\$ 455,055	\$ 154,516 25.3%
	7	\$	618,715	\$ 455,055	\$ 163,660 26.5%
	8	\$	627,995	\$ 455,055	\$ 172,940 27.5%
	9	\$	637,415	\$ 455,055	\$ 182,360 28.6%
	10	\$	646,977	\$ 455,055	\$ 191,922 29.7%
	11	\$	656,681	\$ 455,055	\$ 201,626 30.7%
	12	\$	666,531	\$ 455,055	\$ 211,476 31.7%
	13	\$	676,529	\$ 455,055	\$ 221,474 32.7%
	14	\$	686,677	\$ 455,055	\$ 231,622 33.7%
	15	\$	696,978	\$ 455,055	\$ 241,923 34.7%
	16	\$	707,432	\$ 455,055	\$ 252,377 35.7%
	17	\$	718,044	\$ 455,055	\$ 262,989 36.6%
	18	\$	728,814	\$ 455,055	\$ 273,759 37.6%
	19	\$	739,747	\$ 455,055	\$ 284,692 38.5%
	20	\$	750,843	\$ 455,055	\$ 295,788 39.4%
	21	\$	762,105	\$ 455,055	\$ 307,050 40.3%
	22	\$	773,537	\$ 455,055	\$ 318,482 41.2%
	23	\$	785,140	\$ 455,055	\$ 330,085 42.0%
	24	\$	796,917	\$ 455,055	\$ 341,862 42.9%
	25	\$	808,871	\$ 455,055	\$ 353,816 43.7%
	26	\$	821,004	\$ -	\$ 821,004 686.3%
	27	\$	833,319	\$ -	\$ 833,319 100.0%
	27	\$	845,819	\$ -	\$ 845,819 100.0%
	27	\$	858,506	\$ -	\$ 858,506 100.0%
	27	\$	871,384	\$ -	\$ 871,384 100.0%

\$ 5,634,508 Excess Tax Paid After 25 Yrs. ( Life of Bond)

Yearly Operating Expenses	Cost per sq.ft	55,000
Water	\$ 0.25	\$ 13,750
Gas	\$ 0.65	\$ 35,750
Electrical	\$ 0.45	\$ 24,750
Janitorial	\$ 0.75	\$ 41,250
Insurance	\$ 0.45	\$ 24,750
Property Management	\$ 0.65	\$ 35,750
<b>Total</b>	<b>\$ 3.20</b>	<b>\$ 176,000</b>

Total Operating Cost per yer.	yr.	Useable		Common Area		55,000 sq.ft.	85%
		TAC	KZ				
		29,150	17,600	8,250			
		<b>29,150</b>	<b>17,601</b>			<b>46,750</b>	
TAC= The ArtsCenter		62%	38%	18%			Percentage c
KZ= Kidzu							
	Total Operating Cost						
<b>1</b>	<b>\$ 176,000</b>	<b>\$ 109,741</b>	<b>\$ 66,259</b>		<b>\$ 176,000</b>		
<b>2</b>	<b>\$ 181,280</b>	<b>\$ 111,387</b>	<b>\$ 67,253</b>		<b>\$ 178,640</b>		
<b>3</b>	<b>\$ 186,718</b>	<b>\$ 113,058</b>	<b>\$ 68,261</b>		<b>\$ 181,320</b>		
<b>4</b>	<b>\$ 192,320</b>	<b>\$ 114,754</b>	<b>\$ 69,285</b>		<b>\$ 184,039</b>		
<b>5</b>	<b>\$ 198,090</b>	<b>\$ 116,475</b>	<b>\$ 70,325</b>		<b>\$ 186,800</b>		
<b>6</b>	<b>\$ 204,032</b>	<b>\$ 118,222</b>	<b>\$ 71,380</b>		<b>\$ 189,602</b>		
<b>7</b>	<b>\$ 210,153</b>	<b>\$ 119,996</b>	<b>\$ 72,450</b>		<b>\$ 192,446</b>		
<b>8</b>	<b>\$ 216,458</b>	<b>\$ 121,796</b>	<b>\$ 73,537</b>		<b>\$ 195,333</b>		
<b>9</b>	<b>\$ 222,952</b>	<b>\$ 123,623</b>	<b>\$ 74,640</b>		<b>\$ 198,263</b>		
<b>10</b>	<b>\$ 229,640</b>	<b>\$ 125,477</b>	<b>\$ 75,760</b>		<b>\$ 201,237</b>		
<b>11</b>	<b>\$ 236,529</b>	<b>\$ 127,359</b>	<b>\$ 76,896</b>		<b>\$ 204,255</b>		
<b>12</b>	<b>\$ 243,625</b>	<b>\$ 129,270</b>	<b>\$ 78,050</b>		<b>\$ 207,319</b>		
<b>13</b>	<b>\$ 250,934</b>	<b>\$ 131,209</b>	<b>\$ 79,220</b>		<b>\$ 210,429</b>		
<b>14</b>	<b>\$ 258,462</b>	<b>\$ 133,177</b>	<b>\$ 80,409</b>		<b>\$ 213,585</b>		
<b>15</b>	<b>\$ 266,216</b>	<b>\$ 135,174</b>	<b>\$ 81,615</b>		<b>\$ 216,789</b>		
<b>16</b>	<b>\$ 274,202</b>	<b>\$ 137,202</b>	<b>\$ 82,839</b>		<b>\$ 220,041</b>		
<b>17</b>	<b>\$ 282,428</b>	<b>\$ 139,260</b>	<b>\$ 84,081</b>		<b>\$ 223,341</b>		
<b>18</b>	<b>\$ 290,901</b>	<b>\$ 141,349</b>	<b>\$ 85,343</b>		<b>\$ 226,692</b>		
<b>19</b>	<b>\$ 299,628</b>	<b>\$ 143,469</b>	<b>\$ 86,623</b>		<b>\$ 230,092</b>		
<b>20</b>	<b>\$ 308,617</b>	<b>\$ 145,621</b>	<b>\$ 87,922</b>		<b>\$ 233,543</b>		
<b>21</b>	<b>\$ 317,876</b>	<b>\$ 147,805</b>	<b>\$ 89,241</b>		<b>\$ 237,046</b>		
<b>22</b>	<b>\$ 327,412</b>	<b>\$ 150,023</b>	<b>\$ 90,580</b>		<b>\$ 240,602</b>		
<b>23</b>	<b>\$ 337,234</b>	<b>\$ 152,273</b>	<b>\$ 91,938</b>		<b>\$ 244,211</b>		
<b>24</b>	<b>\$ 347,351</b>	<b>\$ 154,557</b>	<b>\$ 93,317</b>		<b>\$ 247,874</b>		
<b>25</b>	<b>\$ 357,772</b>	<b>\$ 156,875</b>	<b>\$ 94,717</b>		<b>\$ 251,592</b>		
<b>Total</b>	<b>\$ 6,416,831</b>						





## **Proposed Hotel for 300 East Main St. Development**

<b>Brand:</b>	<b>Hilton Garden Inn</b>
<b>Building/Rooms:</b>	<b>5 Story Building with 140 Rooms and Suites</b>
<b>Meeting Space:</b>	<b>7,000 Square Feet of Flexible Meeting and Event Space Multiple Break-out Rooms</b>
<b>Amenities:</b>	<b>Indoor Swimming Pool Fitness Center Business Center</b>
<b>Parking:</b>	<b>New Parking Deck with 250 Parking Spaces</b>
<b>Employees:</b>	<b>Approximately 50 New Hires from Housekeeping to Management</b>

### **Market:**

- **Increased demand for large meeting space in the Chapel Hill/Carrboro Market**
- **More groups from outside the area looking to host meetings and events in town**
- **Increase in foreign visitors seeking downtown accommodations**
- **Growth of Corporate offices in Carrboro area**
- **Close proximity to Pittsboro and Mebane**
- **Increase in wedding/social venues in Carrboro area**

**It is anticipated that the proposed Hilton Garden Inn will generate the same revenue (if not more) in the first 16 months of operation as the Hampton Inn & Suites Carrboro.**

**Revenue paid directly to Town of Carrboro from Hampton Inn & Suites since opening:  
8/28/13 through 12/31/14**

- **6% Occupancy tax collected on every guest room reservation with 3% paid to Town of Carrboro and remaining 3% paid to Orange County. \$360,000 total : \$180,000 to Town of Carrboro and \$180,000 to Orange County**

**Total Personal and Property tax paid from Hampton Inn & Suites for calendar year 2014 was \$258,902.50.**

**Total Personal and Property tax paid to Carrboro alone was \$89,762.46.**

-----Original Message-----

From: Sally Smith [mailto:sarasmith109@icloud.com]

Sent: Wednesday, December 31, 2014 3:50 PM

To: Catherine Wilson

Subject: Response to the public hearing of the Carrboro board of alderman Tuesday, January 28, 2015

I am 72 years old and own a 1150 square-foot house that I pay taxes on each year. I would really like my Taxes to go down due to the new buildings already built or being built in Carrboro. I see no parking around that parking lot they want to build this building on, which I often use at the art walk. Where will I park when they're building goes up?? I support both of these organizations but I don't think Carrboro should be responsible for a third of the bill for that building. Plus, I Think we should be able to adjust to these other new buildings Already built in Carrboro before we try to build more in our small town.

Sara Smith

109 pine hill dr

Carrboro

Sent from my iPhone using voice dictation, please forgive typos and punctuation.

**From:** Jill Akiyama [mailto:jakiyama@gmail.com]  
**Sent:** Friday, January 02, 2015 1:39 PM  
**To:** Catherine Wilson  
**Subject:** Proposed Building from ArtsCenter and Kidzu

To Whom it May Concern:

I received the notice of public hearing on the building proposed by two nonprofits, ArtsCenter and Kidzu. While I have benefited from one of them, and love their presence in the town of Carrboro, I wanted to advocate against their proposed building. The location specified is in a tough spot: it's right against a railroad and is at a heavily-used intersection by car traffic. Furthermore, this would remove a much-needed parking lot. Much of the regulations of the town heavily restrict the amount of public parking available, especially to those with a Chapel Hill address and out-of-town visitors, in an attempt to reduce car traffic and encourage walking or cycling. Further reduction of parking could limit the amount of visitors (and Carrboro residents) into downtown, and any income associated with them. Traffic is already horrendous enough, and removing the parking from that corner could limit access to the Armadillo Grill, 2nd Wind, and other establishments on Main Street. While I do not know what Kidzu and ArtsCenter plan to do with the proposed building, but moving it further onto Jones Ferry Road or Greensboro Street and away from the center of town could rearrange the traffic flow the new building could bring.

Many locals are still getting used to the new hotel nearby, which has clearly changed the skyline of the town, showing how much it has changed from even ten years ago. New buildings reflect investment into infrastructure, but please be more prudent on their potential locations. Take into consideration the traffic troubles many Carrboro and Chapel Hill residents have to endure to go to their favorite bars, grocery stores, and restaurants in this part of town.

Thank you.

--

Jill K. Akiyama  
Candidate for Master of Science in Public Health, 2016

Department of Health Policy and Management

UNC Gillings School of Global Public Health

[jakiyama@live.unc.edu](mailto:jakiyama@live.unc.edu)

Cell: 919-357-0586

605 Jones Ferry Road  
Apt. #VV13

I am writing to comment on the proposal by the Arts Center and the Kidz Children's Museum to build, in part at the Town's expense, a \$12 million building on a parking lot located on Roberson Street.

These unique organizations do contribute to the quality of life in Carrboro. They are important to many Carrboro residents and to people in nearby communities. I think they should be encouraged.

However, I believe that an informed opinion of the proposed building project would need answers to these questions.

1. How does the size of the proposed building compare to the amount of space presently used by these organizations? If there is a projected increase in space, is it justified on the basis of the activities the organizations are presently engaged in and on projections of expanded activities that would be made possible if more space were available? Adequate answers to these questions would need to include detailed documentation of the organizations' activities, with data that show growth in activities that need the space. If the size of the staff of these organizations is expected to increase, data to support these projections should also be presented. I noted that the website of the Kidz Children's Museum is not working. What does this mean for the viability of this organization?
2. Do the activities of these organizations result in increases in commerce in the surrounding area, such as the use of nearby restaurants or increased traffic in local retail shops? Are there any hard numbers to show this direct benefit and any projections to show how the proposed building can enhance that benefit? This would be an extremely important reason to support the proposed building. Without hard numbers to support this effect, the project would not, in my opinion, be approvable.
3. Are there satisfactory less costly alternatives, such as renovation of space presently occupied? Have other locations been considered?
4. Can some of the space in the proposed building be rented for retail shops and/or offices, so that the rental income can help defray the cost of the construction loan and maintenance?
5. If, at the end of a comprehensive financial analysis, it appears that the proposed project will pose an unavoidable increase in the tax burden, for the foreseeable future (25 years is a long time), The Board of Aldermen should weigh this option against other pressing needs in the Town for which such a tax increase could be used.

The "prepared food and beverage tax" is not a good idea. The tax is regressive and would have a negative impact on local businesses. I am strenuously opposed to it. Since approval from the General Assembly Authority for this tax is not a certainty, no projections should assume that revenues from it will be forthcoming.

I believe the Board of Alderman should engage in a thorough and impartial assessment of this proposal, with the help of outside consultants where appropriate. They deserve kudos for the excellent plan that gave us the Hampton Inn. A similar deliberative process should be undertaken to figure out what is the most appropriate use of the building site on Roberson, which is a valuable asset for the Town. For example, are there other uses for the site that would serve the Town better? We should take our time to figure that out. If it's not too late to change the site of the new library, should that be considered?

Such an assessment should carefully weigh the consequences for Carrboro real estate taxes which I believe continue to be the highest in Orange County. I suppose that the Hampton Inn and other recently completed construction, may be making a much needed contribution to the Town's tax base and may

relieve the burden on Carrboro homeowners. Planning of additional construction should include as a high priority the effect on the Town's tax base.

Thank you for the opportunity to comment on this proposal.

Frank Stallone

405 Berryhill Drive

Carrboro

Dear C. Wilson,

I received the letter regarding this matter. I will not be able to come to the hearing. But nothing in the letter justifies why this expense should be borne by the town. Our property taxes are already extremely high. We were annexed to the town some years ago and our taxes increase by about 270%. You definitely do not need a new expense on the books. You should be looking for ways to cut expenses. I think the Artscenter is a good organization and I attend some of their shows but I do not see why the town should pay any of the costs of building this building.

Yours,

Stephanie London  
8511 Balmoral Place  
Chapel Hill NC 27516

To the Carrboro Board of Alderpersons:

Three major projects are coming before the Carrboro Board: a performance venue that could make Carrboro the entertainment center of Orange County, a library that residents have been waiting on for almost 30 years and most seriously, a deficit in the bus budget that could lead to charging bus riders. Yet the budget has not changed to adequately fund any of the three.

An opportunity to fund these game-changers is before the Board, but as usual those who are short-sighted are urging the Board to reject it. An attractive, thoughtfully planned development for the Lloyd property is proposed. An early estimate is that the project could bring in \$100 million in sales and property taxes over 10 years. It is important to approve it quickly to bring to fruition the library, the arts venue and continued fare-free bus service.

85% of Carrboro's tax base falls on homeowners. That's fine if you live in a comfortable, leafy neighborhood where your income can afford that high tax. (And that is in addition to the Orange County and school supplement taxes.) But if you are a third or fourth generation African American who lives in a house built by their grandfather, you cannot afford ever higher taxes. We are driving these long-time citizens out of our town. If you are a low income renter (remember those people whose services you use), you can't afford the rent when the landlord raises it to pay their taxes.

Where do all the comfortable people in Carrboro shop? At Durham's Southpoint, South Square and three other shopping centers on our border, Alamance's Tanger Outlet right across the border (and that provided 800 jobs), and Chatham's Wal-Mart. (You can stick up your nose all you want about Wal-Mart, but if you are a poor person without transportation, there is no place to shop in Carrboro or Chapel Hill, and getting to the Hillsborough or Chatham Wal-Marts is difficult. Maybe some of those who object to the Lloyd development will offer to drive those folks to shop outside of town. ) Where are your shopping dollars and sales and property taxes going? Yup, Durham, Chatham and Alamance Counties..

Another aspect that most people don't realize is that, much as we love our unique local businesses, they can't pay health insurance to their employees (some not even to themselves.) You may not like big box stores, but ask their employees, which I do, and you'll find they do provide health insurance. If the poor have to start paying bus fare, we're hurting them one more time. And denying them jobs to boot.

Are these anti-commercial people selfish? I'll give them the benefit of the doubt - they really don't know there are poor people living in their town who need jobs, an affordable place to live and shop. One writer says it's "All about money." You betcha it's about money. Money for schools, police, parks, libraries and yes, bus service for poor people and jobs and flourishing

town services. A family needs adequate revenue (known as income) to cover personal and household expenses. So does a town.

This is an opportunity for Carrboro to realize the vision to provide jobs and services for all its residents - not just those who love keeping their town the way it has always been. (Actually it hasn't always been like this: Carrboro was first the Weaver Plantation, the railroad tie capital of the world, a mill town, a blue collar town, source of low-cost housing for blue collar folks and students. Places grow and change.) Now we have the vibrant Hampton Inn and shops and the Fleet Feet building.

Finally, Carrboro has committed to reduce its carbon foot print. The Lloyd development provides an opportunity to stay here and shop - no need to drive out of the county.

I urge the Board to approve the Lloyd plan without further delay to make our town the vibrant destination that it can be for all in Carrboro.

Ellie Kinnaird

I have also sent this letter to the Chapel Hill News as an Open Letter to the Board of Alderpersons



As a Carrboro resident, commercial property owner and local business owner I am not in favor of the town investing \$4.5m in this project.

Our taxes in Carrboro are already extremely high so increasing them to support a project such as this does not make sense to me. In public/private partnerships I have seen in other cities locally and in other areas of the country there is generally a win-win mindset and a monetary benefit component to the project that does not appear to be present in this proposal. For instance, a town might invest in a large development project by providing tax dollars to build a parking deck to support the parking needs of the development. In return the town is given a portion/all revenue generated by that parking deck. How will this project pay the town back for this investment? Will it generate enough additional tax dollars for the town that justify this level of investment?

Why is this building needed? What un-met demand or void is this project meeting? Is the ArtsCenter bursting at its seams and unable to provide classes to everyone who wants to attend them? Do they need a larger theater for the shows they are attracting? The ArtsCenter has a reputation of poor financial management and often operating in a deficit, do they have a proposed business plan in place that shows how they will support the expense of operating in this new building and paying back any debt it will take on to complete this building?

If the town wants to form a public-private partnership that will provide space for an unmet demand why not talk to Frank Heath about building a new space for the nationally acclaimed Cats Cradle? This is a proven business that attracts tourists from all over the state and beyond to attend it's shows. These tourist dollars support the new hotel, local bars, restaurants and shops directly benefiting the people paying the taxes to support the needed investment. If Cats Cradle moved to a new space that would free up a large amount of space that could be occupied by Kidzu and the ArtsCenter.

This building would take away a current parking lot and potentially create a greater demand for parking potentially adversely affecting the local businesses being asked to support it. I am sure the town would require a parking element to the development but would it be just like the parking deck at 300 East Main where in the long term that parking is all dedicated to the project itself and not creating any additional parking for the town?

The town does not own the land on the site for the proposed project, which is .54acres, but does currently own the lot at the corner of Greensboro st. and Roberson St., which is .88acres. If the town invests \$4.5m in the project will it own the land? If so, at what portion of the cost of the project? If the town is going to consider a public-private investment for a project such as this why not do it on land it already owns? This property could probably support underground parking as well as above ground and has already been approved in the past for a multi-story project. One large issue facing the businesses in downtown Carrboro is not demand, it is the availability of public parking. This is also a potential source of revenue for the town to assist in justifying the taxpayer investment.

I love the ArtsCenter and Kidzu but there are a lot of unanswered questions about this project. I am having a hard time seeing how this investment on the part of the town and taxpayers can be justified. I completely understand that not all return on investment in our community can be measured in monetary terms, but this investment does not appear to fill a huge unmet cultural demand, fulfill a current demand for additional parking in the downtown area or create additional revenue sources for the town.

Thank you ,

--

Tyler Huntington

Owner/Operator

Tyler's Taproom

[www.tylerstaproom.com](http://www.tylerstaproom.com)

I've been receiving emails about the new Artscenter that Carrboro is building and am really mystified. I'm wondering where Carrboro is going to get the \$4.5 million dollars that is going to be contributed to this project. As small business owners in Carrboro, those of us in the arts could surely use grants and other monies to help us advertise and increase our sales. I have asked endlessly for signs on Main Street and received no reply and no help. It's really amazing that suddenly Carrboro can come up with this huge amount to build a new Artscenter (which doesn't add much to the economy of Carrboro) while small art-related businesses in Carrboro get nothing. The money could be far better spent advertising present small arts-businesses than building a huge new building for one non-profit that has never been able to support itself. Amazing! I cannot attend the meeting, but would like my voice heard.

Barbara Higgins  
The Clay Centre  
402 Lloyd Street  
Carrboro  
919-967-0314

If you are proposing to raise taxes I am totally in the disagreement of Carrboro participating in constructing the Arts Center my taxes already high enough Carrboro taxes are some of the highest in the state and I total disagree with any other additions to my tax bill. And if some of the businesses are willing to participate it should be done on an individual basis not for the entire business district.

Stepney Edwards  
Midway Barber Shop  
707 W Rosemary St  
Carrboro, NC 27510

Hello Neighbor. I recently heard of the proposition which asks bars to pay a new tax on alcoholic beverages in order to support the construction of the Arts Center. I am writing to express my strong opinion that this is unfair. Our small business barely survives as it is. I would like to point out that three bars/ restaurants are currently for sale in Carrboro due to poor sales and challenging business conditions, which includes an over saturation of bars. It seems unfair to place the burden of funding yet another large and expensive building project on its modest community of local business owners. Pretty soon only larger corporate chains will be able to pay the bills. That's not what Carrboro is supposed to look like. It just feels like too much too fast.

Sincerely,  
John Bowman  
Bowbarr  
795 W Rosemary St  
Carrboro NC 27510

Art lives in all of us!

## Comments on CAIC

This project tells Carrboro to go build a hotel on the site we are on, in the middle of the 300 West Main project, and these groups will somehow raise the money to build and operate the creative center of their dreams. Well, Kidzu and the ArtsCenter, that is. Carolina Performing Arts is listed as a partner, but without any documented participation.

The lists of partners are listed too, but they haven't signed on to this. What do they think? Did they even know that the partners would use their names as a sort of community collateral?

The hotel is collateral in a way. The only thing known is the projected cost and the site. Where do they get the numbers? Durham has had multiple troubles with its hotel and convention center, does Carrboro really wish to enter the lodging business? Do they have a guaranteed partner that will design, construct, and run the hotel in the middle of the 300 W. Main project? Can the CAIC guarantee a set amount of business that they will give the hotel? Can they guarantee anything at all about this? Building a hotel on speculation demands a lot of trust on the business partners.

Speaking of which, who are the partners. Carolina Performing Arts is not substantially involved, the Arts Center is trying to get out of its current building, and Kidzu doesn't have one. What about other cultural institutions? What is the agreement, proposed agreement, framework for how this building will be used. If there are other parts of the vibrant Carrboro community that want to get involved, will they be junior partners at the sufferance of others.

This flat out isn't worth it. If Carrboro needs another hotel, let's do that. If Carrboro wants to put up a cultural center, let's do that. There is no real reason to mash the two together, and there is no real reason to believe this project is viable, let alone preferable, to what the Carrboro community can produce.

Stephen Haebig - Thanks to one and all for helping me work through this.

I live on the other side of the 'border'. I hope that's okay.

Stephen Haebig

125 E. Longview St. Apt. E

Chapel Hill, NC 27516

Hello Bethany,

I read your letter about the building proposal for The Arts Center and Kidzoo. My husband and I have lived in Carrboro for over 20 years, we raised our children here and now are retired. Our taxes are high but I have always said that I felt we get good value for our taxes- so we are content to keep paying thousands more than we would if we moved elsewhere. However, this new idea of the town getting into the business of building to suit two nonprofits is just not sitting well with me as a long time resident and taxpayer. I don't see that our little downtown can handle thousands more cars that will be coming in for Art Center events and for Kidzoo- IN ADDITION to another hotel. Our roads are stressed as it is and you know there is such a thing as too much. I agree that we need to increase our tax base- I would welcome additional tax revenues so that my taxes might not continue to rise- however I also appreciate quality of life and I think that this proposal as I read it would seriously diminish the RESIDENTS of Carrboro's quality of life as we wouldn't be able to move freely around downtown with all the folks coming in for events and such.

We are fairly dense in the town core right now so I seriously question making our downtown significantly more dense. I also question the wisdom of taking MY TAX dollars to build to suit two nonprofits. If our town needs more art, kid, and music space, then I suggest that the TOWN build to suit TOWN needs and increase the Parks and Rec Department to host such needs. I would much rather increase our own Parks and Rec Department than build to suit two entities that the Town doesn't have control over. Should the two nonprofits go belly up or desire to leave, then the town would be stuck with a very expensive building in our core. WE TAXPAYERS would be holding a building that wasn't built for our needs and we would have to maintain the building and look for other renters. Bad business looking into the future. Build for the Town needs, by all means, and the taxpayers will support that effort; build to suit other interests and you are going beyond the scope of what taxpayers such as myself and my husband can support.

Thank you for your time in reading this note.

I hope to attend the public meeting next week to learn more about this proposal.

Christine and Tom Ellestad

[gogirl@nc.rr.com](mailto:gogirl@nc.rr.com)

Hello Catherine & Carrboro Board of Aldermen,

Jumping right in - it's hard to escape that the proposed numbers are large in relation to the size of the town's resources. Now, "big scary numbers" are by no means an argument by themselves, but as you well know, \$4.5 million would represent about 22% of the total annual operating budget for the town of Carrboro. It's true the project might be spread across a couple years, and could be paid off over a long period. But it does give me a sense of scale.

My main input boils down to a few questions - If the town were willing to commit \$4.5 million to the arts, is this the way we'd want to do so? What other arts businesses, groups, or events might merit a fraction of that commitment? And would this project hamstring the town in supporting them? The fact that Carrboro has made the arts a priority has paid huge benefits over the years. But there are many people carrying that banner.

The comparison that gives me the most pause is the Cat's Cradle. I admit to ignorance on two important fronts here: (1) The inner workings of the Cradle (2) Specific plans for the next phases of the 300 East Main development. My ignorance aside, I doubt the Cat's Cradle is making money hand over fist. Yet they do as much to keep the arts alive and bring in outside visitors as any non-profit, gov't department, or other business. It's an incredible amenity for a town our size. The Local 506 is similarly excellent, punching well above its weight. A bit further afield, you have The Cave, providing space for local acts to cut their teeth. On a bad night, or week, or month, I know some of those thin-margin businesses would consider themselves "non-profits", if you get my meaning. If anything caused the Cradle to close or move, it would leave a huge hole in town.

It may be that the Cradle is being assisted in some way as the 300 East Main project moves forward...but I haven't heard anything about that in a while. And I am aware that Durham's (very welcome) renaissance is putting pressure on venues of a certain size.

The fundamental question, again, is the one you already know you're considering - How do we best support the arts, and how do we do so within our means? I don't know the answer, but our town is bursting with artistic people, working for profit and not. And if we're going to hand out millions of dollars to just 2 organizations, we better have a plan for similar support (grants, buildings, rent assistance, whatever) when needs & opportunities arise.

All that said, I should add that I love the ArtsCenter, and if we had Kidzu just up the street from my house, my family would absolutely use it. I'd just like to be sure it was funded by the right sources, at the right scale. If I can have my cake and eat it too, well, kudos to the Board of Aldermen.

I appreciate the work everyone is putting into this proposal, and into this wonderful town.

Thanks & best regards,

Donald McMillan      105 A Todd St. Carrboro, NC 27510



**ARTS CENTER PUBLIC COMMENT RECEIVED AFTER FRIDAY,**  
**JANUARY 16<sup>TH</sup>**

Dear Mr. Andrews and Mr. Dorosin,

I grew up here and consider Chapel Hill/Carrboro both to be “my hometown.” My commitment and desire to support local businesses, along with the arts, means that I regularly spend my money equally between the two towns.

My initial excitement and overwhelming support at the original development plans by Main Street Properties for 300 E. Main Street has turned to concern that the current plan information does not include key elements from the originally submitted and approved plan. I’ve not been seeing any recent mention of the plan that includes Cat’s Cradle. I hope this is just an oversight that will be reflected in tonight's discussions.

As a native, I was here when Cat’s Cradle began and enjoyed all of the incarnations as it grew. And as a music lover who spent many years working in the music industry on a local, regional, and national level, I was always surprised and delighted when an artist would tell me how much they loved playing at the Cradle when they were touring. The Cradle’s reputation and presence here played heavily into my decision in 1997 to move back from New York City. I am equally as supportive of The ArtsCenter for my entertainment and both venues were covered heavily and often during my two years as entertainment columnist for Chapel Hill Magazine’s The WEEKLY.

Not receiving equal support, Cat’s Cradle could be forced to relocate, or simply close, which would be a devastating loss to Carrboro and Chapel Hill. The economic impact would be painful, but a more real and acute loss would be to the sense of history that the Cradle has provided to this entire community over the years. The stories told; the artists on their way up that are now household names, the careers launched; the national acclaim. Now with the Libba Cotten historical marker within shouting distance, it’s more important than ever that we support and foster our musical heritage and its traditions.

In moving to approve the development plan on the table, the town of Carrboro and the developers need to responsibly honor the original approved commitments made during the beginnings of this massive project so we are fully supporting the long, colorful, musically rich history of 300 E. Main Street of both The ArtsCenter and Cat's Cradle.

Deborah Miller

.....

Deborah Miller

Program Administrator

North Carolina Folklife Institute

2726 Croasdaile Drive, Suite 206

Durham, NC 27705

I think this would be a wonderful addition to our growing arts community and think the location would be ideal. Any thoughts about a small gallery space for exhibiting artists? Might be a nice touch. Please add our company's name to your mailing list. We would be glad to help support this endeavor.

Best wishes,

Malena

Malena Smither

Smither & Associates, Inc.

100 Europa Drive, #460

Chapel Hill, NC 27517

919-929-0127

[msmither@smithernc.com](mailto:msmither@smithernc.com)

Dear Carrboro Board of Aldermen:

My apologies, but I will not be able to attend your public hearing this evening on the proposed arts center for downtown Carrboro.

Here are my thoughts on the proposal which I submit to you and the town clerk.

First, some background:

1. I have been a resident of Carrboro for the past 17 years. I love the Artscenter, and use it regularly. My children have taken art and music classes there, I have performed on the main stage frequently. My eldest daughter participates in a radio show there every Friday.
2. Currently, I am employed with the City of Durham as the City's Assistant Budget Director. At the time of the DPAC development and construction I was the City's Treasurer, and was a key player in the development of a financing plan for the facility. I structured the debt model for the facility.
3. I was the first managing director for the Deep Dish Theater Company, and worked for 5 years to assist that operation in becoming sustainable.
4. My hobby is acting; I have performed in virtually every theatrical venue in the Triangle including the Artscenter, Deep Dish, Manbites Dog, Theater Raleigh, Burning Coal, Raleigh Little Theater and Playmakers Repertory Theater.

And here are my thoughts on the proposed development deal, in no particular order:

1. The Artscenter is indeed bursting at the seams and needs to be replaced. The main performance space is one of the worst in the Triangle owing to the central section (where the audience should be) being occupied by a vomitorium and lighting booth.
2. Unfortunately, for a variety of reasons I will cite below, I do not believe the proposal currently being brought forward meets the needs of the Carrboro arts community.
3. I agree with Alderwoman Chaney that the proposals for a hotel and arts facility are two separate decisions that need to be separated. I get the concept: a hotel can't be built unless the current center relocates. By relocating, this creates the opportunity for new revenues. There are holes in this argument, not least of which, I don't see anyone coming forward wanting to build a hotel next to a hotel. Secondly, even if that were to happen, the Town might wish / need to use those additional revenues toward higher priorities (For instance, we are facing the elimination of privilege license revenue in the coming fiscal year.).
4. I am weary of anyone who comes forward claiming taxes and fees will not be raised on citizens. I would not be against a modest increase to support the arts in Carrboro, but whenever anyone makes the claim, "no new taxes", there is always a bad outcome.

5. The comparisons that have come forward to the Durham's Performing Arts Center are misleading. To begin with, to present an architectural rendering to the public of a building that looks remarkably like the DPAC, and then to claim that the final facility will look nothing like this is a bad faith gesture that should have been avoided. The DPAC is rated as one of the top ten event destinations in the world, but other development deals came first – and had to come first – before that distinction was earned, including The Durham Bulls Athletic Park, American Tobacco, and most important, a solution to the parking problem.

6. **DPAC financing:** The financing model for DPAC was very tight, and Mayor Bell was adamant that no general fund property taxes were to be used to balance the fund. To this day, the City pays for the debt service, some operating, and capital improvements on the DPAC with the following:

- a. 1% of occupancy tax collections, with a cap of \$1.4M.
- b. Operating revenues
- c. Naming rates and ticket surcharges.

And on the subject of naming rights: most of the rights for locations in the DPAC have been sold (the stage, seats, bathrooms). The big opportunity – the facility itself – has, to this day, never been sold. That miscalculation put the financials in a hole of approximately \$2M initially, and for a few years we were uncertain if we would ever be able to balance the fund.

**Arstcenter financing:** in the current proposal I see a lot of comparison to the DPAC model. DPAC never proposed using 100% of occupancy tax, and the chief naming rights were never realized.

In closing, I again state that a solution needs to be found for the Artcenter; the current facility has served its purpose and needs replacement. However in my opinion the deal coming forward is not financially viable and other options need to be explored.

Sincerely,

John Allore

1203 Hillsborough Road

Carrboro, NC 27516

I have read a lot of comments about the CAIC, mostly negative (not surprising), mostly complaining that property taxes are already high enough and that there isn't enough parking for the project.

It appears that very few of the people who have shared their criticisms have actually looked at the plans or attended a presentation.

What I saw when I went to the presentation at the ArtsCenter last week and what I read in blogs and articles, was that property taxes would not be what was paying for this, there would be a new type of tax. As for parking, 300 E. Main is going to expand its parking deck when it builds out the property, which will provide more than enough parking. I hope this will be clarified tonight during the presentation.

I think most would say that the ArtsCenter is one of our town's gems. In fact, Chapel Hill often includes the ArtsCenter in its own town descriptions when it is applying for awards. It also brings a LOT of people in from out of town to come and spend their money here. It would be a shame to see it leave Carrboro.

Although many are reacting to the metal and glass of the building model, that is so preliminary that it doesn't bother me at all. The fact that the ArtsCenter board has an award-winning architect on it and has used his talents to put together a plan that can be discussed is to their credit. Pro bono work from board members is not something new.

Not to say anything against Kidzu, but when I look at this plan, what I would really love to see is a shared space **not** with Kidzu, but with the **ArtsCenter** and the **Southwest Branch of the Orange Public Library**. If we are going to be vested in the property, and if the county is going to be asked to contribute to both projects (ArtsCenter building and the library), why not put them together? As I understand it, the library is included in future plans for 300 E. Main. Are the 300 E. Main partners planning to donate any land or such in regards to the library? If so, perhaps that could be applied to the ArtsCenter building, too. The number of stories on this building have varied over the past several weeks. I would put the library on one floor and put the ArtsCenter on the others.

If it is a true town-county partnership on the library space, perhaps there would be library spaces that could be rented ,out as there are spaces in the Century Center.

Yes, funding needs to be worked out. And there are a LOT of other details to be worked out. And I am proposing something different than what is on the table. But this seems like the time to say it.

I hope those who have already commented without seeing the plan will take the opportunity tonight to see not just the obstacles, but also the possibilities.

Heidi

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Heidi Perov Perry

407 Robert Hunt Drive  
Carrboro

Dear Carrboro Board of Alderman,

I wanted to write you regarding the proposed Arts Center Project coming to you from The Arts Center and Kidzu. We plan to attend the hearing, but are not sure if we will speak or not.

We have been long-term supporters of the Arts Center, and I have served on the Kidzu Board of Directors. Both are strong contributing nonprofit organizations in our community, and we are grateful for the work they do to bring the arts and children's programming to our community and county. In general, we do support the proposal to have a thriving arts complex downtown and think this would be an excellent location for their work, and we really like the concept of a public-private partnership for development.

However, we have several concerns about this proposal as we understand it. The major concern is about the financing for this project, and the town's financial liability. Both the Arts Center and Kidzu are weak financial organizations, and neither has demonstrated strong viable business operations. Even though the Arts Center has been around for 30 years it is often appears likely to fold, and has repeatedly let go of their Executive Director and sought new leadership. Similarly, Kidzu although it is a very dynamic and creative organization, it is still young, and has not been able to establish a solid financial business plan for sustained operation, and has had turnover in leadership and Board members. You may also know that despite big dreams and some big donors, it could not fulfill its fundraising promise to build a permanent site in Chapel Hill despite an agreement and support from the Town of Chapel Hill. Instead it has changed sites frequently in an effort to build a more solid fundraising base, and find a better, less expensive location. So I worry and wonder whether either of these nonprofits can actually grow to become a solid partner, raise a significant capital campaign, and remain viable for the next decade to really secure the Town's investment.

A second concern appears to be the promise of another hotel in the same exact block being built and generating adequate resources to pay the town in future revenues. Is this a good idea to colocate two hotels on the same block and property? Would there be an interested partner? How is the current Hampton Inn doing? Or is this just a proposal without any basis for actually happening?

A third concern is how would the town finance its half of the proposed project? It doesn't seem as if the Town itself has a strong economic development model to enter into this arrangement, and we would like to see the Town's plan for this type of development and partnership. We would like to know more about how this huge investment of Town resources would actually result in both short-term and long-term returns, and whether the Town has done its own forecasting or economic modeling of this proposal.

So we have many questions and hope that you will be able to present this to the public before approving this proposal. But again, we do like the idea of the public-private partnership and hope you will explore how this model could work. Would another option be for the Town to collect fees on ticket sales, or some other type of financing strategy to ensure the Town actually does generate greater returns from



its investment? What was the model for Fleet Feet?

And again, we encourage you to find a viable way to develop all of downtown Carrboro. Just like in the CVS Weaver Street/Greensboro, while we are pleased this project has been stopped (at least for now), we have no idea if there have been any proactive opportunities by the Town to actually develop this block into something that actually benefits the town and its residents. Each day, as we walk downtown, we see this corner walled off like some type of prison camp, with a building that is falling apart before our eyes (is this not a hazard?), and no plans for development that would be welcomed and beneficial.

So, we hope we can look to you for leadership on how to develop effective, well financed partnerships for downtown development, and perhaps the proposed Arts Center is a way to figure it out.

Thanks for all that you do to serve our Town. We appreciate your leadership and service.

Michele Rivest and John Alderson  
100 Oak Ave  
Carrboro

Hey y'all. I've already voiced some of my concerns to some of you, but I want you all to know I worry about:

The future of a free-standing library if another hotel goes in over there.

Concerns we will get another hotel that the people who live here's friends can't afford to stay at. Can we get something in there more affordable, if we do decide to let another one come in?

The architect who did the rendering being on the ArtsCenter board. I just re4ad that yesterday. Does anyone else see a problem with that?? When did we stop using Carrboro people for Carrboro projects? We have plenty of architects right here who might have a better idea of what fits.

These are the main ones. I just want what is best for all of us. I trust you guys to do the right thing, thank you for doing the right thing, and thank god I'm not the one who has to decide!

Jackie

*Laugh from your heart!*

Jackie Helvey - CEO

Dear Board,

I share a number of reservations about this plan as it currently stands. The lack of any identified revenue source to pay for this is eye opening (as well as how we plan to recoup our money should this venture fail). How do we propose to secure funding with the state legislature taking away our taxing powers? We lack a comprehensive plan to guide future development and tell developers what we want and where we want it. This leaves us under prepared for development proposals like the CAIC. The concept plan proposes building more unneeded free parking despite being within a block of the underutilized Hampton Inn garage and many Chapel Hill Transit stops. Chapel Hill Transit also requires more future investment to replace half of its fleet and maintain current service levels. The building design does not fit with the brick theme of our downtown and does not face Main Street. This placement appears to focus more on cars than other transportation methods.

I hope the Board will address these issues prior to moving forward. Once these details are addressed, I will wholeheartedly support an arts hub downtown. It will aid in economic development by highlighting Carrboro as a eastern NC arts destination that will hopefully lower our property taxes. Thank you for your consideration,

Kurt

Stolka

Dear Aldermen and Alderwomen of Carrboro,

As a local business owner I have a vested interest in the development of downtown Carrboro. I am excited to see the potential for new performing arts spaces and believe investment in a modern downtown is a worthy use of tax dollars. I have attended classes, shows and public forums at the current ArtsCenter and seen first hand the role it plays in our community. The construction of this building will help grow Carrboro's reputation as a creative community that supports artists. I am primarily concerned with how this new development will effect the parking situation in the downtown. My business struggled for months to get approval to remove two dangerous parking spots to build safe outdoor seating. If this project moves forward there will be less general parking available and more demand. Would an across the board lowering of parking requirements for downtown business's be possible? This would not be a perfect fix as the supply of parking is still strained. We have felt that parking requirements have not been evenly enforced, with exemptions given or backs turned to larger developments. I know these concerns have been voiced by others from talking to my partners and neighbors. I would like to see a consistently enforced and fair plan for solving parking issues to coincide with the development of this project.

Sincerely,

Eric Knight  
Steel String Brewery  
[eric@steelstringbrewery.com](mailto:eric@steelstringbrewery.com)

Dear David & to all whom this may concern,

I'm writing this morning to express my heartfelt & fiscal concerns with regards to the development down the street from my bar and my home. I have been & will continue to be a cheerleader for Carrboro but I feel, from what I understand, that the project is getting off track from the original plan.

Carrboro needs to grow, of course, but Carrboro needs to stay true to it's roots. We need to nurture what I can say is

THE reason I moved to & started my business in Carrboro, the Cat's Cradle. I cannot explain it more clearly than this.

The Cat's Cradle staying in Carrboro needs to be a critical part of the discussion when all else is on the table.

I'm not here to take away from the other proposed ideas for the area in and around 300 Main, I trust that a new Artscenter space and other ideas are going to be exciting new ventures for the town. But again, I urge you not to let the Cradle fall out of your purview.

I have been in business on Main Street for going on 14 years now & I have seen a lot of changes. I have watched many great customers/Carrboro citizens move away & amazing businesses start up in Durham, Chatham county, and Hillsborough sometimes due to Carrboro's ever-evolving, thoughtful progression... it happens, we adapt, and I have trusted the development leaders. But if the Cats' Cradle leaves down town Carrboro the impact will be tremendous; to me and to my peers who have figured out how to stay in and around Carrboro and have started/supported thriving and interesting businesses, it would be a last straw.

Another rising concern for me is seeing a number of what I would consider "non-Carrboro-ish" businesses open. Advancement is essential, I know, but, dare I say.. Carrboro is losing it's cool. People have moved here for years & years because Carrboro is a hip, progressive place to live with new and exciting people from all over the world traveling through on the weekly basis. Again, the Cradle is the cornerstone, the centerpiece! of this in our town; the Cradle is the quintessential example of a Carrboro business. We lose the Cradle, we lose so much of this recognition & credibility.

So, I write to you as a Carrboro business person AND a Carrboro citizen, please take steps to insure the Cat's Cradle stays and thrives in Carrboro for many, many years to come! I commit to help you make this happen however I can. To me and to so many residents, the Cradle is the heart & soul of our unique and fabulous community.

Thank you for reading, considering my opinion, & for all you do for our wonderful town.

Sincerely,

Tricia Mesigian

Owner of OCSC

108 East Main Street

919-880-2785

*So, I am very concerned about where the money is coming from for this project and also why this is a priority at this time. I would think that these organizations are capable of raising their own funds for this project instead of burdening the Town of Carrboro with providing monies for this project. I would like to see the Town take on the task of providing more funds for other projects, such as affordable housing for its residents as this always seems to get put on the "back burner". It should not always be about the economic impact, which seems to take center stage a lot of the time. How would doing this help all the residents of Carrboro, especially those who may not be as interested in the ArtsCenter nor Kidzu? We should not continue to serve only a portion of the population. I would like to see the BOA take a different stance with this; maybe provide some funding but definitely not take on the full responsibility.*

*Barbara M. Foushee*

*100 Williams Street*

*Carrboro, NC 27510*

Build the new art center  
Eric Larson.



James Carnahan  
Caroline Butler  
122 Oak Street  
Carrboro, NC 27510  
20 January 2015

Mayor Lavelle & Carrboro Aldermen:

We're writing in support of the partnership project being proposed by the Arts Center, Kidzu and Carolina Performing arts, in which the Town of Carrboro's role would be to provide at least \$4.5 million and ultimately take ownership of a new, public facility.

We believe the need to replace the existing Arts Center is urgent—there is insufficient space to meet the demand for all their services, and the structure itself is well past its shelf life. And the economic and social benefits for the community from the new facility would be enormous.

In the late 1990s the town embarked on the Vision 2020 process, primarily to address the need for more economic development to reduce the property tax burden on homeowners. As senior citizen homeowners we are keenly aware that this initiative has been only marginally successful. While the Town & County have managed to keep a lid on property taxes over the past few years, we ourselves are finding that even current taxes are a challenge. We see this proposal as a way to keep the burden on residents from growing, inasmuch as it is being formulated so as not to require a tax increase.

The town's investment in the Carrboro Arts & Innovation Center will leverage an enormous amount of economic development. While the current facility has constrained the Arts Center's ability to meet demands, an expanded facility would put them on a solid footing and ensure financial viability. The new facility, with its multiple partners, will attract many visitors to our downtown, including many from outside our borders. They will sustain the facility, and greatly improve revenues for downtown businesses.

We all take pride in Carrboro's long-time support for the arts. Having these three partners (and possibly others) anchored in the heart of our downtown will strengthen our function as an incubator of the arts, an arts learning center, especially for children, and a regional destination where people from far and wide will meet and mingle.

Some years ago Carrboro borrowed \$4.5 million to build sidewalks in a number of our neighborhoods. This investment of public funds enhanced the walkability of many neighborhoods, especially our children's ability to walk to school, and supported residents' access to public transit. And I think most of us agree it was a worthwhile investment.

For a similar investment in a piece of strategic, public infrastructure we believe the returns from this project will be equivalent to the benefits we get from all those sidewalks multiplied many times over.

We want to encourage the partners to fully utilize the five story envelope permitted downtown. Our resource of commercially zoned property is very limited—and it is not as if everyone who has land downtown is gearing up to develop. What we have available to achieve both economic and cultural goals is extremely limited, and it behooves us to make the highest possible use of it. If the partners

believe they can meet their programmatic goals within a 4 story envelope, let's talk about other possible uses for that fifth floor, such as

- Space occupied by another non-profit partner
- Residences, including affordable live-work studios for artists
- Space for other municipal functions (augment Century Center functions, for instance)
- An enclosed, undeveloped space that the project partners can expand into as they grow

We like the direction the architecture seems to be taking for this project; we'd like to see something contemporary in our downtown, something authentic that fully incorporates green building technology; an architecture that is sensitive and responsive to its built context, but not dictated to by nostalgia for a past that really cannot be replicated. We like all the open space around the proposed structure.

We see this project as an incredible opportunity for the town. We salute the folks who have put it together and ask the Mayor and Board of Aldermen to assert the leadership needed to make it happen.

Sincerely,

James Carnahan & Caroline Butler

Dear Carrboro Board of Aldermen,

I would like to share my input about the proposed Arts and Innovation center in Carrboro.

I am very concerned with what seems like a focus on support to the Arts Center and Kidzu. While I think both organizations have the possibility to impact the town in a positive manner, my concerns are numerous.

Kidzu: I'm not impressed with Kidzu's "revolving door" policy of moving to a new space so frequently. It concerns me that they have had to do this and will be negatively impacted by their customers not knowing where they are. But, if Kidzu does not have to rely on admission and customers for support, they may not care. And, if they don't have to rely on customers, how will they improve Carrboro? I am not aware of what amount of Carrboro residents actually use Kidzu. I have two children and have lived in Carrboro their entire lives and I have been there twice. It seems that is how many times we went before it became "too young" for them. The focus on children under 8 is very limiting and I worry about growth. And, though I am sure the multiple moves Kidzu has undergone is more to do with financial necessity or actions of building owners, before Carrboro partner with a group that has what appears to be a unimpressive growth strategy, I worry a partnerships with Kidzu would put Carrboro at risk. What would we do if they cannot stay open? What is the back up plan? And what is Kidzu's sustainability plan? As a non-profit executive, I am concerned their business plan is overly reliant on grants and donations.

Arts Center: It is fairly common knowledge that the Arts Center is not well-run. I have participated in summer camps and programs for years and while I do support the Center, I have come to expect mediocrity from the facility and organization. Perhaps a new location is "just the ticket" but before partnering with this Center, I would prefer a period of growth and stability.

Cat's Cradle: It is very concerning to me that the Cat's Cradle is not mentioned in this center! The Cat's Cradle has been bringing positive growth to the area for over 20 years. It gains national attention, has a good reputation, is stable and financially built on sales rather than grants, and impacts the greater area significantly. And, it continues to innovate as seen by their new space. If Carrboro were to lose the Cradle, the implication on local restaurants, hotels, and the area would be massive. Frankly, I think that the Arts Center may need bolstering (but not from the taxpayers, please, because again, who does the Center really serve?), I don't even know who goes to Kidzu, but everyone knows the Cradle and respects it. It is alarming to say the least that we are considering a Arts and Innovation center yet not including the most innovating center in Carrboro: The Cat's Cradle

Finally, I would like to say that we do not have to settle. Nor, do we need to consider bolstering organizations whose operations management is vague and market appeal is limited. How are these organizations going to reach out to underserved people in Carrboro? How are they going to improve the area? Why, basically, do they get to do this? We should partner with groups that provide the best return for our investment. And, we should require that the pitch we get from the Center and Kidzu answers our questions and truly impress us. We should not be considering bolstering these organizations because they need it. We can be choosy and should be.

Thank you,  
Meredith Morovati

1/19/15

TO: Carrboro Board of Aldermen

CC: Town Manager, Economic Development Director

I do not support the current proposal for Carrboro's financial commitment to the Arts Innovation Center.

My reasons include:

- The potential negative economic cost impact on other community priorities
- The significant unmitigated economic downside risk to the town

**The potential negative economic cost impact on other community priorities.**

- Carrboro already has the highest total tax rate in North Carolina. We've already decreased the diversity of our town, simply because many people (including town staffers) can't afford to live in Carrboro. A long-term commitment to pay \$4 million dollars will likely require short term increase in the tax rate, and/or lower spending flexibility in the annual operational budget.
- What about other town financial commitments that are currently on hold, or only partially funded? Examples include
  - An adequate Housing Wage for all of town staff
  - Deferred or un-funded capital outlays such as improved Information Technology, more sidewalks, etc.
- What about predictable but not yet budgeted upcoming capital needs such as replacing old buses and/or expanding the public transit system?

**The significant unmitigated economic downside risk to the town**

- It's hard to see why the Town of Carrboro should selectively encumber itself with partial ownership and operation of facility for just two specific town businesses. We could approach this as we do the Economic Development Revolving Loan Fund. Thus we should require sufficient asset security in case of unforeseen disruption of The Arts Center and Kidzu. The Arts Center and/or Kidzu Board Members or donors collectively could potentially pledge sufficient assets.
- Furthermore, just as with applicants to the town's Revolving Loan Fund, both TAC and Kidzu should submit a business plan similar to that required for Economic Development Revolving Loan applicants and subject to the same development, content, and outside review requirements.
- Though The Arts Center has survived for almost some 4 decades, it has not shown consistent financial stability nor increasing longer term financial community support. I believe the paid membership base has remained under 1000 for the past decade. Are all the staff currently paid a "housing wage"? What normal maintenance has been "deferred", such as HVAC or roof?

In conclusion, I cannot support the current proposal for Carrboro to support the Arts Innovation Center because of the potential negative economic impact on other community priorities, and the significant economic downside risk.

Peter H. Lee  
2403 Pathway Drive  
(919)903-0014 (mobile)  
Former chair, Carrboro Economic Development Committee  
Former chair, Board of Directors of The Arts Center

"Thanks Damon Seils for posting Bethany's concerns. I share all those and more, including concerns about who exactly will benefit from the actual services. For one thing, what percentage of the kids that Kidzu serves are even from Carrboro? No reason for Pawnee to build a fancy facility for Eagleton's kids' enrichment programs. And how well are they serving the under-served? Is this investment supposed to help them expand the reach of their services to those who can't currently afford it? With that much money, for instance, we could literally buy memberships to the Arts Center and Kidzu for every single citizen of Carrboro! I'm not interested in any plan that invests that much \*public\* money to improve facilities for folks who can already afford it without a \*very\* strong plan to expand service to those who can't. To me, that's the number one concern and I can't see entertaining any plan without it.

"And if that doesn't even figure specifically into their pitch, that's a huge red flag for me. I work in the Education Department at the Botanical Garden, and if we were making a pitch like this, the effort would absolutely include the expansion of services to under-served - not only to offer some benefit in exchange for the investment, but also \*for the furtherance of our own mission\*, i.e. part of our reason for asking for the money would be that \*we\* want to expand access to the under-served. If the folks pitching this aren't thinking in those terms, I'm not sure I'm down with their priorities. (Please let me know if I'm missing something, and that's actually included in the proposal in specific, concrete ways.)"

Carrboro resident Paula Cook

Dear Alderwoman Bethany Chaney,

I am writing you as an owner of Cameron's, located here in Carrboro and also as a member of the Art Therapy Institute located in Carr Mill Mall. I would like to share my thoughts on the proposed ArtsCenter and Kudzu collaboration and potential new building in Carrboro.

Personally, I am very excited about this proposal.

The new building will allow both the ArtsCenter and Kidzu to expand their programming, drawing more people to Carrboro. The extra space will also allow these non-profits to collaborate with other non-profits (such as the Art Therapy Institute). The Art Therapy Institute works with populations who may not, at this time, take advantage of the programming offered by Kidzu and the ArtsCenter but through collaboration, may find a lot of enjoyment from the future building. I am thinking in particular of the refugee population from Burma which has a large presence in Carrboro. The Art Therapy Institute also offers educational programming but, at this time, it is limited by its small space in Carr Mill Mall. The possibility of having access to larger classroom space in this new building is exciting.

As an owner of Cameron's, I am also excited by what this collaboration will mean for the business community of Carrboro. As a native of Chapel Hill/Carrboro, I really want to see our communities thrive. In order for this to happen, though, we need to draw more visitors. Over the last couple of decades, I have seen Durham and Raleigh really work to revitalize their towns, offering more and more enticing activities for potential visitors. To be honest, I feel like Chapel Hill and Carrboro have fallen behind mostly because of our communities fear of change. Too many of our tax dollars are going to Durham and Raleigh. Having a larger center dedicated to the arts, as well as adding another hotel for out-of-town visitors, will help keep those tax dollars here in our communities.

While I'm working in Cameron's, I talk a lot to the people shopping in our store. We have a lot of out-of-towners who are staying at the hotel shopping with us. While some of them are here to visit loved ones at the hospital, others are in town for weddings and a lot are here for concerts...not just at the Cradle and the ArtsCenter but also at DPAC. If Carrboro offered more concerts and events, we'd have more visitors and that means more tax dollars for Carrboro.

I know that a lot of people are concerned about having another hotel in Carrboro. Again, I feel like this will help bring more tax dollars to Carrboro. When my business partner, Wendy and I were looking at places to move our store, Cameron's, a large part of the draw to 300 East Main was the Hampton Inn. While there are other hotels near shopping centers in Chapel Hill and Carrboro, we found the Hampton appealing because it is a well known and respected brand as is the Hilton. People visiting Carrboro and Chapel Hill will choose these hotels over others simply based on reputation.

I know there are a lot of issues to address...parking, traffic, paying for this building. But I feel like the work it will take to make this happen will be worth it for our town.

I would love to be at the meeting on January 20th but because of family obligations, I can not be there. So please consider this letter my contribution to the meeting. Also, please do not hesitate to reach out to me to discuss anything I mentioned in this letter. I would be glad to share more about my thoughts considering this exciting development for Carrboro.

Sincerely, Bridget Pemberton-Smith

Carrboro Board of Aldermen:

I read the ArtsCenter proposal material online. I attended the presentation to the general public last Wednesday.

I've attended numerous productions at the ArtsCenter, taken many classes there and have been a "Friend" of the ArtsCenter for years.

The proposed project is physically out of scale for the site. The ArtsCenter's aspirations are out-sized for their means, and in consequence of this the citizens of Carrboro are being asked to assume a considerable burden and very real risks, especially given the ArtsCenter's history of financial and institutional difficulties. The Town should have no part of this effort as it is currently proposed.

I'm troubled also that the ArtsCenter board is making a proposal that advances the pecuniary self-interest of one of its members. The 300 E. Main group also stands to benefit greatly from this proposal if the town accepts it. If there is profit to be made from a possible new hotel, the 300 E. Main group should secure it by their own efforts and not expect the citizens of Carrboro to do it for them. The 300 E. Main site plan shown in the proposal – 300 East Main Phase 3A/3B – shows a steady movement away from the site plan they submitted long ago. I suspect the steady changes to the original plan increase their return on their investment at the expense of the promises made last decade to create a vibrant urban plaza.

Thanks for your time and service.

Jack Haggerty



Hello,

I'm a resident of Carrboro. My only concern about the proposed building is where the replacement parking will be. (Surely you're not going to build such an attraction and at the same time DECREASE public parking nearby?!) Already it's very hard to find parking to visit the Spotted Dog and other such businesses that aren't in the mall. I would hate for the new building not to have its own parking or to restrict spaces to people who were in the building at the time. It's nice to want people to walk and bike, but sometimes that's not practical.

Thank you for your consideration of my views.

Loretta Bohn

501 Jones Ferry Rd., Apt. P-3

My comment is in regard to design if this project moves forward.

The new architecture of Carrboro is bland at best, but I like Phil's renditions of the proposed building. But also, we have an opportunity to look into LEED certification like the new Northside Elementary school.

I also find the new building on Rosemary with the red paint brush to be aesthetically pleasing. It reminds me of my many walks on my favorite New York City Park-The Highline.

If this does go through, the Town of Carrboro has an excellent opportunity to do something attractive and interesting and environmentally sustainable.

I don't think it serves the Town to look homogenized, because that does not represent our community. We are diverse and creative.

Thanks

Kim Calandra, L.Ac

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**Kim Calandra, L. Ac.**  
**Carrboro Community Acupuncture**

**204 W. Main St/Carrboro 27510**

[www.carrborocommunityacupuncture.com](http://www.carrborocommunityacupuncture.com)

919-971-3934

**ARTS CENTER PUBLIC COMMENT RECEIVED AFTER TUESDAY,**  
**JANUARY 20<sup>TH</sup>**

Why not partner with Chapel-Hill Carrboro Schools and private schools as part of the initiative? Everyone wins if you extend this public/private partnership to included the schools and allow the space to be used free of charge by the educational community. Shakespeare was meant to be experienced at a theatre, not read in a classroom!

Thanks!

-Dan

2004 Bartlett Cir

Hillsborough, nc 27278

I went to Art Center public meeting but unfortunately could not make the next one at Town Hall. The Art Center project sounds great but I do not understand the financial dependence on a new hotel. We do not need a second hotel downtown. When my daughter came to town last week I was told at the desk of the present hotel that I did not need to make a reservation since they were only filled to 50% capacity.

If there really is a need for another hotel, why not keep that pretty pond across from Carrboro plaza and put one there? We certainly don't need another Harris Teeter shopping center there, ruining one of the prettiest entrances into Carrboro.

And while I am at it, why can I not buy one of those cute tiny houses on wheels and put it in my back yard (I own 1 acre with 2 small houses on it) as a guest house for my kids when they come to town? My daughter is highly sensitive to mold and cannot stay in an older house like mine.

Any answers would be appreciated.        Thanks    Karin Griffiths



1/14/15

Dear Board,

I'm writing you to let you know that I fully support Kidzr Children's Museum moving to Carboro. I have taken my daughter to

Kidzr for the past four years, and I can tell you that they have played an extremely valuable role in her childhood development.

I know that if they are able to



open in Carboro, it will be less expensive for them versus their Wallace parking deck plan.

Kidzu director Tina Clossick was a friend of mine and of my wife's when we were in high school. I can personally attest to the fact that she would turn Kidzu into Carboro's crown jewel.

Thanks for your time, Doug Furgent