

-----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

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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 ,

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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

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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, Kidz 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

--

**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