

FAYETTEVILLE-CUMBERLAND JOINT COMMITTEE
HILLTOP HOUSE RESTAURANT - 1240 FT. BRAGG ROAD
August 30, 2016 - 12:00 PM
SPECIAL MEETING MINUTES

FAYETTEVILLE

MEMBERS PRESENT: Mayor Nat Robertson
Mayor Pro Tem Mitch Colvin - Excused at
12:15pm
Council Member Jim Arp

CUMBERLAND COUNTY

MEMBERS PRESENT: Commissioner Kenneth Edge
Commissioner Marshall Faircloth
Commissioner Glenn Adams

OTHERS PRESENT:

Kristoff Bauer, Deputy City Manager
Victor Sharpe, Community Development
Director
Amy Cannon, County Manager
Melissa Cardinali, Assistant County Manager
Vicki Evans, County Finance Director
Tracey Jackson, Deputy County Manager
Sally Shutt, County Public Information
Officer
Doug Hewett, Interim City Manager
Jennifer Ayre, City Senior Administrative
Assistant
Candice White, Clerk to the Board

1.0 CALL TO ORDER

Mayor Pro Tem Colvin called the meeting to order at 12:00 p.m.

2.0 INVOCATION

Council Member Arp offered a prayer of thanks.

3.0 APPROVAL OF AGENDA

MOTION: Mayor Robertson moved to approve the agenda

SECOND: Commissioner Adams

VOTE: UNANIMOUS (6-0)

Mayor Pro Tem Colvin requested to move item 5.3 to item 5.1 due to a conflict that requires him to leave early.

4.0 APPROVAL OF MINUTES

May 24, 2016

MOTION: Commissioner Edge moved to approve the minutes

SECOND: Commissioner Faircloth

VOTE: UNANIMOUS (6-0)

5.0 ITEMS OF DISCUSSION

5.1 Discussion on Baseball Project

Mr. Douglas Hewett, Interim City Manager stated the Baseball Committee is made of City Council Members deViere, Colvin, Wright and Arp and Commissioners Keefe and Adams. Their first task was to develop a Memorandum of Understanding (MOU) with the Astros to lay the groundwork to continue moving forward to bring back minor league baseball to Fayetteville. The MOU was approved by the City Council,

and now drafting definitive documents for consideration by the City Council and committee. These documents include how exactly the site would be used to actually providing some form on the elements within the Memorandum, that work is still ongoing. From the beginning of the project until now they have been working hard to come up with a working financial model that can be presented to both boards to hopefully come to a consensus on. There is a baseball committee meeting this Thursday at 4 p.m. It is the vision that we will have a more definitive plan on how the City and County can work together and how to partner on the financial model. Mr. Hewett stated that the financial model is the most asked about piece from both the City Council and County Commissioners on how we're going to pay for it. Mr. Hewett thanked Mrs. Amy Cannon and her staff, and County Commissioners for all the work and efforts they have put in. Mr. Hewett asked Mr. Bauer to speak on the masterplan of the site. The project has a variety of other partners, in addition to having the Amtrak, you also have the Prince Charles Hotel and City parking and developing a masterplan on how all of the entities including the traffic circles, railroads and Hay Street work together and placing them into the financial model which Mr. Bauer and Mayor Pro Tem have been working on extensively.

Mr. Kristoff Bauer, Deputy City Manager stated that the Prince Charles Hotel brought forward the idea to bring the potential stadium to the downtown site. They own a critical piece of the property where the stadium would be developed. The City is in a detailed conversation with how the site is going to be developed. One of the key issue is the need to have a conceptual plan nailed down in order to discuss the development around the stadium. Another key interest in the project is the negotiation between the City and Prince Charles Hotel as well as the County as part of the baseball committee. A key issue in regards to the financial planning is how much private development can the project get plus the time that the private development will need. Focus on how to move forward with both reliability and accountability. The project then needs to form the concept of who is accountable for what into a legal document. Commissioner Adams asked how the Rowan Street Bridge not being done on the original timeline how will it impact the development of the baseball stadium. Mr. Bauer stated that it would not impact the stadium at all.

Mayor Pro Tem Colvin asked if anyone from the county staff is included in the documents. County Manager, Ms. Amy Cannon stated that there were none.

Mr. Hewett stated that by the NCDOT rebidding the project like they are still expected to meet their award window. If that happens the expectation is for the project to be completed on time. Commissioner Adams asked if it was possible to align construction with NCDOT. With the Civil War Museum, Performing Arts Center and the Baseball Stadium there needs to be an overall plan for what development will look like throughout the years and the plan for all of the construction. Mayor Robertson asked Commissioner Adams what his thought is on the County participation at CAT Site 1 and other parks and recreation bond projects. Commissioner Adams stated they haven't got to that point in discussion yet, that the only discussion has been baseball. He continued to state that there had never been discussion with the County regarding the other projects. He feels there needs to be an overall plan on what the development will look like and what years they are expected. Mayor Robertson stated this meeting is the first the City has heard of the County being interested in being involved. Commissioner Adams responded that that was not what he was saying. He is requesting that they be included in the discussions and the County may or may not be involved.

Commissioner Edge stated he has heard rumors that the Prince Charles Hotel developer was having difficulty securing 13.5 million dollars. Mr. Bauer stated that the rumor is not true, there is currently written evidence the states the Prince Charles Hotel developers have financially secured necessary funding for the

proposed development. Council Member Arp asked what the proposed development is and how much is secured. Mr. Bauer stated it is for the hotel and residential with secured financing between 44 and 60 million dollars. Commissioner Marshall Faircloth then asked how the City is going to financing the project. Mayor Robertson stated that he did not want to get ahead of the baseball committee and that they will hear back later on how exactly financing will happen.

Council Member Arp asked for clarification that the MOU ends in September. Mr. Bauer stated that the MOU does end with an option to extend. Council Member Arp requested that we ensure they live up to their plan in a contractual manner guarantee. Council Member Arp stated he didn't care about building a baseball stadium, we have a baseball stadium. If baseball is all we are looking for we have that. What everyone is really looking for is the economic development impact. He continued to state that, they are hearing loud and clear from our citizenry. They are looking for economic development, they are looking for bringing in good jobs, good development. The new stadium is a component of that expect impact. He also stated that Commissioner Adams was correct that a plan is needed to ensure the vision does not die. Council Member Arp continued with what has been seen in other cities, economic footprints grow outward from the main project. The initial look may be 40 to 60 million dollars but it will bring about other opportunities. Once through Rowan Street development it should push up Southern Murchison Rd where there are large opportunities for development.

Commissioner Adams stated that all the parties need to be at the table. He highlighted the Arts Council already talking about bringing in an art district has been in the planning phase for the past two years as well as the riverfront. There needs to be a flow. Commissioner Adams stated there will be economic development, however, there is only so much money in the community from the government. If everything isn't hashed out prior to the start of construction the money will stop. Council Member Arp agreed adding on that success breeds success, local or regional business with set the conditions for growth.

Mayor Robertson closed the item and stated that when something is released it will be shared with the County.

5.2 Discussion on Homelessness

Mayor Robertson stated Mr. Douglas Hewett has asked Mr. Victor Sharpe to speak on homelessness highlighting the fact that for the first time ever the City Council and County included homelessness on their strategic plans.

Mr. Sharpe discussed the joint City-County initiative to combat homelessness. In February 2016 City Council approved an inter-local agreement with some modifications from what the County originally sent over which included hiring a data analyst and changes to the committee who will oversee homelessness. In March 2016 it was sent to the county and reviewed at the April meeting where it was approved by the County as well. This resulted in the hiring of a data analyst in June 2016 and how the analyst will function. One of the sticking points for the County was part of the City's motion that dealt with working with the Cumberland County Continuum of Care (COC) and forming a strategic plan for the community as well as if there was a need for a County Commissioner to be a part of the committee and instead of designating someone.

The analyst works in the County development office. The City chair is half of that position. Unfortunately, due to the late hiring of the analyst the funds were not expended before the end of the fiscal year. Community Development has requested the Council move forward the designated funds. \$100,000.00 is budgeted into the fund for this year for the City portion of the salary and the County portion towards services. The committee is expected to be meeting again to provide the Council Members and County Commissioners with

an update on committee progress as well as revisit the County's concerns regarding working with the COC.

Mr. Tracey Jackson, Deputy County Manager stated that he recommends only staff be on the committee, but is not against having a Commissioner. It was understood that the services would be provided through the COC through some type of non-profit structure. The COC has undergone leadership transitions and the county wants to be confident in the structure of the committee and their goals before they agree to work with them. Mr. Sharpe followed up that there has been a Council motion for a resolution with the County and COC to form a formal structure and strategic goals. Mr. Sharpe stated he currently needs to get further clarification on what that means.

Ms. Amy Cannon, County Manager stated that Mr. Sharpe and Mr. Jackson accurately defined the last few months. She continued that it was premature to identify the COC immediately. The City and County first need to define the issues through the data analyst to determine who the homeless were and what their needs are then collectively build a strategy and whom the partners may be.

Mr. Sharpe stated that the data is being cleaned up now for review.

Mayor Robertson stated that he absolutely believes there is a process to getting things done, but remember when it starts to get cold and we are warm in our beds, some aren't.

5.3 Discussion of Items for Joint City-County Meeting

Mayor Pro Tem Colvin stated that there has been contact between staff on logistics and location, and would like to determine the items on the table to be listed. Subjects include Baseball, and any other topics. Mayor Pro Tem Colvin then opened the floor. Commissioner Adams stated he would like to address economic development and lack of jobs. Mr. Douglas Hewett stated economic development is a fairly timely subject and consume a significant amount of time at the meeting. Homelessness will be touched on later by Mr. Victor Sharpe. A report from Red Rock Global for strategic action plan on economic development with some focus on the Murchison Road corridor which is of interest to City Council and County Commissioners. Ms. Amy Cannon agreed that homelessness would be a main focus.

Mayor Pro Tem Colvin then asked if there has been any movement on the 911 Joint Facility. Commissioner Edge stated that at the last meeting it was discussed that a committee would be formed from the City and County. He asked if that committee ever met.

Mr. Tracey Jackson, Deputy County Manager explained that they were scheduled to meet on August 19, 2016 but due to a conflict they are in the process of rescheduling with the committee. Instead they met with the consultants to start laying ground work for the meeting that will be rescheduled and have additional information and a proposal for the meeting attendees. Mr. Kristoff Bauer stated that the key things is the timing for applying for the grants through the 911 Board. It is a tight turn around to get to the application process with a decision made in August of next year. Threw together a proposal to identify joint funding in order to move forward in the grant process. The proposal will be taken to the sub-committee first for approval. Mr. Bauer then asked the date of the joint meeting. Mrs. Jennifer Ayre stated it was on September 16, 2016 at North Carolina Veterans Park. Mr. Bauer stated that he and Mr. Jackson would be meeting up later in the week to take a look at Mission Critical Partners put together so that it can be sent to the sub-committee and hopefully report out at the meeting.

Commissioner Edge stated he has a conflict for a prior commitment and will be unable to attend the joint meeting.

Mayor Pro Tem Colvin asked if there was any further topics to discuss for the Joint City-County Meeting. There were none.

6.0 OTHER ITEMS OF BUSINESS

Next meeting will be held Nov 10, 2016

There being no further business, the meeting adjourned at 12:30 p.m.

Respectfully submitted,

JENNIFER L. AYRE
Senior Administrative Assistant

MITCH COLVIN
Mayor

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