



Item Overview

Business Meeting – 01/09/2017

REISSUED – 01/18/2017

Agenda # 11

Subject: Establish and Appoint a Council Task Force on Strategic Uses of Town Properties

Staff:

Roger Stancil, Town Manager

Department:

Town Manager's Office

Overview: The purpose of this item is to establish and appoint members of a Council Task Force on Strategic Uses of Town Properties with the goal of developing a strategic framework and initial ideas for specific Town-owned sites for Council review in June 2017 and Council action in September 2017.



Recommendation

- That the Council adopt a resolution to establish a Council Task Force on Strategic Uses of Town Properties and appoint the following members, including Council Member Michael Parker serving as Chair:
 - Michael Parker – Chapel Hill Town Council, Chair
 - Jessica Anderson – Chapel Hill Town Council
 - Rosemary Waldorf – Member of Previous Town Assets Work Group
 - Gordon Merklein – UNC Representative
 - * ○ Millicent Bowie – Real Estate Professional
 - Don Tise – Architect
 - Bruce Runberg – Community Member
 - Kevin Hicks – Community Member
 - Doug Rothwell – Community Member
- That this Task Force also may be referred to as the “Town Properties Task Force” and/or “TPTF.”
- That following the Task Force’s recommendations to the Council in June 2017 and action by the Council in September 2017, the work of the Task Force will be deemed complete and the Task Force will be discharged unless the Council takes action to extend it.

Background

- Periodically, the Town assesses its properties to determine how they might be used differently to further the Town’s goals. Over the past few years, the Town has redeployed selected properties (the 140 West Franklin site, the former library on East Franklin Street, and the Hamilton Road fire station) in a variety of ways that advanced the Town’s goals (revitalization of the Downtown, preserving a landmark building, and meeting the need for a new fire station). Further, the Town periodically receives formal (the SECU bid for Fire Station No. 4) and informal (Parking Lot No. 2 at Rosemary and Columbia Streets) proposals for uses of property.
- A strategic evaluation of Town properties and clear guidelines for considering proposals for Town properties could lead to greater clarity and more successes in achieving Town goals.

* Dan Levine – Affordable Housing Representative
added after agenda published.

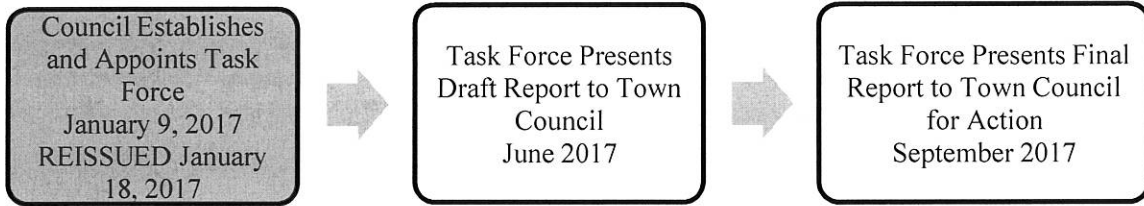
- The proposed Task Force would build upon and expand a process that began in June 2012 when the Council requested that the Town Manager seek the assistance of local real estate professionals to evaluate the highest and best use for some of the Town's properties. Considerations included the condition and value of existing assets, the asset needs of the Town, and the goals of Chapel Hill 2020. The Manager subsequently convened and sought advice from a group of local real estate professionals with diverse areas of real estate expertise. This process led to the sale of the former library property to the UNC Arts and Sciences Foundation and the redevelopment of the Hamilton Road fire station site.

Key Issues

- The proposed Council Task Force on Strategic Uses of Town Properties would develop an overall strategic framework and initial ideas for specific sites, including those located in the Downtown area. Other processes currently are underway for evaluating the Historic Town Hall and the Town's Public Housing properties; therefore, the scope of this Task Force would not include those properties.
- Specific goals of the Task Force would be to:
 - Consider overall guidelines for the strategic use of Town properties including:
 - What objectives would the Town be seeking to fulfill
 - What properties can be identified to meet those objectives
 - Under what circumstances might the Town actively seek to explore alternative uses and ownership arrangements for properties and would unsolicited proposal be considered
 - What kinds of alternative ownership structures might be employed and under what circumstances: sale, lease, joint venture/partnership, other
 - Assess, on a property-by-property basis, what uses would best meet Town goals. Considerations could include:
 - Affordable housing
 - Cultural arts
 - Innovation/incubation spaces
 - Neighborhood preservation
 - Other priorities identified by Council
 - Develop an initial plan (once determinations have been made) to solicit and consider proposals, where appropriate, and over what timeframe
 - Formulate a plan for using other publicly owned Downtown properties that would address the desires for Downtown innovation and entrepreneurial spaces given the pressures in this area
- Members of the Task Force represent a range of community interest and also bring important expertise to the undertaking.
- Meetings of the Task Force would be subject to the North Carolina open meetings law.
- The Task Force would seek public input.
- Town Staff members Bill Webster (Parks and Recreation) and Carolyn Worsley (Town Attorney's Office) will provide support to the Task Force in coordination with the Town Manager and the Chair. If needed, the Task Force also could draw on the expertise of other governmental staff.

Fiscal Impact/Resources: No fiscal resources are required to establish this process, with the exception of staff resources.

Where is this item in its process?



Council Goals:

<input type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



Attachments:

- Draft Staff Presentation
- Resolution



Developing a Strategic Framework for Use of Town Properties



Recommendation

- Establish a Council Task Force on Strategic Uses of Town Properties
 - Nickname: Town Properties Task Force (TPTF)
- Appoint members from Council and community.
- June 2017 - Council review recommendations.
- September 2017 – Council take action on recommendations.

Context

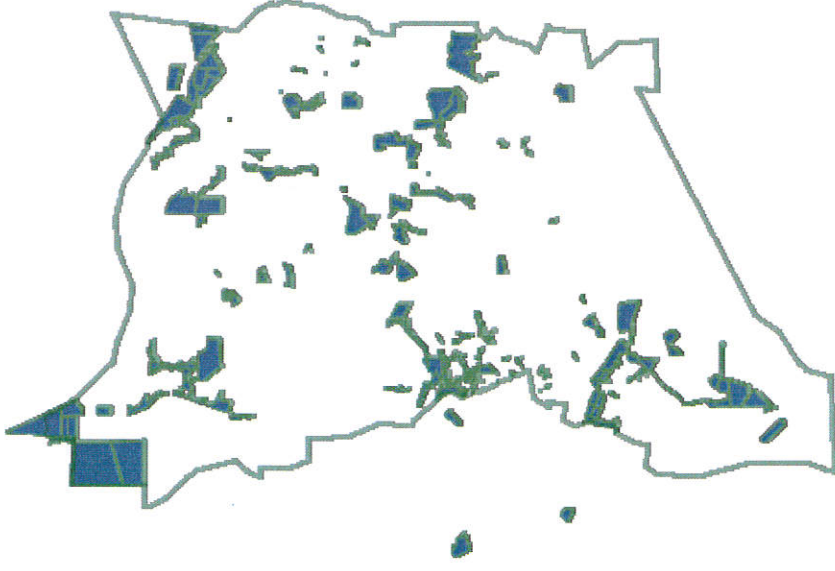
- Selected properties have been re-deployed in ways that advanced the Town's goals



Context

- The Town periodically receives proposals for other properties





Context

- Strategic evaluation of Town properties plus clear guidelines for considering or issuing proposals would lead to more success in achieving strategic goals

Proposed Goals



- Assess uses to best meet Town goals
- Consider guidelines for strategic uses
- Develop plan for soliciting and considering proposals

Task Force Members

Michael Parker, Chair

Jessica Anderson

Rosemary Waldorf

Gordon Merklein

Millicent Bowie

Don Tise

Dan Levine

Bruce Runberg

Kevin Hicks

Doug Rothwell

Staff Resources

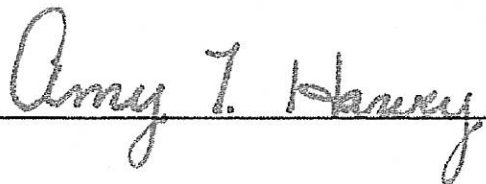
- Staff Liaisons
 - Bill Webster, Parks and Recreation
 - Carolyn Worsley, Town Attorney's Office

Recommendation

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- June 2017 - Council review recommendations.
- September 2017 – Council take action on recommendations.

I, Amy T. Harvey, Acting Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2017-01-18/R-9) adopted as amended by the Chapel Hill Town Council on January 18, 2017.

This the 1st day of February, 2017.


A handwritten signature in cursive script, reading "Amy T. Harvey", is written over a horizontal line.

**Amy T. Harvey
Acting Town Clerk**



A RESOLUTION ESTABLISHING AND APPOINTING A COUNCIL TASK FORCE ON STRATEGIC USES OF TOWN OF CHAPEL HILL PROPERTIES (2017-01-18/R-9)

WHEREAS, periodically, the Town of Chapel Hill assesses its properties to determine how they might be used differently to further the Town's goals; and

WHEREAS, over the past few years, the Town has re-deployed selected Town-owned properties in a variety of ways that advanced the Town's goals; and

WHEREAS, the Town periodically receives proposals for uses of Town-owned property; and

WHEREAS, a strategic evaluation of Town-owned properties and clear guidelines for considering proposals for Town properties could lead to greater clarity and more successes in achieving Town goals.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that a Council Task Force on Strategic Uses of Town Properties be established to develop a strategic framework and initial ideas for specific Town-owned sites, culminating with Council review in June 2017 and Council action in September 2017.

BE IT FURTHER RESOLVED that the task force will be comprised of the following members including Council Member Michael Parker appointed as Chair.

- Michael Parker – Chapel Hill Town Council
- Jessica Anderson – Chapel Hill Town Council
- Rosemary Waldorf – Member of Previous Work Group
- Gordon Merklein – UNC Representative
- Millicent Bowie – Real Estate Professional
- Don Tise – Architect
- Dan Levine – Affordable Housing Representative
- Bruce Runberg – Community Member
- Kevin Hicks – Community Member
- Doug Rothwell – Community Member

BE IT FURTHER RESOLVED that this task force also may be referred to as the "Town Properties Task Force" and/or "TPTF."

BE IT FURTHER RESOLVED that following the task force's recommendations to the Council in June 2017 and action by the Council in September 2017, the work of the task force will be deemed complete and the task force will be discharged unless the Council takes action to extend it.

This the 18th day of January, 2017.