

Council Committee on Economic Sustainability Meeting Notes
March 2, 2018
Chapel Hill Public Library, Room A

Attendees: Mayor Pam Hemminger, Mayor Pro Tem Jess Anderson, Council Member Michael Parker (Chair), Council Member Rachel Schaevitz, Council Member Karen Stegman, Roger Stancil, Dwight Bassett, Laura Selmer, Mary Jane Nirdlinger, Flo Miller, Ben Hitchings, Jeanne Brown, Rae Buckley, Sarah Poulton, Ralph Karpinos, Fred Lampe, Meg McGurk, Dina Rousset, Katie Loovis, Aaron Nelson, Tim Jezisek, and Steve Brantley.

Chair Michael Parker opened the meeting at 8:05 a.m.

Updates

(Please see slides linked throughout for additional information.)

[Economic Development Update](#)¹

- Economic Development Officer Dwight Bassett highlighted ongoing work in support of Launch, the Entrepreneur Council, marketing efforts and public relations.
- Inquiries:
 - Automotive, 5 acres
 - Redevelopment project of an existing site
 - Accounting firm, 2000-5000 sf
 - Mixed-use project Downtown, 200,000 sf
 - Corporate Office

[Planning and Zoning](#)²

- Planning and Development Services Director Ben Hitchings reviewed new projects coming forward and reminded the Committee of the Development Activity Report on the Town website.
- Special Use Permits (recommended that Council not talk with people outside of the public hearing)
 - 11 Sixty 5 Weaver Dairy Road (mixed-use, three-story office, will be reviewed by boards and commissions in March and April and will tentatively come before the Council in late April).
 - Active Adult Retirement (Homestead Road, 190 apartments, not yet scheduled for review by advisory boards and Council)
 - CASA Merritt Mill (public hearing scheduled for March 14)
 - Chapel Hill Cooperative Preschool (still in staff review)
 - Chapel Hill High School (tentative public hearing in April)
- Mr. Hitchings also briefly reviewed the two development agreement projects, Blue Hill District projects, special projects, and projects currently under construction.

¹ <http://www.townofchapelhill.org/home/showdocument?id=38793>

² <http://www.townofchapelhill.org/home/showdocument?id=38795>

Downtown³

- Director of Organizational and Strategic Initiatives Rae Buckley provided a contextual update on the Downtown Ecosystem in preparation for presenting the Downtown Work Plan at the April Council Committee meeting.
- Executive Director of the Chapel Hill Downtown Partnership Meg McGurk spoke about placemaking and Downtown events which contribute to community interest and Downtown vibrancy.
- Economic Development Officer Dwight Bassett spoke about innovation and entrepreneurship including co-working and stage II space. A lack of Downtown class A space remains a challenge for growing and recruiting businesses and a focus for economic development is identifying new and creative solutions for Downtown spaces and expansion of economic drivers.

Business

Glen Lennox and Incentives⁴

- Economic Development Officer Dwight Bassett reviewed the Glen Lennox project which allows for mixed-use development of office, retail and residential units.
- Mr. Bassett discussed the infrastructure needs of the project and the developer's request for incentive assistance in offsetting a portion of the infrastructure upgrade costs.
- The draft incentive guidelines will come before the Council for full discussion later in March.

Other Committee Discussion

- Mayor Hemminger requested an update from Orange County Economic Development in a future Council Committee meeting to learn about County projects and opportunities for collaboration.
- Fred Lampe asked the committee to consider the Town's incurred expenses from new development when considering an incentive agreement.
- Council Member Michael Parker noted that the Council Committee on Economic Sustainability serves as a committee of the whole and does not formally vote on items but can informally recommend items to move through the administrative process to come before the full Council in a formal session.

Motion to adjourn at 9:48 a.m.

³ <http://www.townofchapelhill.org/home/showdocument?id=38791>

⁴ <http://www.townofchapelhill.org/home/showdocument?id=38741>