

DECEMBER 9, 2008

MINUTES OF MECKLENBURG COUNTY BOARD OF COMMISSIONERS

NORTH CAROLINA
MECKLENBURG COUNTY

The Board of Commissioners of Mecklenburg County, North Carolina, met in Budget/Public Policy Session in Conference Center Room 267 on the 2nd floor of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street on Tuesday, December 9, 2008 at 3:00 p.m.

ATTENDANCE

Present: Chairman Jennifer Roberts and Commissioners
Dumont Clarke, Harold Cogdell, Jr., Neil Cooksey
George Dunlap and Vilma Leake
County Manager Harry L. Jones, Sr.
Clerk to the Board Janice S. Paige

Absent: Commissioners Karen Bentley, Bill James, and
Daniel Murrey

The meeting was called to order by Chairman Roberts.

(1) FIRST WARD PARK PROJECT UPDATE

General Manager Bobbie Shields addressed the First Ward Park Project. He then introduced John Allen, Economic Development Director, who gave the formal presentation. Mr. Allen was assisted in the presentation by Park and Recreation Director Jim Garges. Developer Daniel Levine (Levine Properties), Jeff Brown with King and Spalding, and Dennis Rash with UNC-Charlotte were present and addressed questions. The following was covered:

Project and Park Conceptual Design

Public Participation and Financial Framework

Public/private partnership to build 1,935 parking spaces, including 1,335 public spaces
County to construct park on exchange block and over the underground parking deck on adjacent block
10 year grant of 45% of property tax increment to support parking
Maximum public sector participation to support parking: Estimated at \$26.1 M plus appraised land value difference, if any
Developer assumes all parking deck cost construction over-run and operating risk/losses
County to pay for park construction

County/Developer Land Exchange

Developer and County to exchange land at appraised value: 7th, 8th, Brevard, Market block for 8th, 9th, Brevard, Caldwell block
Appraised value difference, if any, recoverable by developer via tax increment payments
Land between 8th Street and UNCC building (on top of underground deck) leased to County (based on negotiated value) for use as a park

Preliminary Project Schedule

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Development Agreement Update

Development Agreement negotiations proceeding in accordance with approved framework

Next Steps

A copy of the presentation is on file with the Clerk to the Board.

Comments

Commissioners Dunlap and Leake asked about ownership of the blocks involved, which was addressed.

Commissioner Leake asked about the amount of land to be leased and the cost. *The response was the cost has not been determined. The property is currently being appraised. The property being swapped is less than an acre.*

Park and Recreation Director Garges addressed the use of the park, which he said would be active and passive.

Commissioner Dunlap asked about the proposed public shower facilities and the amount of open space for festivals. *The response was the shower facilities would be managed by staff. Secondly, that there would be about 3 acres of open space available for festival use.*

Commissioner Cooksey asked about the park acreage. *The response was that the total green space amount is about 4 1/2 acres.*

Commissioner Cogdell asked about underground parking and whether it's cost prohibited to have all underground parking. *The response was yes, especially in light of the utilities involved and the number of cars that would be coming out of a deck that size.*

Commissioner Cooksey asked which parcels would be subject to tax increment financing, which was addressed.

Economic Developer Director Allen said the developer, Levine Properties, is proposing to invest approximately \$1.5 billion over a period of time on his property in exchange for a grant, which would help pay for the parking necessary to support the development.

Commissioner Dunlap asked who would receive the parking deck revenue. *The response was Levine Properties.*

County Manager Jones asked was the Preliminary Project Schedule shared in the presentation considered an ambitious schedule or a reasonable schedule, in light of the current economic environment. *The response was it's an ambitious schedule. This was echoed also by Park and Recreation Director Garges and Mr. Rash from UNC-Charlotte.*

Commissioner Clarke asked about the estimated cost of the park. *The response was \$6-8 million (preliminary) with the potential to go up.*

Commissioner Dunlap asked, with respect to the parking deck, who would be financially responsible for any structural problems or other problems related to tremors caused by the light rail. *The response was the liability with the structural integrity of the deck would be that of the private sector.*

Commissioner Clarke asked that in the next update the Board receive a refinement of the schedule and on the sequencing of events in terms of how these things will proceed, prior to the Board being asked to sign off on this proposal.

General Manager Shields informed the Board that the original plan was to take this presentation to

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the Board's Economic Development Committee first but since the new committee had not been formed yet, staff decided to bring it to the full Board. General Manager Shields suggested that between now and when the matter would come back to the Board for consideration that it be further discussed by the Board's Economic Development Committee.

Commissioner Dunlap asked about the availability of basketball courts in the First Ward Area. *Director Garges said it would not be a part of this proposal but staff is looking at finding space in First Ward for more active recreation.*

Commissioner Cooksey asked that in the next update information be provided on the cost of the park and where the funds will come from to build the park.

Note: The above is not inclusive of every comment or question asked, but a summary of key points.

ADJOURNMENT

Motion was made by Commissioner Clarke, seconded by Commissioner Cooksey and carried 6-0 with Commissioners Clarke, Cogdell, Cooksey, Dunlap, Leake, and Roberts voting yes, that there being no further business to come before the Board that the meeting be adjourned at 4:41 p.m.

Janice S. Paige, Clerk

Jennifer Roberts, Chairman