

**DRAFT SUMMARY MINUTES OF A CLOSED SESSION  
OF THE CHAPEL HILL TOWN COUNCIL  
WEDNESDAY, APRIL 25, 2018  
FIRST FLOOR CONFERENCE ROOM, TOWN HALL**

Council Members present: Mayor Pam Hemminger, Allen Buansi, Donna Bell, Hongbin Gu, Nancy Oates, Michael Parker, Rachel Schaevitz, and Karen Stegman.

Council Member Absent: Mayor pro tem Jessica Anderson

Staff present: Town Manager Roger Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Economic Development Officer Dwight Bassett, and Deputy Town Clerk Amy Harvey.

In the preceding business meeting, COUNCIL MEMBER MICHAEL PARKER MOVED, SECONDED BY COUNCIL MEMBER DONNA BELL, TO ENTER INTO CLOSED SESSION AS AUTHORIZED BY GENERAL STATUTE SECTION 143-318.11 (A)(4) TO DISCUSS MATTERS RELATED TO ECONOMIC DEVELOPMENT. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

The Council reconvened and Mayor Hemminger called the session to order at 10:11 p.m.

Mr. Bassett explained that there was an opportunity to participate in the NC Opportunity Zone Program. This program would offer qualified investors certain tax benefits when they invest unrealized capital gains into these areas.

Mr. Bassett outlined steps moving toward a brownfield option:

1. Proceed with subdividing property (main property and trail section)
2. Create a shared vision for the property (#buildings, X height, Y use). Vision informs remediation plan
3. Submit Brownfield application for approval
4. Finalize Brownfield agreement
5. Set path for steps to negotiate with Belmont Sayre or instruct staff to issue an RFP

Council members inquired about the subdivision of the property. Mr. Bassett clarified that the Town would have an interest in maintaining a section of land for the greenway trail. He also clarified that a retaining wall would be built.

Council members inquired about the public process that would occur. Mr. Bassett explained a timeline that would include public engagement opportunities in June and then again in August, with a report back to Council in September. He explained that internal resources could be used with a similar engagement needed for the Future Land Use Map process. The advisory boards would then be engaged and staff would target finalizing a Concept Plan (defined land use, not a detailed site plan) with the Council at the end of November, he said.

The contract with Belmont Sayer expires on May 8, 2018, stated Mr. Bassett. The Council confirmed the opportunity to extend the contract, as well as, an alternative to issue an RFP(Q).

Council members expressed concern with the short timeline over the summer months, but understood that the Council needed to seek its own data before being able to make decisions on the project.

AUTHORIZE THE TOWN MANAGER AND TOWN ATTORNEY TO EXTEND THE EXISTING CONTRACT WITH BELMONT SAYER FOR THE POTENTIAL SALE OF THE PROPERTY FOR AN ADDITIONAL SIX MONTHS, AND AUTHORIZE STAFF TO PROCEED WITH THE DEFINED FRAMEWORK, WHICH WILL REQUIRE A REIMBURSEMENT RESOLUTION FOR THE \$425,000 WORK TO BE PERFORMED. MAYOR PAM HEMMINGER, COUNCIL MEMBER ALLEN BUANSI, COUNCIL MEMBER DONNA BELL, COUNCIL MEMBER NANCY OATES, COUNCIL MEMBER MICHAEL PARKER, COUNCIL MEMBER RACHEL SCHAEVITZ, AND COUNCIL MEMBER KAREN STEGMAN VOTED AYE. COUNCIL MEMBER HONGBIN GU VOTED NAY. THE MOTION WAS ADOPTED (7-1).

COUNCIL MEMBER DONNA BELL MOVED, SECONDED BY RACHEAL SCHAEVITZ TO ADJOURN THE MEETING. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

The meeting adjourned at 11:13 p.m.