

## 06-01-2022 Town Council Meeting Responses to Council Questions

### **ITEM #3: Discuss the Future Use of the American Legion Property, 1714 Legion Road**

**Council Question:**

Please share demographic data for the ALTF, charette participants, and survey respondents.

**Staff Response:**

*The American Legion Task Force (ALTF) was assembled to represent specific interests as listed below. We do not have demographic data for every member of the Task Force. The Parks, Greenways, and Recreation Commission representative on the ALTF changed from the first charge to the second charge, so a total of 13 members served on the Task Force.*

<b>Interest</b>	<b>Membership</b>	<b>Seats</b>
Town Council	Mayor + Two Council Members	3
Planning Commission	Chair or designee	1
Parks, Greenways & Rec Commission	Chair or designee	1
Cultural Arts Commission	Chair or designee	1
Community Interests	At-large (at least 1 nearby resident)	3
Business or Real Estate expertise		1
Convention and Visitors Bureau	Board Member	1
Ephesus Elem School	School system rep	1
<b>Total Membership</b>		<b>12</b>

Out of the ten who were not members of Town Council, we have the following data:

- Gender: four male, three female
- Ethnicity: six Caucasian/Non-Hispanic
- Age: two 35-54 years old, one over 55 years old

We do not have demographic data on charrette participants. Town staff conducted broad outreach to the Chapel Hill community about the event, which was held on Saturday, April 8,

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2017 at the American Legion property. The event ran from 9am to 4pm and more than 120 people attended at least part of the event (some people attended the entire day, while others dropped by to provide their input).

The survey captured demographic information related to household size, number of children and senior citizens in the household, and proximity to the Legion property. There were no other questions about demographics on the survey.

- *How many people live in your home?*
  - 1: 10%
  - 2: 33%
  - 3: 16%
  - 4+: 40%
- *How many children under 12 live in your home?*
  - 0: 55%
  - 1: 19%
  - 2: 20%
  - 3: 5%
  - 4+: 1%
- *How many teenagers live in your home (13-18 years old)?*
  - 0: 80%
  - 1: 11%
  - 2: 8%
  - 3: 1%
- *How many senior citizens (65 or older) live in your home?*
  - 0: 73%
  - 1: 11%
  - 2: 16%
- *How close, approximately, do you live to the Legion property?*
  - <1 mile: 21%
  - 1-2 miles: 27%
  - >2 miles: 52%

### **Council Question:**

Is it accurate to say that at least 55% of the property is required to be used for parks/rec uses because 55% of the funds used to purchase it came from recreation-designated bond funding?

### **Staff Response:**

*This is true unless the Council decides to use less than 55% of the property for recreation*

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*facilities and identifies another source of revenue to pay for the property that was paid for with bond funds but did not meet the purpose of the bond.*

*When bond funds are used toward a particular purpose, that purpose should match what was spelled out in the bond order. The bond order that was used to fund a portion of the American Legion property was listed as Recreation Facilities and more specifically the purpose was “Renovations to parks, parks and recreation administrative space, and programming space”. Since about 55% of the funding was bond proceeds, at a minimum that amount (about 20 acres) should be used for recreation facilities.*

### **Council Question:**

Could you provide a ballpark idea of the selling price if we were to sell the front portion as identified by Brian?

### **Staff Response:**

*Based on previous offers on the property and current available commercial land prices in Chapel Hill, the land could be valued at \$2 million/acre. There are several factors that could impact the selling price, including the size of the portion sold (generally the larger the parcel, the more valuable each acre) and the status of the pond (whether it has already been removed and a new buffer determined or if the buyer must assume this responsibility).*

### **Council Question:**

It would be great to have Shenekia's input on what a community engagement process could look like for this.

### **Staff Response:**

*The Town’s DEI Officer, Shenekia Weeks, as well as our Community Connections team are aware that the Council will be having this discussion and are prepared to assist with developing a community engagement process based on feedback received from the Council on next steps.*

### **Council Question:**

Will the Council American Legion petition be guided by the recently approved petition process?

### **Staff Response:**

*Yes. The petition from several Council members to the full Council was received and referred to the Mayor and Manager for follow-up. Per the process adopted by Council in [April 2022](#)<sup>8</sup>, the next steps include determining a timeline for response and how best to bring the item back to*

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<sup>8</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5543874&GUID=FCAD0D48-B942-4FD0-A018-2E02153B5B58>

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*Council. In this case, the petitioners proposed a timeline as part of their petition and staff is seeking the Council's feedback on additional information staff could work to produce according to the petitioners' proposed schedule. As work on the petition request continues, the Manager's Office will update the petitioners periodically on progress being made and reach out to them and the Mayor should questions arise.*

## 06-01-2022 Town Council Meeting Responses to Council Questions #2

### **ITEM #3: Discuss the Future Use of the American Legion Property, 1714 Legion Road**

**Council Question:**

Could you provide more details on the uses for which the bond proceeds that paid for the Legion property were originally intended? When the Council authorized the use of these funds for the purchase, did the Council, either in its resolution or in the discussion, make any commitments to paying the funds back?

**Staff Response:**

*The 2015 bond referendum described the recreation facilities as follows.*

*Community Programming Space (\$3.4 million) and Parks and Recreation Administrative Space (\$3.6 million): These potentially could be combined into one facility. Initial plans envision space for classrooms, community gatherings, galleries, performance and rehearsal areas, program registration, as well as storage for equipment and supplies. There is also potential for combining these uses with other planned Town facilities.*

*In March 2018, when the Council authorized the sale of the General Obligation bonds, the resolution follows a prescribed format for issuing bonds, stating that the Town will issue \$4.3 million of the bonds approved for recreational facilities. The Council discussed using these funds to complete the purchase of the Legion property, leaving \$2.7 million to contribute to administrative offices in the future Municipal Services Center.*

*While the Council from the time of the purchase decision in 2016 to the bond issuance in 2018 generally discussed generating additional revenue by selling a portion of the Legion property, there was no commitment to paying back the bond funds.*

**Council Question:**

Has the Town ever received any bona fide offer for any portion of the Legion property?

**Staff Response:**

The last unofficial, verbal offer we received was in the \$5-\$7 million range for upwards of 7 acres of the site.