

**03-06-2019 Town Council Meeting**  
**Responses to Council Questions**

**ITEM #10: Consider Authorizing the Inter-Faith Council for Social Service to Re-Occupy the Second Floor of Historic Town Hall**

**Council Question:** Given that IFC's funding is very tight and that they recently had to cut back on meal service provision because of that, is there a scenario where the Town could cover the repair costs needed to use the second floor? The repairs will ultimately benefit the Town since it is a Town property and I would rather IFC's funds go to direct client services.

**Staff Response:** *Based on our past practice, the Town has been responsible for any maintenance and repairs related to the building structure or systems. As tenant, the IFC has been responsible for other maintenance and repairs, such as any desired upgrades or repairs of any damages they cause. If the Council desires, the Town will identify funds to pay for these repairs as an in-kind contribution to the IFC.*

**Council Question:** What are the utility and other ongoing costs associated with letting IFC occupy the 2nd floor?

**Staff Response:** *During Fiscal Year 2017-2018, the Town paid \$18,900 for utilities and \$8,600 in direct maintenance costs (not including staff time) for Historic Town Hall. If the IFC re-occupies the second floor, we would anticipate an increase in utilities, direct maintenance costs, and staff time to respond to service requests. It is difficult to estimate accurately the additional cost for the IFC's proposed use (dual functions of staff offices and the Community Pantry). If the IFC re-occupies the second floor, the Town will track the increased cost for utilities and maintenance.*

**Council Question:** What is the maximum amount of time they can be there?

**Staff Response:** *The IFC's request is to re-occupy the second floor for the duration of construction of their new downtown Carrboro facility, which is estimated to take one year to complete.*

**Council Question:** We have been asked for financial contributions to IFC as well (along with Carrboro and OC, as I remember); will this be considered a payment in lieu for part or all of that request?

**Staff Response:** *The Council may determine whether the Town's contribution to the IFC should be adjusted based on the Town's in-kind contribution to allow the IFC to re-occupy the second floor.*

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**Council Question:** What if a major repair is needed while they are there; who will be responsible for paying?

**Staff Response:** *Based on our past practice, the Town would continue to be responsible for any maintenance and repairs related to the building structure or systems. As tenant, the IFC would continue to be responsible for other maintenance and repairs, such as any desired upgrades or repairs of any damages they cause.*

**Council Question:** What is the square footage of the second floor of the building?

**Staff Response:** *The total building is approximately 9,200 square feet. Of that total, the second floor is about 3,250 square feet.*

**Council Question:** What is the market rate rent for office space downtown? (I recall we were given a number in the Amity Station talks, maybe around \$25 a square foot, and we thought it was low.)

**Staff Response:** *The market rate rent for office space downtown is approximately \$28 - \$32 per square foot.*