

**Amy Harvey**

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**From:** Roger Stancil  
**Sent:** Tuesday, June 12, 2018 6:18 PM  
**To:** Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins  
**Cc:** Susan Brown; Jim Orr; Carolyn Worsley; Amy Harvey; Beth Vazquez; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Lindsey Bineau; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver  
**Subject:** Council Questions: Item 10: Response to Kidzu Petition

**Council Question:** Is there a list available of other similar requests that Town Council has considered in the past for giving town-owned land at no cost for other proposed projects? In what other instances has been done?

**Staff Response:**

*Permanent use/donation of Town property: State road projects, including traffic circle at Bennett Road which was recently authorized. Affordable housing donations to DHIC, Habitat and a future effort with Self Help.*

*Non-profits use of Town property: Historical society at old library; Library foundation at new library; Day care at Hargraves; 523 East Franklin Street (old library building) was used for years as the Chapel Hill Museum; 523 East Franklin Street basement was used by Historical Commission; Old Town Hall was used by the IFC for many years.*

*Sale of property: 523 East Franklin Street library/museum to a non-profit (UNC)*

*In 2012, the Town began exploring its real estate holdings to see if there were properties that were potentially disposable. In 2013, the Real property Asset Review Group recommended specific properties and uses to the Town ([online background](#)). This groups work led to the Town Properties Task Force ([online here](#)), which produced guiding principles and priority uses of Town-owned properties to further Town goals.*

**Council Question:** What is the current rate at which the spaces in the parking lot are being used? Would the currently parking lot adjacent to the courts and playground be the same parking spaces used for the proposed Kidzu museum?

**Staff Response:** *The parking situation at Southern Community Park depends on the time of year, meaning, during soccer season or not. Soccer season is between April 1 and Memorial Day weekend and August 15 and Thanksgiving. During soccer season, Monday through Friday from 3:30pm until dark the parking lot off of Sumac is completely full. Up until 3:30pm it depends on the activity at the playground. Usually the parking lot is about half full. During the times of year that there is no soccer, the parking lot each day at any time is about half full due to the activity on the playground, basketball court and in-line hockey rink.*

**Council Question:** What is the status of the Parks & Rec Master Plan? Who is working (or has worked) on that plan?

**Staff Response:** *As funding becomes available, staff has been recommending projects for completion from a priority list of renovation projects that the Parks Master Plan recommended. For example, the projects from the 2015 Recreation Bond Order were recommended from that list. The Parks Master Plan continues to be our "road map" for renovations and new projects. Jim Orr (Director), Linda Smith (Assistant Director), Kevin Robinson (Park Maintenance Superintendent) and Bill Webster (Planning and Development Manager) have been working on this plan. Jim and Bill have been working on it since the adoption of the plan; Linda and Kevin since they started with the Town.*

**Council Question:** Just to clarify, but as currently proposed, would property taxes would be collected on this parcel if the Town donated or sold this land to Kidzu?

**Staff Response:** *Whether Kidzu would pay property taxes would depend on factors such as who owns the property, the building, and their non-profit status. [This information from the UNC School of Government](#) is useful in identifying the range of issues involved. In some instances, the Town has received a payment in lieu of taxes from tax-exempt entities.*

**Council Question:** Can you please explain if there is a standard procedure in our town to apply for using a public parcel for private business/non-profit?

**Staff Response:** *The property task force recognized the need for such a system and the staff response to the petition includes a recommendation that the staff return to the Council in the fall with a proposed system since there is not one today.*

**Council Question:** How much is the value of our parcel as an investment?

**Staff Response:** *We have not conducted an appraisal of the property. Acquiring an appraisal could determine the current value of the property.*

**Council Question:** How to evaluate the economic and social cost/benefits of the project? Will the town collect property tax, sales tax or profit share from this project?

**Staff Response:** *An economic impact study could attempt to capture the benefits of a project and it could evaluate factors such as property tax, sales tax, and profit share. The social costs could be considered and we could attempt to develop metrics or measures for them as well. Decisions about property tax or profit share could be discussed by the Council if a transfer or sale were to take place.*

**Council Question:** Have we put out information for the availability of the parcel and have we initiated an open bidding process (for a children's museum in this case) to have the council/public to choose the best option for our investment?

**Staff Response:** *We have not had an open bidding process or Request for Proposals (RFP) process for the property. If the Council were to do this, the Town could use a public notification and announcement process to solicit interest.*