

- 1. Is it anticipated that a single architect will be retained for both the MSC and the possible private development? If so, what will be the decision rights as between Belmont-Sayre and the Town and what selection criteria will be used? If separate architects, will the Town have any role in the selection of the architect of the private development?**

The Town will select and contract directly with an architectural firm for the MSC. This could be the same firm Belmont proposes to use for the possible private development, but is not required. The Town would not have a role in selecting the architecture firm for the private development. The Town has worked with Little Architecture for several years on the MSC project and may wish to continue working with this firm.

Per Belmont-Sayre's RFQ response, Little Architects was listed as a part of their project proposal. Final selection of a firm is dependent on the firm's capacity to take on this work efficiently, as well as the quality of their work.

- 2. Is there any possibility for some kind of design competition so as to ensure that the buildings are of high architectural quality?**

This could be an item for further Council discussion. However, given the constraints of the site, this may be difficult. At a minimum, the Town should seek a firm with government/institutional experience and excellent design experience.

- 3. In the draft MOU, are the insurance requirements shown adequate for a construction project of this magnitude?**

The insurance requirements shown in the MOU are for Belmont-Sayre at this stage. Should the project proceed, the EDA would include additional requirements for payment, warranty, and performance bonds from the building contractor in favor of the Town, as would be required for any conventional Town construction project.

- 4. What signals "completion" of the Concept Plan process?**

The Concept Plan process is completed once the application has been reviewed by the Stormwater Management Utility Advisory Board, the Community Design Commission, the Housing Advisory Board, and the Town Council.

**5. Since we have stated that we are using this process to learn more from DEQ, how do we make sure we have BOTH inputs before being required to enter into an EDA?**

It is estimated that the concept plan process can be completed by early May. During this time, staff and the development team will seek to have a preliminary discussion with the NC DEQ Brownfields staff (please note, this is not the same as negotiating a full Brownfield agreement, that will occur later in the process during entitlement). The EDA would come before Council in late June for consideration, once these steps have been completed.

**03-23-2022 Town Council Meeting  
Responses to Council Questions #2**

**ITEM #3: Consider Authorizing a Memorandum of Understanding for the 828  
Martin Luther King, Jr. Blvd. Redevelopment Project**

**Council Question:**

Who is paying Poyner Spruill to work on 828 MLK and speak to us? How much is his hourly rate?

***Staff Response:***

*The Town has an engagement for legal services with Poyner Spruill, with representation provided by Keith Johnson. His hourly rate is \$425. Mr. Johnson has been representing the Town as needed since coal ash was discovered on the property in 2013 as his background specializes in work with municipalities and the NC Brownfields program. Belmont-Sayre retains their own legal counsel at their own expense.*