

**DRAFT SUMMARY MINUTES OF A CLOSED SESSION
OF THE CHAPEL HILL TOWN COUNCIL
WEDNESDAY, OCTOBER 11, 2017
FIRST FLOOR CONFERENCE ROOM, TOWN HALL**

Council Members present: Mayor Pam Hemminger, Mayor pro tem Donna Bell, Jessica Anderson, George Cianciolo, Sally Greene, Ed Harrison, Nancy Oates, Maria Palmer and Michael Parker.

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 JESSICA ANDERSON MOVED, SECONDED BY MAYOR PRO TEM DONNA BELL, TO ENTER INTO CLOSED SESSION AS AUTHORIZED BY GENERAL STATUTE SECTION 143-318.11 (A)(4), TO CONSIDER AN ECONOMIC DEVELOPMENT MATTER. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).

The Council reconvened and Mayor Hemminger called the session to order at 9:32 p.m.

Mr. Stancil stated that there was an offer to purchase the property at 828 Martin Luther King, Jr. Blvd., the current police station. After hearing about the offer and the site details, he was seeking authorization from the Council to have discussions with the developer.

The developer requested 180 days to explore the opportunity to turn the property into a brownfield site, and with a positive outcome the Council could then decide to sell the property, Mr. Stancil said. This discussion would pause the ongoing process with the North Carolina Department of Environment and Natural Resources (NCDENR), he added.

Mr. Bassett provided a history of the site and the voluntary work with NCDENR to complete environmental work on the site. He explained that there was a spectrum of actions that could occur to meet the remediation. Mr. Bassett also explained that with a State brownfield site, prospective developers negotiate a brownfields agreement with the program that defines activities needed to make the site suitable for reuse, rather than cleaning up the site to regulatory standards.

Mr. Bassett explained the terms of the agreement with Belmont Sayer, a private entity, allowing an examination period, analysis of options and that negotiations would be confidential. He then shared information about the local company and its history in the development of environmentally-challenged areas.

Council members inquired about the timing of on-going analysis by an environmental consultant, the varied costs of remediation, the ability to suggest what the developer would build on the site, the possibility of NCDENR to put deed restrictions on the title, the completion of the greenway path, and the uncertainty of a future police station site.

COUNCIL MEMBER JESSICA ANDERSON MOVED, SECONDED BY COUNCIL MEMBER MICHAEL PARKER TO AUTHORIZE THE TOWN MANAGER AND TOWN ATTORNEY TO ENTER INTO AN EXPLORATION OF THE PROPERTY (828 MARTIN LUTHER KING JR BLVD) AS AN ECONOMIC DEVELOPMENT PROJECT AND FOR

POTENTIAL SALE OF THE PROPERTY TO BELMONT SAYRE. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).

The meeting adjourned at 9:51 p.m.