

A RESOLUTION ENTERING THE TOWN COUNCIL INTO A DEVELOPMENT AGREEMENT NEGOTIATION WITH UNC HEALTH CARE, AUTHORIZING THE TOWN MANAGER AND TOWN ATTORNEY TO ORGANIZE AND SUPPORT THE NEGOTIATION, FORMING A COUNCIL SUBCOMMITTEE, AND ADOPTING GUIDING PRINCIPLES (2019-02-20/R-4)

WHEREAS, a Development Agreement has been identified as a regulatory tool between the Town and developers to guide future development; and

WHEREAS, on February 6, 2019, the Council of the Town of Chapel Hill requested that the Town Manager and Town Attorney frame a process for negotiating a development agreement on UNC Health Care Eastowne based on the Council principles provided, propose a list of topics for negotiations, and bring these items back for Council consideration; and

WHEREAS, UNC Health Care has shared principles that include areas of agreement with the Town Council as well as other interests; and

WHEREAS, the Council of the Town of Chapel Hill adopts its own principles by this resolution and these will be the basis for their negotiation efforts; and

WHEREAS, the Council's principles are organized under goals that include Attractive Design/Appearance, Walkable Design, Suitable Public Infrastructure for Development, Sustainable Building Design, Enhance the Natural Environment, and Support Community Prosperity.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council:

1. Adopt the Town principles attached to use as a touchstone in discussions with UNC Health Care regarding desirable conservation and development on the Eastowne site; and
2. Enter into a Development Agreement negotiation with UNC Health Care; and
3. Form a Council Subcommittee, with the following members: Council Member _____, Council Member _____, Council Member _____, and Council Member _____ to proceed with negotiations on a Development Agreement for UNC Health Care Eastowne in a manner generally consistent with the Council's adopted principles; and
4. Authorize the Town Manager and Town Attorney to organize and support the negotiation with Town staff and resources; and
5. Authorize the Town Manager to determine a fee structure to cover costs associated with the work of the Town and its consultants on the Development Agreement; and
6. Agree that this project is a priority for the Town of Chapel Hill and that efforts will be made to support a timely and efficient process. It is anticipated that the process will generally follow the schedule proposed by UNC Health Care and included in the Council agenda packet for this meeting, as modified and updated by any subsequent revisions that are mutually agreed upon by the Town Council and UNC Health Care.

This the 20th day of February, 2019.