

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, June 09, 2021 9:53 AM  
**To:** Robert Beasley  
**Cc:** Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Petition to investigate source of funding for the Jay Street Land Purchase

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Robert Beasley [mailto:rcbeasley@gmail.com]  
**Sent:** Tuesday, June 8, 2021 10:43 PM  
**To:** Sabrina Oliver <soliver@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>  
**Cc:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Petition to investigate source of funding for the Jay Street Land Purchase

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor and Town Council Members of the Town of Chapel Hill,

In reviewing the history of the Jay Street Land Tract, PIN PINs: 9778-99-9279, there is evidence in the public records that the land was purchased in 2005 using funds from the 1996 and 2003 Open Space Bond Funds. The Open Space Bond Funds were approved by the Chapel Hill Residents to be used for Land that would be preserved as open space for public use and enjoyment.

After the 2005 purchase and prior to 2018, the Jay Street Land Tract was referenced and represented in Town of Chapel Hill memorandums, reports, and Land Use Publications as Open Space, consistent with the terms of the Open Space Bond that funded its purchase. However, in 2018 at the recommendation of Town Staff responding to a request from the Town Council to identify town owned sites for development of affordable housing, the Jay Street Land Tract was selected and prioritized for development. The selection of the Jay Street Land Tract for a privately owned rental housing development is in conflict with the original intent of the land's purchase by the Town of Chapel Hill in 2005, and it is in direct conflict with the voter approved intent of the Open Space Bond Funds used to purchase the land.

In light of these discoveries in the public records, I formally Petition the Town Council to investigate the source of funding for the Jay Street Land Purchase, and if it is confirmed to be Open Space Bond Funding, then to address how land purchased with public funds intended to preserve open spaces for public use and enjoyment is now being prioritized for a private rental property development.

Thank you,

Robert Beasley

178 Ridge Trail, Chapel Hill, NC

## Amy Harvey

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**From:** Robert Beasley <rcbeasley@gmail.com>  
**Sent:** Wednesday, June 09, 2021 2:08 PM  
**To:** Jeanette Coffin  
**Cc:** Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** Re: Petition to investigate source of funding for the Jay Street Land Purchase  
**Attachments:** JayStreetFundingSourcePetition.June-9-2021.pdf

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Thank you Jeanette.

To supplement the petition I have prepared the attached document. It contains the references to and locations of the evidence discovered in the public records, highlights the relevant facts and portions of the evidence, and summarizes the findings as they relate to the Petition's assertions. I would not expect this presentation would be covered in tonight's meeting; however, I thought it might be helpful to the Mayor and Town Council and to the Town Manager, committees or boards that the Council might refer the petition to for investigation.

Thank you,

Robert Beasley  
178 Ridge Trail, Chapel Hill, NC

On Wed, Jun 9, 2021 at 9:52 AM Jeanette Coffin <[jcoffin@townofchapelhill.org](mailto:jcoffin@townofchapelhill.org)> wrote:

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Sincerely,

Jeanette Coffin

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Office Assistant



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**Sent:** Tuesday, June 8, 2021 10:43 PM

**To:** Sabrina Oliver <[soliver@townofchapelhill.org](mailto:soliver@townofchapelhill.org)>; Amy Harvey <[aharvey@townofchapelhill.org](mailto:aharvey@townofchapelhill.org)>

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Thank you,

Robert Beasley

178 Ridge Trail, Chapel Hill, NC

# Evidence Supporting Petition to Investigate Source of Funding for the Jay Street Land Purchase

June 9, 2021  
Robert Beasley

# Petition to Town of Chapel Hill Mayor and Council

*Submitted via email, June 8, 2021*

Investigate the source of funding for the Jay Street Land Purchase, and if it is confirmed to be Open Space Bond Funding, then address how land purchased with public funds intended to preserve open spaces for public use and enjoyment is now being prioritized for a private rental property development.

# Supporting Evidence of Public Record

## Deed to Jay Street Property, PID 9778999279

- Deed recorded 29 September, 2005
- Purchase price \$1,050,00.00
- Deed records multiple tracts, including Jay Street Tract
- URL for online access to view Deed

[https://rod.orangecountync.gov/orangencnw/application.asp?cmd=image\\_link&image\\_link\\_book=3881&image\\_link\\_page=129&image\\_link\\_booktype=Records%20Book&tif2pdf=true](https://rod.orangecountync.gov/orangencnw/application.asp?cmd=image_link&image_link_book=3881&image_link_page=129&image_link_booktype=Records%20Book&tif2pdf=true)

# Supporting Evidence of Public Record

## Budget Working Paper, March 30, 2004

- Report from Town Attorney to Town Manager
- Subject “Questions regarding use of Bond Funds”
- References 2003 Bond Election and the Open Space Bond, and discusses intended use of the funds to purchase undeveloped land.
- Describes purpose as preserving open spaces for public use and enjoyment.
- URL for online access to view Report

<https://townhall.townofchapelhill.org/agendas/ca040330ws/5d-Questions%20regarding%20use%20of%20Bond%20Funds.htm>

# Supporting Evidence of Public Record

## Memorandum, March 27th, 2006

- Memorandum from Town Manager to Mayor and Town Council
- Subject “Offer to Purchase a One-Acre Parcel of Town Open Space”
- References 2005 purchase of six lots of open space for \$1,050,000, which included four parcels in the Northside neighborhood – the purchase of the Jay Street Property.
- Discusses proposed sale, the consideration of the parcel's value as open space to the Town, and the intent to deposit the sale funds back into the Open Space Bond funds to be used consistent with the open space intent.
- URL for online access to view Memorandum

[https://townhall.townofchapelhill.org/agendas/2006/03/27/4f/purchase\\_offer\\_1ac\\_town\\_parcel.htm](https://townhall.townofchapelhill.org/agendas/2006/03/27/4f/purchase_offer_1ac_town_parcel.htm)

# Supporting Evidence of Public Record

## Memorandum, June 12, 2006

- Memorandum from Town Attorney to Mayor and Town Council
- Subject “Budget Ordinance to Account for the Sale of a One-Acre Parcel of Town Open Space”
- References 2005 purchase of six lots of open space for \$1,050,000, which included four parcels in the Northside neighborhood – the purchase of the Jay Street Property.
- Discusses legal opinion that funds from the sale must be used to reimburse the Open Space Bond funds.
- URL for online access to view Memorandum

[https://townhall.townofchapelhill.org/agendas/2006/06/12/4j/budget\\_ordinance\\_for\\_sale\\_of\\_acre\\_open\\_space.htm](https://townhall.townofchapelhill.org/agendas/2006/06/12/4j/budget_ordinance_for_sale_of_acre_open_space.htm)

# Summary of Evidence Supporting Petition

## Evidence shows the following:

- Open Space Bond Funds were used to purchase Jay Street Property PID 9778999279
- Intent of property purchased with Open Space Bond Funds is to preserving open spaces for public use and enjoyment.
- Town of Chapel Hill has an obligation to use Jay Street Property consistent with Open Space Bond Fund intent.
- The use of Jay Street Property for the development of private rental residences is inconsistent with the intent and conditions for which it was purchased as open space using Open Space Bond Funds.