



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Legislation Details (With Text)

File #: [19-0209] **Version:** 1 **Name:**
Type: Discussion Item **Status:** Passed
File created: 2/26/2019 **In control:** Town Council
On agenda: 3/6/2019 **Final action:** 3/6/2019
Title: Consider Authorizing the Inter-Faith Council for Social Service to Re-Occupy the Second Floor of Historic Town Hall.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Staff Presentation, 2. Staff Presentation, 3. Council Questions with Staff Response, 4. A RESOLUTION TO AUTHORIZE THE INTER-FAITH COUNCIL FOR SOCIAL SERVICE TO RE-OCCUPY THE SECOND FLOOR OF HISTORIC TOWN HALL as Amended (2019-03-06/R-6)

Date	Ver.	Action By	Action	Result
3/6/2019	1	Town Council	adopted as amended	Pass

Consider Authorizing the Inter-Faith Council for Social Service to Re-Occupy the Second Floor of Historic Town Hall.

Staff:

Maurice Jones, Town Manager
Lance Norris, Director
Mack Howell, Facilities Manager

Department:

Manager's Office
Public Works

Overview: In January 2019, the Inter-Faith Council for Social Service (IFC) requested that the Town consider allowing it to re-occupy the second floor of Historic Town Hall. The second floor was previously used for the IFC men's shelter as a sleeping area and offices, and the men's shelter was relocated to a new facility in September 2015. The IFC is now in need of office space for ten staff members and space for their Food Pantry while their new downtown Carrboro facility is under construction. The IFC anticipates that construction will begin this Spring and will take about a year to complete.



Recommendation(s):

That the Council consider authorizing IFC staff to re-occupy the second floor of Historic Town Hall for staff office space and their Food Pantry for the duration of construction of their new facility, pending completion of the required maintenance and repair items identified in the Town's inspection.







Key Issues:

- Currently the IFC is using Historic Town Hall's basement and first floor for their Community Kitchen.
- The IFC has continued to use the second floor of Historic Town Hall on a limited basis for storage, a private staff restroom, and monitoring security cameras.
- Upon the IFC's request, the Town completed an inspection of the second floor and identified maintenance and repair items that must be completed before the second floor may be re-occupied.
 - Town Facilities Maintenance staff is in the process of completing several minor repairs and

- addressing maintenance identified during the inspection.
 - The IFC will be required to complete a fire alarm inspection and address other maintenance and repair needs identified in the inspection. Town staff estimates the IFC's costs to address these needs will be approximately \$6,000 to \$8,000.
- The IFC and the Town have had a longstanding agreement allowing the IFC to use Historic Town Hall with no cost for rent. There would be no charge to the IFC for rent to re-occupy the second floor.

Fiscal Impact/Resources: The Town is responsible for the cost of utilities and performing maintenance at Historic Town Hall. There was minimal cost to the Town for the additional maintenance and repairs to the second floor to prepare for IFC re-occupying the space.

Council Goals:

<input type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



Attachments:

- Resolution
- Draft Staff Presentation

A RESOLUTION TO AUTHORIZE THE INTER-FAITH COUNCIL FOR SOCIAL SERVICE TO RE-OCCUPY THE SECOND FLOOR OF HISTORIC TOWN HALL (2019-03-06/R-6)

WHEREAS, the Inter-Faith Council for Social Service (IFC) has requested to re-occupy the second floor of Historic Town Hall for staff offices and their Food Pantry during construction of their new downtown Carrboro facility, anticipated to last approximately one year; and

WHEREAS, Town staff have completed an inspection of the second floor of Historic Town Hall and are in the process of completing minor maintenance and repairs; and

WHEREAS, the IFC will be required to complete additional maintenance and repairs and a fire alarm inspection before they may re-occupy the second floor of Historic Town Hall.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes IFC staff to re-occupy the second floor of Town Hall at no charge for staff office space and their Food Pantry for the duration of construction of their new facility, pending completion of the required maintenance and repair items identified in the Town's inspection.

This the 6th day of March, 2019.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Maurice Jones, Town Manager

RECOMMENDATION: That the Council consider authorizing IFC staff to re-occupy the second floor of Historic Town Hall pending completion of construction of the IFC's new facility.