



TOWN OF CHAPEL HILL

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

Legislation Details (With Text)

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On agenda:	6/26/2019	Final action:		6/26/2019	
Title:	Authorize Club Nova to Occupy Historic Town Hall During Construction of its New Facility.				
Sponsors:					
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Attachments:	1. Club Nova Request to Town Council, 2. Council Questions with Staff Response, 3. A RESOLUTION TO AUTHORIZE CLUB NOVA TO OCCUPY HISTORIC TOWN HALL (2019-06-26/R-3)				

Date	Ver.	Action By	Action	Result
6/26/2019	1	Town Council	adopted	Pass

Authorize Club Nova to Occupy Historic Town Hall During Construction of its New Facility.

Staff:

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

Department:

Manager's Office
Public Works

Overview: In January 2019, the Town Council granted the Inter-Faith Council for Social Service's (IFC) request to utilize all of Historic Town Hall during construction of its new facility, which is estimated to take a year to complete. In March of 2019 IFC moved its administrative offices into the second floor of the building, joining IFC's Community Kitchen, which had occupied the basement and first floor of the building for many years.

In May of 2019, Club Nova, a local non-profit that provides support and services for people who have a serious mental illness, formally requested through the attached letter to gain use of the Historic Town Hall, once IFC departs for its new building. This arrangement would be temporary as Club Nova constructs its new building in Carrboro, which is expected to take approximately 18 months to complete.

Both IFC and Club Nova requested cash grants from the Town in 2018 to help in their fundraising efforts for their new facilities. Offering the use of Historic Town Hall, at little to no cost, was seen by some Council Members as an in-kind donation to IFC. This approach could apply to the Club Nova request as well. In fact, Club Nova has calculated the in-kind donation to be roughly \$441,000. The commitment to this in-kind donation will help meet a match required by a \$500,000 grant offered to Club Nova by Cardinal Health Innovations.

In addition to the use of the building, Club Nova has requested the Town pay the utilities while they occupy the building and offer the use of 21 parking spaces. Club Nova is seeking approval of its request this evening, thus authorizing the Town Manager to draft and sign a letter of intent for the use of the building.



Recommendation(s):







That the Council consider authorizing Club Nova to utilize Historic Town Hall for its operations and Clubhouse for the duration of construction of their new facility, after IFC has vacated the building.

Key Issues:

- Currently the IFC is using Historic Town Hall for its Community Kitchen and Administrative Offices.
- IFC is expected to vacate the premises once its new building opens in 2020.
- Club Nova needs space to move its administrative offices and Clubhouse that provides services to people with mental illnesses, in an environment that promotes work and relationships with its members.
- Club Nova expects construction of its new facility to take 18 months.
- The Town does not currently have plans to re-purpose Historic Town Hall once IFC leaves.
- Offering the use of Historic Town Hall would be considered an in-kind gift from the Town and would be used to leverage additional funding for Club Nova's capital campaign.
- Club Nova has asked that there would be no charge to rent the building or for the use of utilities.
- If Council votes to grant the request the Town Manager would send a letter of intent to representatives of Club Nova outlining the framework for the agreement.

Fiscal Impact/Resources: The Town is responsible for the cost of utilities and performing maintenance at Historic Town Hall. At this point we do not know whether there would be additional costs to up-fit the building to accommodate the needs of Club Nova. Staff would revisit costs associated with up-fit once an estimate is developed.

Council Goals:

<input checked="" 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
- Formal Request from Club Nova

**A RESOLUTION TO AUTHORIZE CLUB NOVA TO OCCUPY HISTORIC TOWN HALL
(2019-06-26/R-3)**

WHEREAS, Club Nova has requested to occupy Historic Town Hall for its operations and Clubhouse location during construction of their new facility, anticipated to last approximately 18 months; and

WHEREAS, Club Nova intends to occupy the space after IFC moves into its new facility in 2020; and

WHEREAS, this lease arrangement will be considered an in-kind donation by the Town, thus assisting Club Nova in leveraging additional contributions to its capital campaign; and

WHEREAS, Club Nova provides excellent services to its members, many of whom have experienced serious mental illness.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes Club Nova to occupy Historic Town Hall at no charge for staff office space or utilities, after IFC vacates the property and for the duration of construction of Club Nova's new facility, and authorizes the Town Manager to draft and sign a letter stating as such.

This the 26th day of June, 2019.

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

By adopting the resolution, the Council authorizes Club Nova staff to occupy Historic Town Hall pending completion of construction of Club Nova's new facility.