

**FAYETTEVILLE CITY COUNCIL
SPECIAL JOINT MEETING WITH
FAYETTEVILLE STATE UNIVERSITY BOARD OF TRUSTEES
J.C. JONES BOARD ROOM, CHARLES CHESTNUTT LIBRARY
FAYETTEVILLE STATE UNIVERSITY
SEPTEMBER 20, 2012
8:00 A.M.**

Present: Mayor Anthony G. Chavonne
Council Members Kady-Ann Davy (District 2); Bobby Hurst (District 5); Valencia A. Applewhite (District 7); Wade Fowler (District 8)
Absent: Council Members Robert A. Massey, Jr. (District 3); Darrell J. Haire (District 4); William J. L. Crisp (District 6);
James W. Arp (District 9)

Board of Trustees:

Mr. Terence Murchison, Chair
Dr. Lucy Vidal-Barreto, Vice Chair
Dr. John Griffith, Secretary
Ms. Juanita Pilgrim, Member
Dr. Edward Dickerson, Member
Dr. J. Wayne Riggins, Member
Mr. Donald Porter, Member
Ms. Vedas Neal, member
Dr. James A Anderson, Chancellor
Dr. Thomas E.H. Conway, Vice Chancellor and Chief of Staff
Mr. Robert Botley, Vice Chancellor for Business and Finance
Ms. Wanda L. Jenkins, General Counsel
Mr. Nick Ganesan, Vice Chancellor for Information Technology
Dr. Perry Massey, Senior Associate Vice Chancellor for Academic Affairs
Mr. Jeff Womble, Director of Public Relations
Ms. Emily Dickens, Director of Government and Community Affairs
Mr. Terrance Robinson, Acting Secretary of the University

Others Present:

Ted Voorhees, City Manager
Kristoff Bauer, Assistant City Manager
Karen McDonald, City Attorney
Victor Sharpe, Community Development Director
Pamela Megill, City Clerk

CALL TO ORDER

Mr. Terence Murchison, Board Chair, called the meeting to order at 8:00 a.m. and expressed excitement about fostering a partnership with the City of Fayetteville.

Mayor Chavonne thanked the Board of Trustees for their warm welcome and expressed appreciation for the opportunity to work with the University.

Dr. James A. Anderson, Chancellor, stated he was very pleased to be working with the City on the Murchison Road project.

Ms. Emily Dickens, Director, gave appreciation to Mr. Kristoff Bauer, Assistant City Manager; Mr. Victor Sharpe, Community Development Director; and Ms. Karen McDonald, City Attorney, for all of their assistance.

CITY OF FAYETTEVILLE PRESENTATION

Mr. Victor Sharpe, Community Development Director, gave a presentation on the Murchison Road Corridor Redevelopment Plan Update with the aid of a power point presentation. He provided a history of the plan which identified Catalyst Sites 1 and 3 for redevelopment opportunities. He explained the strategies for the sites were (1) to develop the proposed projects through public-private partnerships with the exception of the community park, (2) to

contract with developers to ensure long-term control, and (3) that contracts as well as reversion rights in the sales transactions would hold the developer accountable for meeting the redevelopment goals for jobs to be provided for low- and moderate-income persons. He further explained the goals for the sites were to remove blight and increase the quality of life and economic benefits to the area's low- and moderate-income residents by (1) enhancing and redeveloping retail establishments that would provide jobs and needed retail and services for area residents; (2) capitalizing on increased demand for goods and services, housing, and office space, resulting from Fort Bragg expansion, increased traffic flows, and changing traffic patterns; (3) increasing opportunities for affordable housing; (4) increasing residential and retail developments that would provide off-campus living options for Fayetteville State University and capture more student expenditures; (5) removing businesses and homes from the Cross Creek floodway which was becoming a threat to the health and safety of the structures and occupants; and (6) creating a community park that would link with the existing City park and greenway system. He also explained the opportunities for the sites were (1) to capitalize on the synergy built around the Rowan Street Bridge project, (2) that realignment of Murchison Road would provide key opportunity, and (3) to create development opportunity at Murchison Road's gateway to Fayetteville State University. He identified the next steps and stated the focus would be on the acquisition efforts on Catalyst Site 1, to work with Fayetteville-Cumberland County Chamber of Commerce to acquire land in Catalyst Site 1, and to demolish any dilapidated structures acquired. He reviewed the funding for the land assembly and stated the City's Capital Improvement Plan for fiscal years 2013-2017 included \$1,250,000.00 over the next five years. He then showed maps indicating the Phase II acquisition for Catalyst Site 1, the Rowan Street Bridge project, and the overall redevelopment plan for the Murchison Road Corridor.

A brief question and answer period ensued.

Mr. Murchison stated it was great to have all parties involved with the project in the same room and that he was in support and excited about the new "Gateway to the University". He also cautioned for all to be sensitive to the residents that live in close proximity to the University. Dr. Anderson stated community input was very important for this type of project, and noted that progress was necessary. He further stated this would be a long-term project and a quantum leap. He concluded by encouraging all board members to get involved with the project.

ADJOURN

There being no further business, the meeting adjourned at 8:55 a.m.