ORANGE COUNTY ASSEMBLY OF GOVERNMENTS

JOINT MEETING
AGENDA

Assembly of Governments
November 17, 2016
Meeting – 7:00 p.m.
* Richard Whitted Meeting Facility
300 West Tryon Street
Hillsborough, NC

(7:00 – 7:05) Welcome, Call To Order and Opening Comments (BOCC Chair and Mayors)

(7:05 – 7:20) 1. Introduction of New County Arts Director and Update on County Arts Activities/Future Goals

(7:20 – 8:15) 2. Economic Development – Five Minute Updates from County and Towns on Projects and Possibilities Related to Industry, Retail and Agriculture, With Discussion Following Each Update

(8:15 – 8:55) 3. Durham-Orange Light Rail Transit Update
a) Updated Cost Projections
b) Extension to North Carolina Central University

(8:55 – 9:30) 4. Greene Tract
a) Brief Historical Update
b) Potential Task Force

5. INFORMATION ITEMS (Written Updates – Not for Specific Discussion)
a) OWASA Update of the Long Range Water Supply Plan
b) Agricultural Support Enterprises in the Rural Buffer
c) Solid Waste Financial Report
d) Rogers Road – Mapping Our Community's Future Report

Orange County Board of Commissioners' regular meetings and work sessions are available via live streaming video at
http://www.orangecountync.gov/departments/board_of_county_commissioners/videos.php
and Orange County Gov-TV on channels 1301 or 97.6 (Time Warner Cable).

* Directions to Whitted Meeting Facility: Take Old NC Highway 86/Churton Street north into downtown Hillsborough. Stay on Churton Street and go straight through the stoplights at the Courthouse (Margaret Lane) and King Street. Take a left at the next stoplight onto Tryon Street. Travel two blocks. The Whitted Building is on the right. Meeting Room is on the second floor.

ORANGE COUNTY
ASSEMBLY OF GOVERNMENTS
MEETING

AGENDA ITEMS ABSTRACT
Meeting Date: November 17, 2016

SUBJECT: Assembly of Governments Meeting Discussion Items

DEPARTMENT: County Manager/Town Managers/County & Town Economic Development Offices/County Arts Commission/County Planning/GoTriangle/OWASA

ATTACHMENT(S):
As noted in "Background" section

INFORMATION CONTACT:
Bonnie Hammersley, 245-2300; Roger Stancil, 968-2743; Eric Peterson, 732-1270, David Andrews, 918-7315, Travis Myren, 245-2300; Katie Murray, 245-2335; Dwight Bassett, 969-5010; Shannan Campbell, 732-1270; Steve Brantley, 245-2325; Annette Stone, 918-7319; Craig Benedict, 245-2575; Tom Altieri, 245-2575; Patrick McDonough (GoTriangle), 485-7455; Ed Kerwin (OWASA), 968-4421; Perdita Holtz, 245-2575

PURPOSE: To discuss topics of mutual interest between the governing boards of Hillsborough, Carrboro, Chapel Hill and Orange County.

BACKGROUND:

1. Introduction of New County Arts Director and Update on County Arts Activities/Future Goals

Over the last two months, Orange County Arts Commission (OCAC) Director Katie Murray has been meeting with stakeholders in the arts community to determine the future direction of the Commission. Historically, the primary role of OCAC has been one of grant funder to artists and arts organizations. While this will remain a significant role of the commission, the director, as well as County Management and the OCAC Advisory Board, believe the commission can serve the arts community of Orange County in a more significant way.

In addition to grants, a needs assessment has resulted in the identification of several areas of assistance for the County's arts community.

1. **Promotion/Marketing**
   Most of the 177 arts-related organizations within the county are nonprofit organizations with limited marketing budgets, working to promote only their own programs and projects. The OCAC can help to further promote arts happenings for the entire county through an enhanced social media presence, an improved e-newsletter, a more engaging website and new media campaigns.
2. **Unification of arts community**
   One common complaint among arts stakeholders has been a lack of communication within the arts community, both within similar groups (i.e. theater groups, galleries), organizations within the same community, and communication among the three primary communities of Chapel Hill, Carrboro and Hillsborough.
3. **Coordination of county-wide arts projects**
   Again resulting from the fact that most county arts entities are working within the confines of the nonprofit world (limited resources and time), most organizations are strictly focused on their own mission. There is a lack of projects that benefit the greater arts community and promote, on a larger scale, the arts of Orange County.

The communities within Orange County are heavily saturated in the arts. This fact, combined with a demonstrated commitment to the arts by County management and the Board of County Commissioners, means that Orange County could potentially serve as a major arts destination. ***By helping to promote, unify and contribute to the overall arts community, the OCAC will serve as the catalyst to make the arts a primary identity and economic driver for Orange County***.

The resulting goals from these observations are to be determined at the Arts Commission retreat on Saturday, November 19, 2016.

Staff will provide any other information at the meeting, and the governing boards can discuss issues related to this item as necessary.

No Attachments

2. Economic Development – Five Minute Updates from County and Towns on Projects and Possibilities Related to Industry, Retail and Agriculture, With Discussion Following Each Update

Economic Development staff from the County and Towns have provided written updates at Attachment 2a-1. A Powerpoint presentation related to the information the County will present at the meeting is provided at Attachment 2a-2.

Staff will provide any other information at the meeting, and the governing boards can discuss issues related to these items as necessary.

Attachment 2a-1 – Economic Development Reports from County and Towns
Attachment 2a-2 – Powerpoint Presentation - Orange County Economic Development Report

3. Durham-Orange Light Rail Transit Update

a) Updated Cost Projections

GoTriangle staff has provided the attached Orange County Bus and Rail Investment Plans Frequently Asked Questions document. GoTriangle staff will be providing a Powerpoint slide presentation prior to the meeting (which County staff will forward to all governing boards) and will make a presentation on the updated cost projections at the meeting. The governing boards can discuss issues related to this item as necessary.

Attachment 3a – Orange County Bus and Rail Investment Plans Frequently Asked Questions

b) Extension to North Carolina Central University

In February 2016, GoTriangle received a Combined Final Environmental Impact Statement (FEIS)/Record of Decision (ROD) for the Durham-Orange Light Rail Transit (D-O LRT) project from UNC Hospitals in Chapel Hill to Alston Avenue in Durham. In response to comments received during that process, GoTriangle started to evaluate the option to extend the project south on Alston Avenue to a station near North Carolina Central University (NCCU). Preliminary engineering and ridership forecasts found the station to be feasible and capable of generating high ridership. GoTriangle is currently studying the natural environment and community impacts, as well as addressing state, federal, and local funding constraints.

Recent guidance from the Federal Transit Administration (FTA) indicates that the D-O LRT project must enter the News Starts Engineering phase by February 2017. In order to meet this milestone, allow the NCCU station to advance into the next phase along with the other parts of the project, and ensure that the entire new alignment qualifies for the 50% Federal match, the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (DCHC MPO) has initiated two actions: 1) The extension needs to be included in its Locally Preferred Alternative (LPA) and 2) the extension needs to be included in its 2040 Metropolitan Transportation Plan (MTP).

At its October 19 meeting, the MPO Board released the amendments for public comment, which is taking place through November 29, and held a public hearing on November 9, 2016. The Durham City Council and Durham Board of County Commissioners (BOCC) endorsed the amendments in September and October, respectively. The Orange County BOCC received a presentation on the extension at its meeting on November 15.

GoTriangle staff will provide a presentation on the extension to NCCU at the meeting, and the governing boards can discuss issues related to this item as necessary.

No Attachments

4. Greene Tract

a) Brief Historical Update

The Greene Tract (164 acres) was acquired in 1984 and came to Orange County as an asset of the Solid Waste Fund. The 1998 Interlocal Solid Waste Agreement (amended April 12, 2000) established the three owning partners for a 104 acre parcel. The remaining 60 acres, long held by Solid Waste, is in the process of being transferred to an asset of the General Fund to be used for preservation and low impact recreation purposes.

Although there has been considerable discussion about the future of the Greene Tract, no formal action has been taken by the BOCC since 2002. And although not specific to the Greene Tract, multiple Historic Rogers Road Area (HRRA) small area studies and planning efforts have been conducted by the local governments over the last 15 years that referenced the Greene Tract. The following link provides a history of 1999-2008:
http://server3.co.orange.nc.us:8088/WebLink8/DocView.aspx?id=27031&dbid=0

Over the last few years, the local governments have pursed the construction of a Rogers Road Community Center and the design of the Rogers Road Sewer Project. More recently, the Historic Roger Road Area (HRRA) staff workgroup (local government management, planners, and Orange Water and Sewer Authority (OWASA)) has been reviewing and developing two new initiatives:

1. The Community First planning program. The Jackson Center was hired by the joint governments to work with Rogers Road stakeholders to create a guide and recommendations for future of the community.
2. Multi-Jurisdiction Technical Environmental Scan of the Greene Tract. Many cultural and environmental aspects have been researched and updated.

Over the years there have been many options (based on various studies) discussed as possible future uses of the 104 acres jointly owned by Orange County, Chapel Hill and Carrboro. Listed below are the options that have been explored:

1. Joint Affordable Housing could be planned for 18.1 acres and the remaining 85.9 acres would remain join open space.
2. The 104 acre tract should remain as open space to be protected by conservation easements.
3. The acreage for affordable housing could be placed in the Land Trust.
4. Chapel Hill Carrboro City Schools requested that part of the Greene Tract be reserved for a future elementary school site. An approximate 11 acre area south of the 18 Affordable Housing site was considered.
5. Rename the property to recognize the headwaters of Bolin Creek, Booker Creek and Old Field Creek.

The Greene Tract map is attached which shows the proximity of the various aforementioned parcels.

Staff will provide any other information at the meeting, and the governing boards can discuss issues related to this item as necessary.

Attachment 4a-1 – Resolution Reporting the Recommended Concept Plan (including map) for the Portion of the Greene Tract that remains in Joint Ownership (December 2002)
Attachment 4a-2 – Rogers Road Small Area Plan (Map)
Attachment 4a-3 – Greene Tract Vicinity (Map)

b) Potential Task Force

The possibility of forming a task force to develop concrete recommendations relative to the Greene Tract has been a topic of discussion. A task force could potentially consist of representatives from governmental bodies and community stakeholders and provide recommendations on affordable housing, a school site, and other potential uses for the Greene Tract.

Staff will provide any other information at the meeting, and the governing boards can discuss issues related to this item as necessary.

No Attachments

5. INFORMATION ITEMS (Written Update – Not for Specific Discussion)

a) OWASA Update of the Long Range Water Supply Plan

John Young, Chair of the Orange Water and Sewer Authority (OWASA) Board of Directors, has provided the attached letter with the OWASA Update of the Long-Range Water Supply Plan.

Attachment 5a – Letter - OWASA Update of the Long-Range Water Supply Plan

b) Agricultural Support Enterprises in the Rural Buffer

Perdita Holtz with Orange County Planning has provided the attached memorandum with an update for the Assembly of Governments meeting on any applications for "agricultural support enterprises" (ASE) uses in the Rural Buffer. During discussions that occurred in 2014-15 related to amendments to the Joint Planning Area Agreement to accommodate, the Towns of Carrboro and Chapel Hill requested that County staff provide an annual update. Orange County adopted ASE uses for the Rural Buffer on May 5, 2015.

Attachment 5b – Memorandum - Agricultural Support Enterprises in the Rural Buffer

c) Solid Waste Financial Report

In March 2016, Orange County, in collaboration with its municipal partners (Towns of Carrboro, Chapel Hill and Hillsborough), commenced a solid waste cost of services

and rate study and the development of a Financial Plan for the County's Solid Waste System (System). The consulting firm SCS Engineers was retained by the County to develop projections of financial performance of solid waste and recyclable material collection and disposal services and programs, and to review existing financial situation and determine long term viability of the current fee and revenue structure.

The overall objective of a cost of service and rate study was to calculate the solid waste fees and assessments required to recover the costs of providing solid waste and recycling services to the County's residents, businesses, and institutions.

The consulting firm SCS presented the final report available at the link below to the Solid Waste Advisory Group (SWAG) for its review. The SWAG has reviewed and directed staff to bring back fee options that include a multi-faceted approach for review at the January, 2017 SWAG meeting.

Attachment 5c – Solid Waste Financial Report ***(ONLY AVAILABLE ELECTRONICALLY at: http://www.orangecountync.gov/departments/board_of_county_commissioners/5cSolidWasteFinRep.pdf***

d) Rogers Road – Mapping Our Community's Future Report

As an extension of the sewer implementation project in the Rogers Road Neighborhood, Orange County and the Towns of Chapel Hill and Carrboro funded a contract with the Jackson Center to conduct a community first planning process. The planning process established a set of guiding principles/priorities developed by the community, a map of general recommendations for place-specific hopes, and a set of neighborhood strategies that can be implemented by ongoing resident leadership to help pursue community aspirations. The final report titled, "Rogers Road – Mapping our Community's Future" is attached for the Boards' review.

Attachment 5d – Rogers Road – Mapping Our Community's Future Report ***(ONLY AVAILABLE ELECTRONICALLY at: http://www.orangecountync.gov/departments/board_of_county_commissioners/5dRogersRdMapFutureRpt.pdf***

SOCIAL JUSTICE IMPACT: There is no direct Social Justice Goal impact associated with the discussion of these topics.

FINANCIAL IMPACT: There is no direct financial impact associated with the discussion of these topics. There are no action items requiring formal decisions.

RECOMMENDATION(S): The Managers recommend the governing boards discuss the topics listed and provide appropriate direction to the respective staffs.

Attachment 2a-1

Economic Development Reports from County and Towns

ECONOMIC DEVELOPMENT REPORT – ORANGE COUNTY

Agricultural Economic Development Initiatives

(a) The Orange County Food Council has been formed with the intent to build a local food system that ensures health, sustainable agriculture and access for all local residents.
(b) Piedmont Food & Agriculture Processing Center (PFAP) continues to incubate new food processing businesses, and now offers expansion potential at the County's newly renovated Cedar Grove Park & Community Center.
(c) The19th annual Orange County Agriculture Summit is being planned for Feb. 27, 2017.
(d) Efforts are underway to have the County potentially lease the farming training facility known as the Breeze Farm, and create a public-private funding partnership to take the Breeze facility to a higher level of effectiveness.
(e) The Orange County Agriculture Grant program has helped many local farms expand their production operations. The program has assisted 30 local farms with $228,000.00 in funding the past 12 months.

Tourism Promotion by the Orange County Visitors Bureau

(a) Collaborated with the North Carolina Department of Agriculture to develop a new smart media App, called "North Carolina Farms" that will highlight Orange County's fresh food markets, farm tours, and "pick your own" produce farms. Orange County is the inaugural North Carolina County to be featured statewide.
(b) Launched the "All Are Welcome" LGBT friendly campaign which won a platinum award from Destination Management Association of North Carolina.
(c) Served 12,000 walk-in visitors and distributed 50,000 visitor guides and maps for the year.
(d) Services provided to the Towns included supporting Hillsborough's Handmade Puppet Parade, Carrboro's Music Festival, and Chapel Hill's Festival.
(e) Currently launching the North American Travel Journalists Association conference that will bring 100 national travel writers to the County next spring 2017.
(f) Since first being established in 1992, the Visitors Bureau has successfully increased the level of direct visitor spending by 186%, to a current $185 million annually.

Small Business Promotion

(a) The County's small business loan and grant programs, all funded by the ¼ cent sales tax proceeds for economic development (called Article 46 funds), supported 96 small businesses and farms with over $1 million in financial assistance in the past 12 months. These important small firms were located in all 3 municipalities in the County.

Article 46-Funded Financial Program	*# of Firms Assisted*	*Funding Support Provided*
• *Agriculture Economic Development Grant*	*30*	*$228,060.00*
• *Small Business Investment Grant*	*58*	*$335,715.00*
• *Small Business Loan Program*	*8*	*$529,000.00*
	96	***$1,092,775.00***

County records show **that 430 jobs have been retained and/or created** by these 96 small businesses in the past 12 months.

(b) The "LAUNCH Chapel Hill" innovation center's lease was renewed for another 3 years, and is nearly doubling in size to add more co-working space. LAUNCH has assisted a total of 63 entrepreneurial start-ups and is now hosting its 6th "cohort" class of new tech firms. Total employment supported by the various LAUNCH firms is approximately _____ jobs.
(c) Orange County Economic Development has created a new web-based searchable database listing all identified Orange County firms, large and small.

General Business Recruitment Efforts

(a) The County & Town of Chapel Hill partnered to successfully recruit a **Wegmans** retail center to the U.S. 15-501 corridor. The Wegmans facility, once built, will generate 350 full-time equivalent jobs, and generate nearly $1.7 million in annual retail sales tax and property taxes for the County and towns. The County & Town will co-share in the incentive inducement agreement with Wegmans.
(b) In early 2016, the Board of Commissioners approved funding to extend utilities further into the Buckhorn Economic Development District via the "Efland Sewer to Mebane Phase II Extension". Debt service funding will be covered by the ¼ cent sales tax proceeds for economic development.
(c) The County intends to issue a Request for Proposal (RFP) very soon to conduct a SWOT analysis (strengths, weaknesses, opportunities, threats) to better asses the business recruitment potential of sites located within the County's 3 economic development districts.
(d) In the past year the County received 59 investment inquiries from a variety of commercial, light industrial & distribution prospects, and was able to respond to 36 leads by providing information on our available real estate sites and buildings.
(e) Top project sources were the State of North Carolina's business recruitment agency, commercial brokers & developers, our local Chambers of Commerce & Towns, site selection consultants, utilities, and direct leads.
(f) Obstacles that limit the County's ability to pursue some prospect leads include our community's lack of inventory for suitable buildings of the projects' requested size, ceiling height or type. Or, prospects seeking larger acreage requirements than available; and, large water & sewer requirements that cannot be provided locally.
(g) Morinaga America Foods, Inc. held a grand opening ceremony earlier in 2016 and has reached its' Phase One employment target of approximately 90 jobs with 2 production shifts.

Prepared by:
Steven Brantley
Director, Orange County Economic Development
11/7/16

ECONOMIC DEVELOPMENT REPORT – TOWN OF HILLSBOROUGH

- The Town Public Information Office and Economic Development are working together to improve the resources available on the Town's website to prospective business owners and those looking to start and expand business in Town. The Town would like to engage with small business owners and entrepreneurs more.

- The Town's Economic Development Planner is now the first and main point of contact for those looking to start, relocate, or expand their business in Town. This position can assist with questions regarding land use, zoning, parking, obtaining building permits, availability property and vacancies in existing buildings within the Town of Hillsborough.

- The Town continues to work with the real estate brokers to market available retail locations at Waterstone, Oakdale Village, Hampton Pointe, and vacant anchor tenant space at the North Hills Shopping Center.

- The Town has been working closely with the Orange County Economic Development Office which has graciously assisted in providing existing data and reports to help the Town entice new business. The County Economic Development Office has also been helpful and inclusive of Town Economic Development Staff in meetings and discussions that involved properties in the Town limits.

- The Town is confidentially working with a number of businesses offering restaurant, retail, recreation/entertainment, and general services.

Prepared by:
Shannan Campbell
Economic Development Planner
Town of Hillsborough

ECONOMIC DEVELOPMENT REPORT – TOWN OF CHAPEL HILL

- We are operating under a Commercial Development Strategy that was developed 2015-2016 with the Vision of "Taking our place on the map of like cities for research and development."

- Working with our Engineering division to evaluate what might be built on the Wallace Parking Deck. We are thinking this could be reduced rate office space and we might partner with a private developer to see this happen.

- We are looking at starting a Maker organization to help facilitate the interest of people who are moving into the Maker industry. Held one organizational meeting.

- Working with UNC to think about critical strategies related to Entrepreneurship and the possibility of creating an Innovation Council to help grow our private support for entrepreneurs. It would have strong private section representation to help encourage involvement from that sector.

- Continue to work with County staff on drafting an Incentives Policy for further consideration.

- We are working with our Parking division to explore growing our parking opportunities in downtown and having a greater percentage under single management.

- Working with Planning Dept. to draft an advanced manufacturing/research/flex zone for approximately 50 acres off Millhouse Road. The Town has a concept plan for about 1/3 of the property and it could accommodate up to 390,000SF.

- Working with multiple developers to help move approved projects forward and meet the Town's interest in retail and office space.

Prepared by:
Dwight Bassett
Economic Developer
Town of Chapel Hill

ECONOMIC DEVELOPMENT REPORT – TOWN OF CARBORO

Project	Description	Current Status	Next Steps	Tenants
Lloyd Farm Property - Old Fayetteville and NC Hwy 54	116,000 sq ft mixed use development to include a grocery store, commercial outparcels and multi-story 200 unit senior living complex.	Under review by the Board of Aldermen	Scheduled for the December 6th Board meeting	Harris Teeter
South Green – South Greensboro and NC Hwy 54 http://southgreencarrboro.com/	43,500 sq ft retail development	Approved by Town	Major improvements underway at South Greensboro to NCDOT storm water and OWASA waterlines	Announcing Soon!
Shelton Station North Greensboro and Shelton Street	22,706 retail/office and 90 units residential rental units	Retail/office is under construction	Vertical construction for residential portion of the project will begin in the fall	UNC School of Medicine (12,000 sq ft)
Inara Cout – 102 Fidelity Street Single Family Residential	6 – 15 units	Approved conditional rezoning and LUO text amendment 6/28.	Review of SUP plans begin again once resubmitted	n/a
New Hotel – Hilton Garden Inn	145 rooms	Approval existing CUP modification	Anticipated construction early 2017	n/a
PTA Thrift Shop Expansion 103 Jones Ferry Road	5300 sq. ft. office/retail space	Under construction	Expected completion December 31, 2016	Youth Worx – A nonprofit collaborative venture focused on youth
Town Commons	Renovation of existing Town Commons	Plans approved by Board of Aldermen	Project is out for construction bids	
Parking Study	A study of parking in Downtown Carrboro	Consultant has been collecting data from the community including surveys, parking counts, focus group discussions	Final report due to the Board of Aldermen in November 2016.	

Active Projects Map Online: http://gis.ci.carrboro.nc.us/iCarrboro/cCurDev.html

Prepared by:
Annette Stone
Economic Developer
Town of Carrboro

Attachment 2a-2

ORANGE COUNTY
ECONOMIC DEVELOPMENT
NORTH CAROLINA

Economic Development Report

November 17, 2016

Assembly of Governments Meeting

ORANGE COUNTY
ECONOMIC DEVELOPMENT
NORTH CAROLINA

Agricultural Economic Development

- **Orange County Food Council** working to build a local food system that ensures:
  - Health
  - Sustainable agriculture
  - Access for all local residents
- **Piedmont Food & Agriculture Processing Center (PFAP)**
  - Continues to **incubate** new food processing businesses
  - Now offers **expansion potential** at the County's newly renovated **Cedar Grove Park & Community Center**
- Efforts underway to have the County:
  - Potentially **lease** the **Breeze Farm** farming training facility
  - Create a **public-private partnership** to facilitate a higher level of effectiveness

19th Annual Orange County Agriculture Summit
February 27th, 2017

Orange County Visitors Bureau

ORANGE COUNTY ECONOMIC DEVELOPMENT NORTH CAROLINA

- Collaborated with NC Dept. of Ag to develop a new **smart media App** (North Carolina Farms) highlighting Orange County's:
  - Fresh food markets
  - Farm tours
  - "Pick your own" produce farms
- Launched the **"All Are Welcome"** LGBT friendly campaign
  (Won a platinum award from Destination Management Association of North Carolina)
- During the year:
  - Served **12,000 walk-in** visitors
  - Distributed over **50,000 visitors guides and maps**
- Services provided to the Towns supporting:
  - Hillsborough Handmade Puppet Parade
  - Carrboro's Music Festival
  - Chapel Hill's Festival
- Launching **North American Travel Journalists Association conference** bringing 100 national travel writers to the County **spring 2017**

Since first being established in 1992, the Visitors Bureau has successfully increased the level of direct visitor spending by 186%, to a current $185 million annually.

Small Business Promotion

ORANGE COUNTY ECONOMIC DEVELOPMENT NORTH CAROLINA

- **LAUNCH** Chapel Hill
  - **Lease** was **renewed** for 3 more years
  - **Doubled the size** to add more co-working space
  - Has assisted **63 entrepreneurial start-ups** since 2013
  - Currently hosting the **6th cohort**
  - **23 FT** and **55 PT** total jobs supported by 7 LAUNCH firms in **2016**
- Orange County Economic Development has created a new **web-based searchable database** listing all identified Orange County firms

Article 46 – Funded Financial Program	# of Firms* Assisted	Funding Support Provided
Agriculture Economic Development Grant	30	$228,060.00
Small Business Investment Grant	58	$335,715.00
Small Business Loan Program	8	$529,000.00
	96	**$1,092,775.00**

* These important small firms were located in **all 3 municipalities** in the County and created **approximately 450 jobs** as a result of receiving the Article 46 funds

Business Recruitment Efforts

ORANGE COUNTY ECONOMIC DEVELOPMENT NORTH CAROLINA

- The County & Town of Chapel Hill partnered to recruit **Wegmans**:
  - **350 FTE** jobs
  - **$1.7 mil annual** retail sales tax and property taxes for the County and towns
- "Efland Sewer to Mebane Phase II Extension" funding approved
- Morinaga America Foods, Inc.
  - Grand opening earlier in 2016 reached
  - Reached Phase One employment target **90 jobs**
  - Operating 2 production shifts
- Upcoming release of a SWOT (strengths, weaknesses, opportunities, threats) analysis request for proposals of the Economic Development Districts

Project Data over past 12 months	
Project Investment Inquiries: **59** (Commercial, Light Industrial & Distribution)	
Project Responses: **36**	
Top Project Sources:	**Obstacles for Submissions:**
Economic Development Partnership of North Carolina	Lack of suitable existing buildings inventory (size, ceiling height, type)
Commercial Brokers & Developers	Utility capacity constraints
Local Partners Chambers of Commerce & Towns	Lack of suitable properties for large acreage requests
Site selection consultants	
Utility Providers	
Direct Leads	

Orange County Bus and Rail Investment Plans
Frequently Asked Questions
October 14, 2016

Plan Finances Through Fiscal Year (FY) 2016

Q: How much money has been collected so far for transit in Orange County, and how has that money been spent?

A: Orange County voters approved the sales tax and vehicle registration fee increases authorized by HB 148 in 2012. The vehicle rental tax was collected prior to the vote. The table below illustrates the amounts and sources of revenue and expenses by fiscal year. Please note that FY16 totals are unaudited.

Bus and Rail Investment Plan Revenues and Expenses: Orange County

Revenues	**FY 13**	**FY 14**	**FY 15**	**FY 16** ***unaudited***
0.5% sales tax - tax district	$ 989,103	$ 6,559,793	$ 6,189,162	$ 6,164,293
Vehicle Rental tax	$ 123,125	$ 476,437	$ 501,185	$ 538,591
$7 Vehicle Registration Fee	$ -	$ 565,560	$ 813,290	$ 772,975
$3 Vehicle Registration Fee	$ -	$ -	$ 238,368	$ 331,296
Total Revenues*	**$ 1,112,228**	**$ 7,603,341**	**$ 7,793,941**	**$ 8,042,163**
Expenses				
Administration	$ -	$ 54,848	$ 46,657	$ 68,302
Bus Services**	$ -	$ 530,100	$ 1,379,291	$ 2,513,000
LRT Development***	$ -	$ 2,008,215	$ 3,322,213	$ 2,447,836
Total Expenses	**$ -**	**$ 2,593,163**	**$ 4,748,161**	**$ 5,029,138**
Reserves	**$ 1,112,228**	**$ 5,013,178**	**$ 3,045,780**	**$ 3,013,025**

* Includes interest and investment; excludes grants

** Per the Staff Working Group. Includes GoTriangle, Chapel Hill Transit, and Orange Public Transportation

*** Light rail expenses are split 77.05% Durham and 22.95% Orange

The following table sets forth expenses by transit agency.

Bus and Rail Investment Plan Revenues and Expenses: Orange County

Revenues	FY 13	FY 14	FY 15	FY 16 *unaudited*
Total Revenues	**$ 1,112,228**	**$ 7,603,341**	**$ 7,793,941**	**$ 8,042,163**
Expenses				
Personnel	$ -	$ 131,588	$ 540,143	$ 682,194
Consultants	$ -	$ 1,810,158	$ 2,758,204	$ 1,758,979
Outreach/Pub. Involvement	$ -	$ 323	$ 53,571	$ 52,099
Other	$ -	$ 3,194	$ 13,484	$ 26,351
Transit Services				
Chapel Hill Transit	$ -	$ 647,900	$ 999,380	$ 1,678,000
CHT – N-S Project	$ -	$ -	$ -	$ -
GoTriangle	$ -	$ -	$ -	$ 315,000
OC Pub. Transp.	$ -	$ -	$ 379,911	$ 520,000
Total Expenses*	**$ -**	**$ 2,593,163**	**$ 4,744,693**	**$ 5,032,623**

GoTriangle had not received final figures from its partner agencies for total FY16 expenditures. Therefore, the expenditures listed for FY16 above are estimates.

Q: How do the actual revenues collected in Orange County since 2012 compare to the projections made in the original Orange County Bus and Rain Investment Plan (Transit Plan)?

A: Beginning with the first full year of sales tax revenue, FY14, the actual transit-dedicated revenue collected by Orange County has been 10-20% higher each year than was projected in the original Transit Plan. Please see Attachment A for details. The Transit Plan projections assumed that the first full year of revenue would begin in 2013, and assumed certain growth rates set forth in the table below. Due to delays in approving the vehicle registration fees, the first full year of all four revenue sources was FY16.

Funding source	Original Plan, base year assumptions (FY 13)	Assumed annual growth
0.5% Sales Tax	$5.0 million	1% growth to 2014 3.6% annual growth thereafter
Vehicle Rental Tax	$0.582 million	4.0%
$7 Vehicle Registration Fee	$0.788 million	2.0%
$3 Vehicle Registration Fee	$0.338 million	2.0%

Q: How much money has been made available to Chapel Hill Transit and Orange County Public Transportation (OPT) since the Plan was approved?

A: Per the terms of the Transit Plan and the interlocal agreement, each spring GoTriangle sends a letter to the Orange County manager and the Town of Chapel Hill manager setting forth funds and that are available to each agency (Chapel Hill Transit, GoTriangle, and OPT) for the

upcoming fiscal year, and setting forth what each bucket of funds may be used for. The distribution of the funds was established by the interlocal agreement between the Town, County and GoTriangle.

In addition, few of the funds made available for bus operations or capital investments have been spent.

Available funding, by year

FY 14	New bus ops only	New or existing bus ops*	Bus purchases	N-S Corridor
Chapel Hill Transit	$ -	$ 472,100	$ -	$ -
OC Public Transportation	$ 41,070	$ 47,280	$ -	$ -
GoTriangle	$ 176,700	$ -	$ -	$ -
Bus capital projects	all agencies -- $0			

FY 15	New bus ops only	New or existing bus ops*	Bus purchases	N-S Corridor
Chapel Hill Transit	$ 591,800	$ 533,500	$ -	$ -
OC Public Transportation	$ 167,430	$ 43,570	$ 97,800	$ -
GoTriangle	$ 422,000	$ -	$ 298,000	$ -
Bus capital projects	all agencies -- $513,000			

FY 16	New bus ops only	New or existing bus ops*	Bus purchases	N-S Corridor
Chapel Hill Transit	$ 922,230	$ 755,770	$ 921,700	$ 980,250
OC Public Transportation	$ 270,590	$ 44,410	$ -	$ -
GoTriangle	$ 629,000	$ -	$ -	$ -
Bus capital projects	all agencies -- $832,500			

FY 17	New bus ops only	New or existing bus ops*	Bus purchases	N-S Corridor
Chapel Hill Transit	$ 1,275,298	$ 709,047	$ 950,263	$ 995,000
OC Public Transportation	$ 330,401	$ 41,664	$ -	$ -
GoTriangle	$ 744,130	$ -	$ 316,754	$ -
Bus capital projects	all agencies -- $133,692			

* These funds can be used for new bus services or the increased cost of existing services.

Future Plan Finances

Q: If the Durham-Orange Light Rail Transit (D-O LRT) project is built, how will train operations be paid for?

A: The original financial plans for transit in Orange and Durham County had enough capacity to both build the light rail system and operate it in perpetuity while also continuing to operate the bus services expanded under the two plans. All these conditions were met while also paying any debt obligations incurred during the light rail construction period.

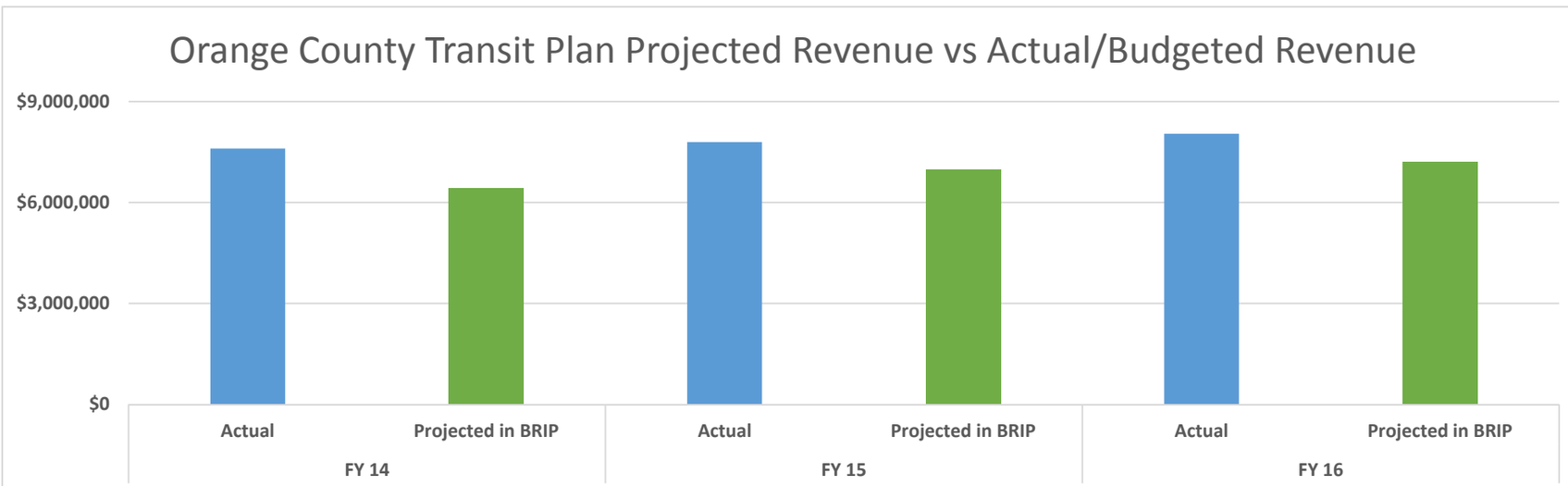
Any revisions to the financial plan will be designed to have long-term outcomes like the original plan, which will allow bus and rail services to be operated in perpetuity. Additionally, the financial plan will maintain an operating reserve of at least 25% of projected annual operating expenses (3 months), which is a guideline established by the Federal Transit Administration. A group of project and community stakeholders, including the Mayor of Chapel Hill and a member of the Orange County Board of Commissioners, is working to come up with a financial plan that will fill the funding gap created by the reduced participation in D-O LRT funding by the state government. As this group completes its work this fall, GoTriangle will be able to provide more specific answers using revised dollar figures.

Attachment A

Bus and Rail Investment Plan Revenues, Actuals vs Projected in Transit Plan: Orange County

Dedicated Local Revenues	FY 14 *actuals*	FY 14 projected in original Plan	FY 14 Differences	FY 15 *actuals*	FY 15 projected in original Plan	FY 15 Differences	FY 16 *unaudited*	FY 16 projected in original Plan	FY 16 Differences
0.5% Sales Tax	$ 6,559,793	$ 5,050,000	$ 1,509,793	$ 6,189,162	$ 5,231,800	$ 957,362	$ 6,164,293	$ 5,420,145	$ 744,148
Vehicle Rental tax	$ 476,437	$ 582,000	$ (105,563)	$ 501,185	$ 605,280	$ (104,095)	$ 538,591	$ 629,491	$ (90,900)
$7 Vehicle Registration Fee	$ 565,560	$ 788,000	$ (222,440)	$ 813,290	$ 803,760	$ 9,530	$ 772,975	$ 819,835	$ (46,860)
$3 Vehicle Registration Fee	$ -	$ -		$ 238,368	$ 344,760	$ (106,392)	$ 331,296	$ 351,655	$ (20,359)
Total Revenues*	**$ 7,603,341**	**$ 6,420,000**	$ 1,181,790	**$ 7,793,941**	**$ 6,985,600**	$ 756,405	**$ 8,042,163**	**$ 7,221,126**	$ 586,029
Percentage original Plan vs actual			**118%**			**112%**			**111%**

* Includes interest and investment; excludes grants



Attachment 4a-1

APPROVED

GREENE TRACT WORK GROUP

A RESOLUTION REPORTING THE RECOMMENDED CONCEPT PLAN FOR THE PORTION OF THE GREENE TRACT THAT REMAINS IN JOINT OWNERSHIP

WHEREAS, Orange County and the Towns of Carrboro and Chapel Hill acquired the property known as the Greene Tract in 1984 as an asset of the joint solid waste management system; and

WHEREAS, title to 60 acres of this property was deeded exclusively to Orange County in 2000 under provisions of the 1999 interlocal "Agreement for Solid Waste Management"; and

WHEREAS, under the same interlocal agreement the County and Towns agreed to bargain in good faith during the two year period following the effective date of the agreement to determine the ultimate use or disposition of the balance of the acreage on the Greene Tract; and

WHEREAS, the end date of the "bargaining period" as defined in the agreement was April 17, 2002, the second anniversary of the date upon which the County assumed overall responsibility for solid waste management in Orange County; and

WHEREAS, the Greene Tract Work Group considered direction from the respective governing boards, comments from interested citizens and organizations, and information developed by staff in response to Work Group inquiries in developing a recommended concept plan for the balance of the Greene Tract; and

WHEREAS, the Work Group reported to all three governing boards in a resolution dated March 21, 2002 that it had reached substantial agreement on a concept plan providing for approximately 78 acres to be earmarked for open space protected by conservation easements and approximately 15 acres to be earmarked for affordable housing but had not yet reached agreement regarding what designation should be placed on the remaining 11 acres; and

WHEREAS, the Work Group had recommended in that March 21, 2002 resolution that the following additional steps be taken:

- The area shown on the concept plan as open space should be protected by executing a conservation easement between appropriate parties
- The Board of County Commissioners should consider protecting its 60 acre portion of the Greene Tract by executing a conservation easement with an appropriate party
- The Chapel Hill Town Council should consider initiating a small area planning process to examine desirable land uses for the Purefoy Road area
- The property should be renamed in a manner that recognizes the significance of this area as the headwaters for three important streams (Bolin Creek, Old Field Creek, and Booker Creek)
- The governing boards should take note of the public investment already made in the general vicinity of the Greene Tract, as cataloged in an accompanying table; and

WHEREAS, the governing boards of all three jurisdictions approved resolutions extending the bargaining period beyond April17, 2002 in order to allow the Greene Tract Work Group additional time to try to reach consensus on the basic uses to be established for the approximately 11 acres at that time unresolved; and

APPROVED

WHEREAS, the Work Group received a technical report from the County Engineer outlining the basic alternatives available and approximate costs for providing sewer service to a portion of the Greene Tract, which service would be necessary for the economical and practical provision of affordable housing; and

WHEREAS, the Work Group concluded by consensus that "the carrying capacity of the land" should be the determining factor in establishing how much of the unresolved 11 acres should be earmarked for specific purposes, and that the ridge line reflected on the accompanying concept map determines the portion (approximately one-third) of the 11 acres that can practically be used for affordable housing served by a sewer line that would access the Greene Tract via Purefoy Road:

NOW, THEREFORE, BE IT RESOLVED THAT the Greene Tract Work Group does hereby recommend that the Carrboro Board of Aldermen, the Chapel Hill Town Council, and the Orange County Board of Commissioners accept the accompanying map as the Work Group's consensus recommendation for a concept plan for that portion of the Greene Tract not deeded exclusively to Orange County, with the acreage to be set aside for open space protected by conservation easements approximating 85.90 acres and the acreage for affordable housing approximating 18.10 acres;

BE IT FURTHER RESOLVED THAT the Greene Tract Work Group does hereby recommend to the three governing boards that the acreage for affordable housing be placed in the Land Trust;

BE IT FURTHER RESOLVED THAT the Greene Tract Work Group does hereby recommend to the three governing boards that the Managers investigate options for reimbursement of the Solid Waste/Landfill Enterprise Fund for the portions of the site designated for affordable housing and open space; and

BE IT FURTHER RESOLVED THAT the Greene Tract Work Group does hereby recommend to the three governing boards that the triggering mechanism for reimbursement to the Solid Waste/Landfill Enterprise Fund should be formal action taken by all three boards to approve conservation easements protecting the designated open space, with such approvals taking effect no sooner than July 1, 2003, and no later than July 1, 2005.

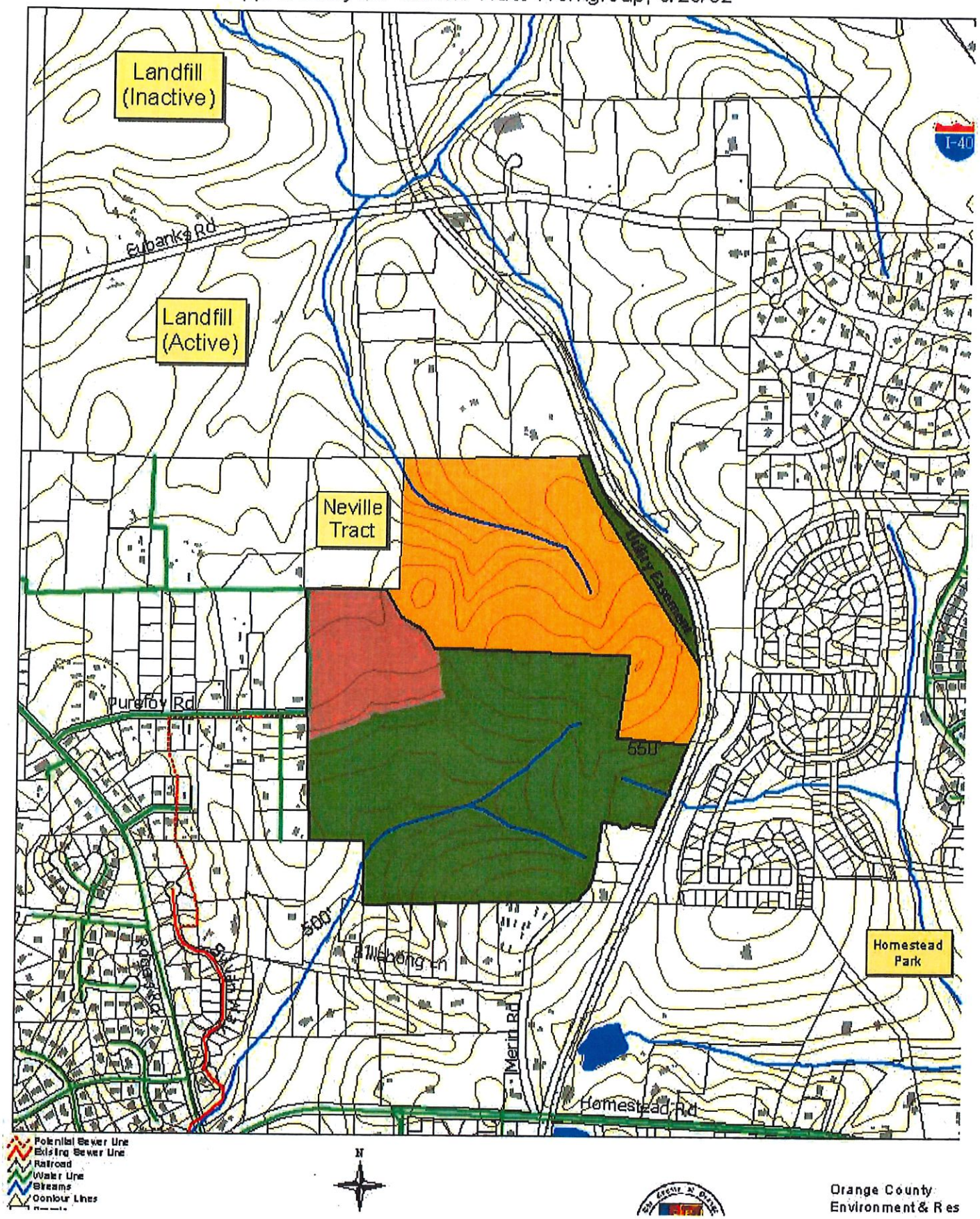
This, the 26th day of June, 2002.

_____

Moses Carey, Jr.
Chair
Greene Tract Work Group

Greene Tract Concept Plan

Approved by the Greene Tract Workgroup, 6/26/02



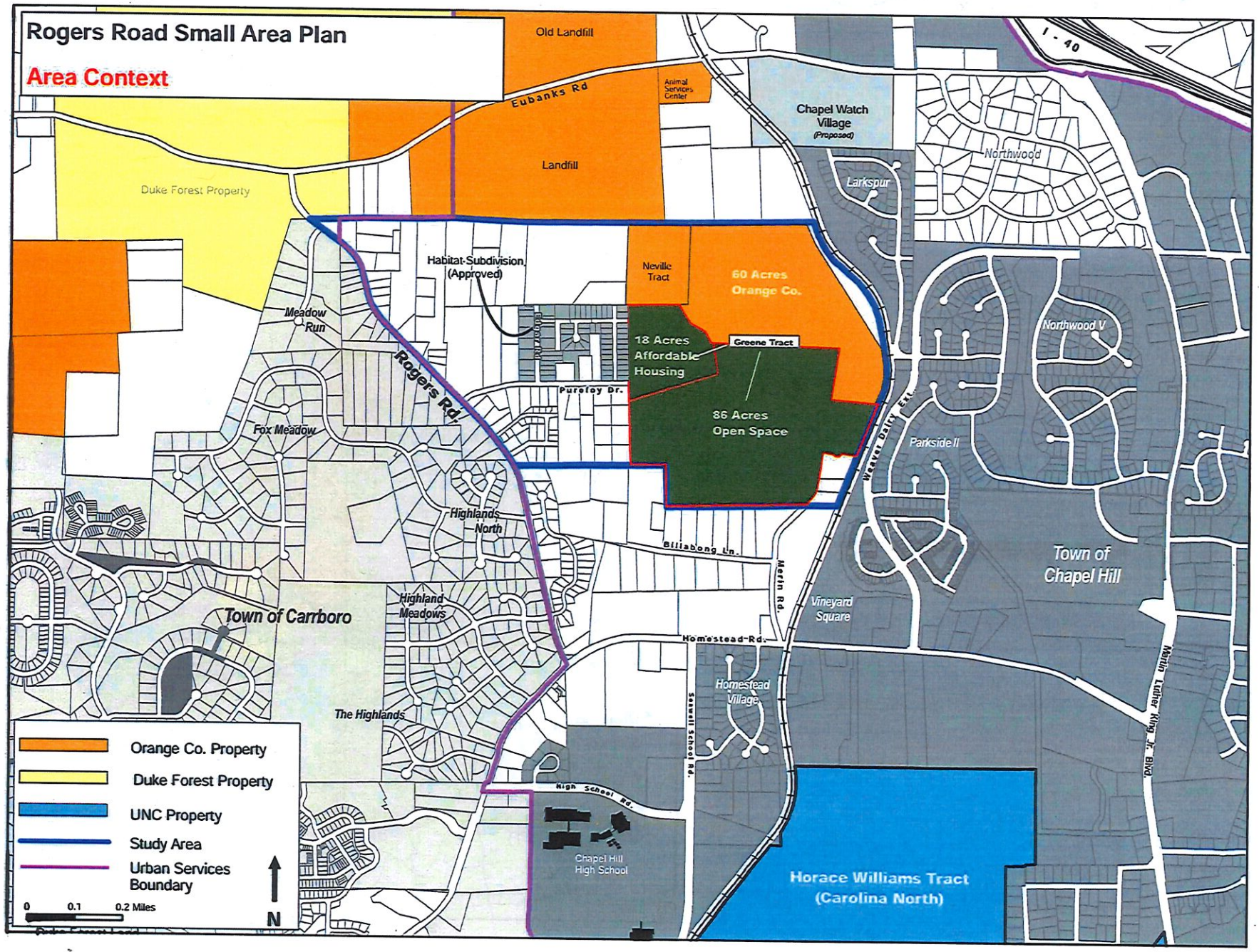
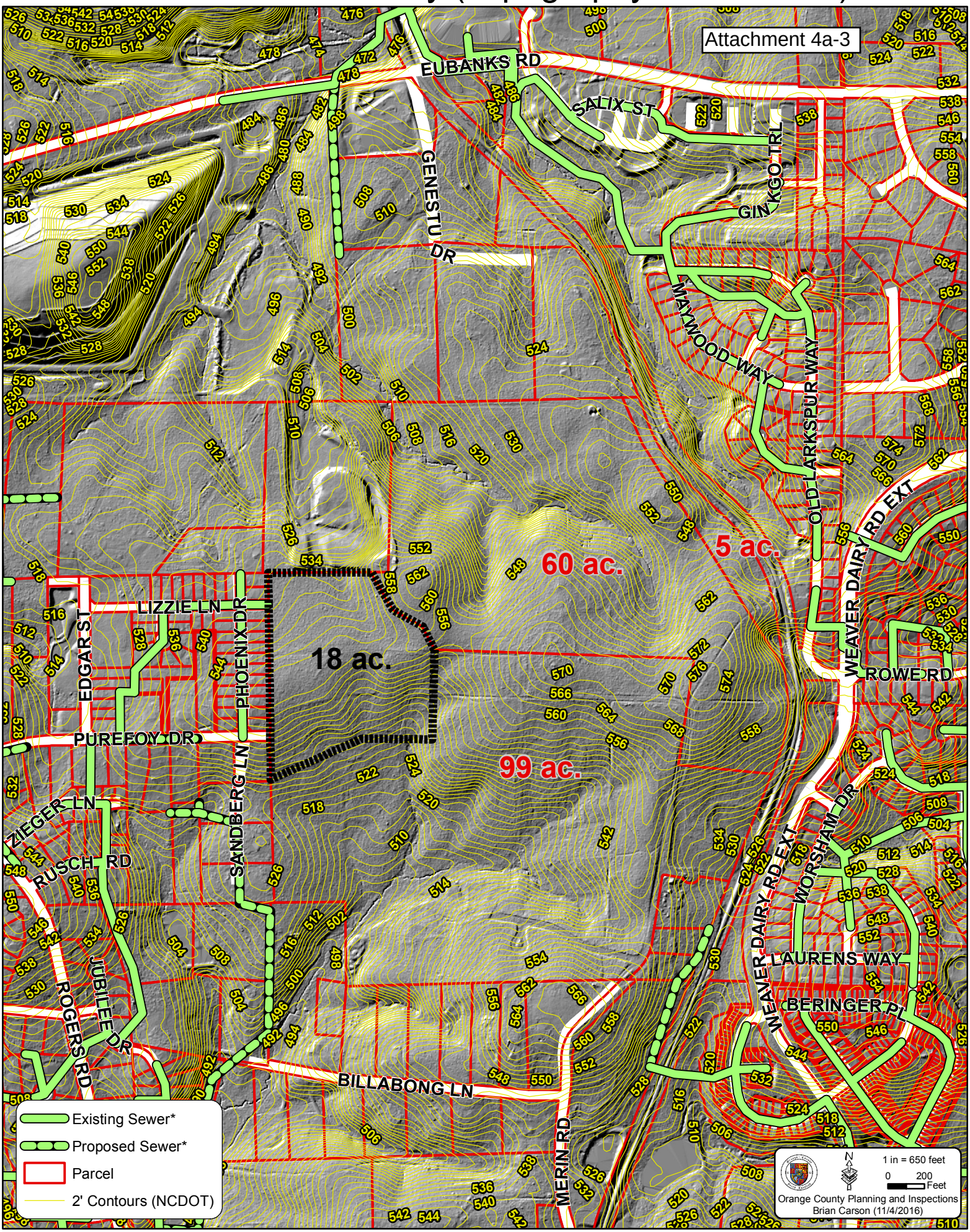


Figure 2 - Rogers Road Area Context

Greene Tract Vicinity (Topography and Sewer*)



ORANGE WATER AND SEWER AUTHORITY

A public, non-profit agency providing water, sewer and reclaimed water services to the Carrboro-Chapel Hill community.

November 4, 2016

Mayor Pam Hemminger
Town of Chapel Hill
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

Mayor Lydia Lavelle
Town of Carrboro
301 West Main Street
Carrboro, NC 27510

Chair Earl McKee
Orange County Board of Commissioners
PO Box 8181
Hillsborough, NC 27278

Subject: Information for the November 17, 2016 Assembly of Governments Meeting Regarding OWASA's Update of the Long-Range Water Supply Plan

Dear Mayor Hemminger, Mayor Lavelle and Chair McKee:

This letter provides information for the November 17th Assembly of Governments meeting on our work to update OWASA's Long-Range Water Supply Plan (LRWSP) to ensure we have a reliable, high quality supply of water for the community for the next fifty years. Since it can take many years – even decades - to plan, design, permit, and construct water supply and drinking water infrastructure, work must be done early to ensure we take timely action.

Our Cane Creek Reservoir, University Lake, and the Quarry Reservoir provide a yield of approximately 10.5 million gallons per day (Attachment). In addition, OWASA has an allocation of five percent of the water supply pool of Jordan Lake (approximately five million gallons per day), for use during severe drought or operational emergencies. OWASA does not have facilities to access its Jordan Lake supply, but treated drinking water is available via regional interconnections and mutual aid agreements with the Town of Cary and City of Durham.

The OWASA Board of Directors adopted the current LRWSP in 2010 following the historic droughts of 2001-02 and 2007-08 to help ensure we have enough water to meet the community's current and future demands. Key assumptions which underlie the 2010 LRWSP include:

- OWASA's service area as defined by the Water and Sewer Management, Planning and Boundary Agreement does not change.
- Water demand projections do not anticipate any retail or wholesale water, wastewater, or reclaimed water sales outside of our service area.
- The University will continue to use reclaimed water for non-drinking purposes.
- Future state and federal regulations will allow OWASA to continue to recycle water treatment plant process water and operate its reclaimed water program.

The 2010 LRWSP identified expanding the Quarry Reservoir as the most cost-effective supply to meet long-term demands. OWASA owns the land on and adjacent to the Quarry Reservoir, and approvals by the local governments were obtained in 2001 to expand the nearby active quarry.

Based on existing information, we believe our three reservoirs will be able to meet most of the community's water demands. However, it is prudent to update the LRWSP at this time because:

- The Towns of Carrboro and Chapel Hill and Orange County are estimating growth through a regional transportation planning process, which will include anticipated growth by the University. These updates will include the latest information on the types, density, and location of growth. OWASA staff will use this information as a basis for updating water supply demand projections.
- OWASA's water demand per customer account has decreased since the last water supply projections were developed. Updated water use information will be included in our demand projections.
- Climate science has advanced over the last ten years, and there are now better data to assess the local impact of climate change on our water supply.

The local governments can support our efforts to update the LRWSP by continuing to provide information about expected growth and development as we develop our water demand projections. Additionally, having consensus regarding OWASA's service area will help ensure an adequate supply of water.

If your Board or Council would like an individual presentation about our work to update the LRWSP or have any questions, please let Ruth Rouse (rrouse@owasa.org, 919-537-4214), Ed Kerwin (ekerwin@owasa.org, 919-537-4211), or me know. We appreciate the opportunity to provide information about our process to update the LRWSP.

Sincerely,

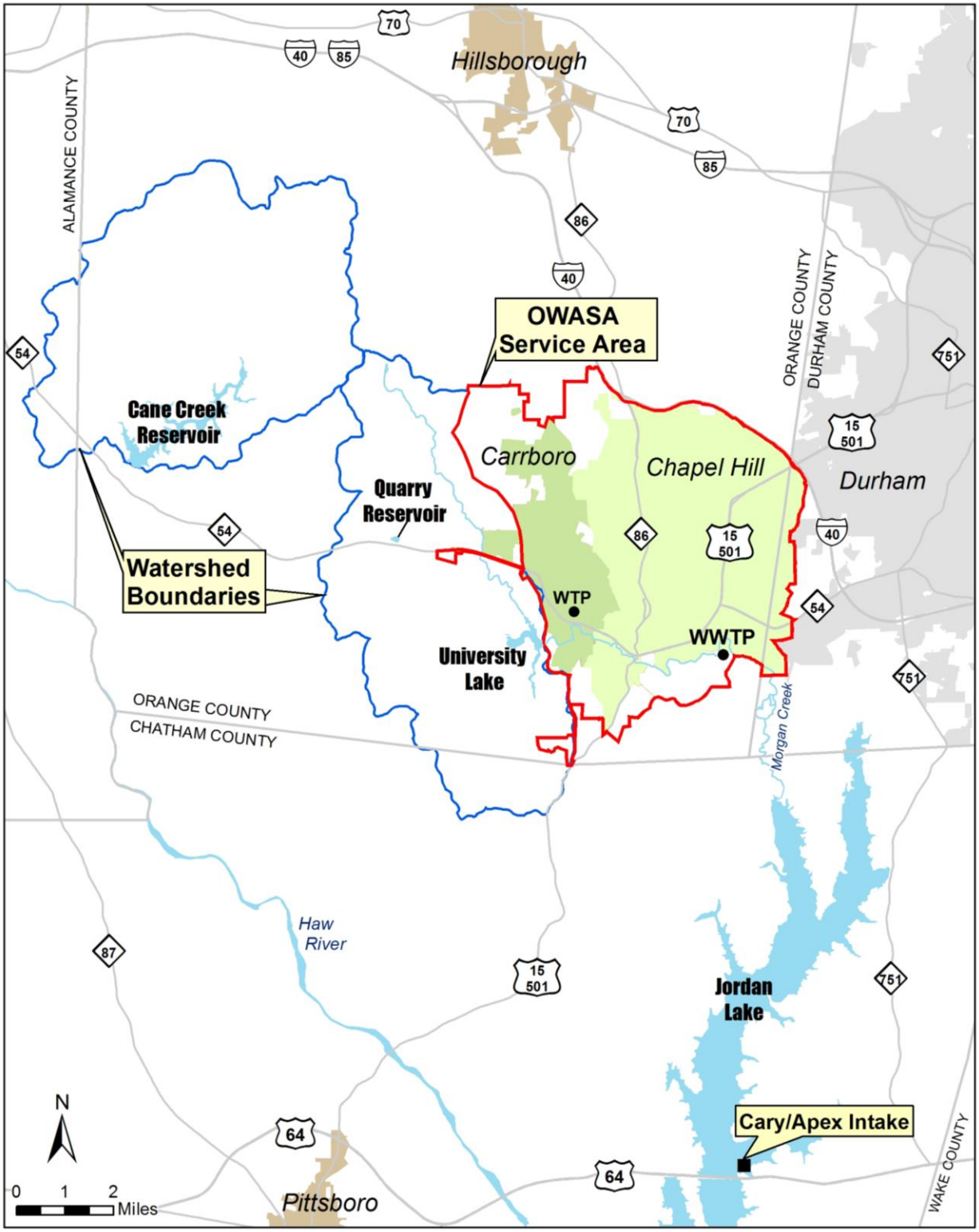
John A. Young, Chair
OWASA Board of Directors

Attachment: Map of OWASA's Water Supply Reservoirs

c: Mr. David Andrews, Carrboro Town Manager
Ms. Bonnie Hammersley, Orange County Manager
Mr. Roger Stancil, Chapel Hill Town Manager
OWASA Board of Directors
Ed Kerwin, OWASA Executive Director
Ruth Rouse, OWASA Planning and Development Manager

Attachment: OWASA's Water Supply Reservoirs

November 4, 2016



PLANNING & INSPECTIONS DEPARTMENT
Craig N. Benedict, AICP, Director

Special Projects
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov

ORANGE COUNTY
NORTH CAROLINA

131 W. Margaret Lane
Suite 201
P. O. Box 8181
Hillsborough, NC 27278

MEMORANDUM

TO: Orange County Assembly of Governments
FROM: Perdita Holtz, AICP, Planner III
DATE: November 17, 2016
SUBJECT: Agricultural Support Enterprises in the Rural Buffer

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During discussions that occurred in 2014-15 related to amendments to the Joint Planning Area Agreement to accommodate “agricultural support enterprises” (ASE) uses in the Rural Buffer, the Towns of Carrboro and Chapel Hill requested that County staff provide an annual update for the Assembly of Governments meeting on any applications for ASE uses in the Rural Buffer. Orange County adopted ASE uses for the Rural Buffer on May 5, 2015.

To date, there have been no applications for the conditional zoning district (ASE-CZ) anywhere in the county, including in the Rural Buffer. Additionally, although there have been inquiries (only for parcels outside of the Rural Buffer), no applications for by-right ASE-related uses have been submitted.

Orange County staff will provide the next update on this topic for the 2017 Assembly of Governments meeting.