

APPROVED 3/7/2019

**MINUTES
ORANGE COUNTY BOARD OF COMMISSIONERS
ANNUAL PLANNING RETREAT
Cedar Grove Community Center
January 25, 2019
9:00 a.m.**

The Orange County Board of Commissioners met for their annual Board retreat on Friday, January 25, 2019 at 9:00 a.m. at the Cedar Grove Community Center in Hillsborough, N.C.

COUNTY COMMISSIONERS PRESENT: Chair Penny Rich and Commissioners Jamezetta Bedford, Sally Greene, Mark Marcoplos, Earl McKee, and Renee Price

COUNTY COMMISSIONERS ABSENT: None

COUNTY ATTORNEY PRESENT: John Roberts

COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Deputy County Manager Travis Myren and Clerk to the Board Donna S. Baker.

FACILITATOR: Will Dudenhausen, Dispute Settlement Center

Observers – Department Directors and members of the public and news media.

Department Heads: Quintana Stewart, Nancy Coston, Janice Tyler, Dinah Jeffries, Annette Moore Steve Brantley, Sherrill Hampton, Theo Letman, Alan Dorman, Craig Benedict, Rachel Raper Gary Donaldson. Duane Brinson, Jim Northup, David Stancil, Cait Fenhagen. Todd McGee

Chair Rich called the meeting to order at 9:00 a.m.

9:00 Convene

Chair Rich opened the meeting, and the facilitator welcomed the group, introduced himself, credited the retreat committee, and went through general housekeeping items for the group.

The facilitator reviewed the meeting plan for the group, which was approved by the Board without any addenda.

Chair Rich greeted the group by thanking Orange County staff for their participation and attendance. She also thanked the retreat committee for putting together the meeting plan. She reminded the group about prior agreements to not use cell phones or laptops during the meeting.

Bonnie Hammersley reminded the group of staff's role in the meeting, i.e. to act as a resource and to present some brief information about each meeting topic. She said all department directors were invited, but not all were able to attend. She discussed the theme for the day, the rural-urban makeup of Orange County, and alluded to the presentation from Travis Myren about the different demographics of these areas of Orange County.

Bonnie Hammersley welcomed the two new commissioners by describing a conversation she had with Commissioner McKee about how much he learned about the urban parts of Orange County when he was first elected and expressed hope that the icebreaker would spur the same sort of understanding from the group. She turned the floor over to Travis Myren.

9:20 Icebreaker Activity; Intracounty Differences - (Travis Myren/Bonnie Hammersley, Orange County Commissioners) Maps and Overview followed by talk from board members;

discussion: what is an example of intergovernmental collaboration that has worked well, and what is an example of where it has not; and for each, what was county's role in your example.

Travis Myren presented this item (maps)

- **Urban/Rural Demographics and Characteristics**
- Population Density plays a role in everything they will be talking about today and in how we deliver services.
- Race – by census blocks-
- Language –those who don't speak well or not at all- adults and children
- Income – households receiving SNAP – and median house hold income- by census tract
- Health Care – those adults/children receiving Medicaid by census tract

Intergovernmental Cooperation

- Examples for Today
 - Town and County
 - County to County
 - Regional Partnerships

Travis Myren said the maps and data he would use to present the intracounty differences were prepared by NRI. He presented a map of population density and explained how population density played a role in everything, from broadband access to transit, affordable housing, and economic development.

Travis Myren presented a variety of maps starting with the racial makeup of the County that used 2010 census data, highlighting the 70-85 corridor, going both directions. He then presented a map highlighting areas of Limited English Proficiency, which also showed a similar concentration along the corridor. He said much of that corridor contained affordable housing, such as mobile homes. He said the adjacent map showed the percentage of children who spoke little English.

Travis Myren then presented income maps, which showed the percentage of the population receiving SNAP benefits. He said the map showed a similar concentration along the Hwy 70-I-85 corridor with smaller pockets in Chapel Hill and Carrboro, and the adjacent map showed median household income of different sections of the county. He reviewed two more income related maps, which also showed heavier concentrations of adults and children that receive Medicaid benefits living along the Hwy70-I -85 corridor.

Travis Myren said Orange County staff would present to the Board the various ways in which the County works with towns, other counties, schools, and others in the region to work towards solutions for affordable housing, transit, and economic development.

The facilitator asked for the group to begin discussion by reacting to the presentation by Travis Myren.

Commissioner McKee described his perception of the more urban areas of Orange County when he was elected. He said these perceptions were played out in the map describing income, that showed the further south and east you went in Orange County, the higher the income. He said he felt, at the time, that Chapel Hill and Carrboro, and much of the southern part of the County were a different entity altogether. He said he did not feel that southern Orange County represented the whole County, as his experience was living and farming in northern Orange County.

Commissioner McKee said there was a need, when he was elected, to expand his horizons to the southern part of the County. He said former Commissioner Alice Gordon, with

whom he initially felt like he had nothing in common, turned out to be a mentor for him. He said the two could disagree politically, but were able to form a common path to make the County better.

Commissioner McKee said even when Commissioners disagree, their diversity of thought makes the County stronger.

Commissioner Marcoplos reminded the group that the divide in the County is often described as Northern-Southern, when in fact it is more rural-urban. He said rural southwest Orange area is the "lost corner" of Orange County, which consists of dairy farms and other rural activity. He said it has more in common with northern Orange County than it does with Chapel Hill.

Commissioner McKee agreed, and added that it has more in common with northern Orange County than areas closer to Durham County. He said that 15 or 20 years ago he would have been more likely to lump in southwest Orange with Chapel Hill and Carrboro, and that this perception remains today with folks living in both areas.

Chair Rich reminded the group that many residents of Chapel Hill and Carrboro come and go, while many rural residents have lived in the area for a long time. She said she wonders if there is some resentment from folks that have lived here for so long, as a large portion of the tax base lives in more transient urban areas. She said many Orange County families have lived in the County for 200 or more years.

Commissioner McKee said he did not feel there was a personal resentment, but rather a concern about the changes and new ideas the influx of people brings.

Chair Rich asked if it was resentment or fear of the changes.

Commissioner McKee referred to the history of Orange County in addressing the question. He said during his time at North Carolina State University in the 1960's, he served in different student organizations and felt he was fairly liberal politically, but when he returned to Orange County and interacted with the county party, he realized many ideas he grew up with in a rural area were not as progressive as he thought.

Commissioner McKee said resentment is created through fear of change and the unknown, coupled with a reluctance to move out of comfort zones for people in rural areas of Orange County.

Commissioner Marcoplos agreed that there was not personal resentment. He said he has been a resident of rural Orange County for 25 years, and the transience in the urban areas leads many residents to not understand the history of the County and the issues in the County, which leads to a lot of political turnover due to contrasting views.

Commissioner McKee agreed and said Orange County's government has slowly moved from rural areas dominating Orange County politics, to more representatives being elected from the southern part of the county. He said around 1974 the first member was elected from in or around Chapel Hill, and this trend continued through two more election cycles until urban areas eventually took control of the board. He recognized that everything changed at that point, and this created a lot of change in a relatively short period of time. He said this has led to longtime residents feeling that change, and seeing the County as quite different than the one in which they grew up.

Commissioner Dorosin referred to the broader theme of intergovernmental collaboration and how the prior conversations fit the theme so well. He said he did not want to further entrench or exacerbate the divide and make it seem more significant than it is. He said the job of the Board was to look at the needs of the County as a whole, referencing the maps from the opening presentation showing needs across the County. He said the role of the Board of County Commissioners should be to address unmet needs of citizens wherever they are in the County, and not just areas that go unserved by town governments. He said that sort of thinking is divisive and ignores the County's potential to serve all of its citizens in a variety of ways.

Commissioner Marcoplos asked about maps that show what commutes and other trips look like for people moving from rural to urban areas.

Travis Myren said that in the light rail process there were some spaghetti maps developed that show that.

Commissioner Greene said Chapel Hill had maps showing people commuting in and out of Chapel Hill and were readily available, and also showed traffic in and out of the County.

Commissioner Price said the maps also show driving within the county. She said her perspective, coming from 20 years living in the County and prior experience in both rural and urban areas, is that everyone shares similar needs. She said they need food, access to transportation, and better jobs, and the difference comes in how services are delivered, and how the County collaborates with other jurisdictions to meet the needs of the citizens.

Commissioner Price said many of the people living in urban areas are not very far removed from rural life, as many have only moved to more urban settings in the last generation or half generation.

Commissioner Price said Hillsborough was experiencing a good deal of new residents coming to a town where many residents have lived for a long time. She said she sees some resentment coming from longtime residents, but has also seen some growth in bridge building. She recalled a time when she was approached by a person who said to her, "You're not a politician, because you didn't just start changing things." She said this is a perception people have that politicians are not from here, and then make lots of changes.

Chair Rich spoke to the "One Orange County" idea referenced by Commissioner Dorosin. She said sometimes the biggest challenge is not between residents of the County, but leaders. She encouraged a continuing conversation to get the board on the same page, and mentioned the counter-productive nature of competition over who gets political credit behind ideas. She said the jurisdictions need to collaborate to solve issues for the greater benefit of the County.

Commissioner Dorosin said all local elected officials need to be able to tell their constituents how actions taken outside of their jurisdiction benefit the County as a whole. He said there needs to be more recognition that what benefits the County as a whole, generally benefits the municipalities and vice versa.

Chair Rich said this does not happen often.

Commissioner Dorosin said it is important to be able to justify the decisions they make by noting how they benefit the entire county. He cited the Wegman's and Hillsborough EDD as examples of projects the County has invested in that benefit the County as a whole.

Commissioner McKee said he had been questioned quite sharply by constituents on why the County put money into Wegmans, as it was in Chapel Hill. He said he responded by explaining that Chapel Hill and Orange County collaborated on that project, and that Wegmans had a choice to be across the county line in Durham, but ultimately chose an Orange County location because of congruence with values and viewpoints.

Commissioner McKee also cited Morinaga as an example, where skepticism proved to be strong but the results were ultimately similarly strong. He said there was a lot of skepticism on why Orange County was incentivizing a large corporation, and his response was that projects like this keep tax rates down now and in the future.

Commissioner Greene asked if those answers were satisfying to residents.

Commissioner McKee said he was not sure their minds were changed, but these examples were evidence that good collaboration has been improving in recent years. He said, conversely, there has been less of a common direction in affordable housing, and further work is needed in that area.

Commissioner Price said projects like Morinaga became palatable to people when they realized there would be jobs attached to the project. She said Wegmans will eventually be accepted for the same reason, but skepticism remains due to the project being located in

Chapel Hill and residents from unincorporated areas not understanding how it benefits them. She stressed the need to communicate more effectively to constituents how they benefit from decisions made on projects within jurisdictions.

Commissioner McKee recalled a conversation he had with a long-time resident who had myriad complaints about the County government. He said he finally asked the resident, "What do you want me to do?" and the response was, "Put it back like it was." He said his response was that the 1950's were not very good for a lot of people, and even if he could put it back, he would not.

Commissioner Marcoplos said he recognized the need to communicate more with the public in a time where the traditional media is not as robust as it once was. He said this has resulted in a system where Chapel Hill and Carrboro get a lot of media coverage, but many times more consequential decisions made at the County level are ignored. He said the number of papers who have stopped publishing or had reduced coverage and readership.

Commissioner Price said many times people living in unincorporated areas want to be recognized and have healthy representation from their local officials, as well as recognition that what benefits rural areas of the County also benefits the municipalities.

Commissioner Dorosin said the representatives from municipalities need to speak to this. He said an intergovernmental effort was needed to communicate to the public, such as a website, where economic development and other successes could be listed on the website, which could be hosted by the County. He said buy-in is needed from municipalities to truly recognize the One County vision. He said there also needs to be recognition that the County is interconnected and success is shared across the county. He expressed gratitude that the conversation was happening as early as it was, before the Assembly of Governments meeting.

Commissioner Price recognized Annette Moore, of Human Rights and Relations for pushing the "One Orange" theme. She also mentioned the publications that highlighted these themes and successes throughout the County.

Chair Rich said it is important to recognize positives and successes, as opposed to dwelling on the negative, when talking with the other jurisdictions. She said it makes it a lot easier to have conversations about more difficult issues.

Commissioner Dorosin said a collaborative relationship with towns existed based on funding for things like economic development, and this was an incentive for all to communicate positively together on a "one orange" message.

Bonnie Hammersley said this was a good and robust conversation, and it would be a good way to begin discussions at the Assembly of Governments.

Chair Rich agreed.

Commissioner McKee said he could provide an opening to the conversation based on his perspectives at the AOG.

Bonnie Hammersley said when she moved here, people were upset with her for living in Chapel Hill and not in "Orange County". She said Commissioner McKee's recollection of history for the group was helpful in her understanding of how Orange County works.

Affordable Housing; Background

- Background Presentation (Sherrill Hampton): Affordable Housing; Existing programs, successes and needs, budget and funding streams
- Open Discussion: Identifying priorities and consensus on affordable housing in Orange County among the Board of County Commissioners
- Agreement on priorities to be discussed

Sherrill Hampton presented this item:

AFFORDABLE HOUSING OVERVIEW

**BY THE
HOUSING AND COMMUNITY DEVELOPMENT
DEPARTMENT**

For the past year and a half the department, under the leadership of a new Department Director, has undertaken an internal review of its activities in order to complete a restructure to more fully realize its County charge, as well as enhance effective use of available resources.

The information shared today hopefully will provide guidance to the BOCC as it reviews and sets policy for ongoing strategies to meet Orange County's identified affordable housing and community development needs.

Current Conditions:

- ❑ According to the 2017 Census data, Orange County has 138,644 residents, which is an increase of 18% over the total population reported in 2000.
- ❑ Of the County's households making less than \$50,000 per year, 64% or 13,160 are housing cost-burdened, paying more than 30% of their gross income towards housing.

Of the total households in the County, 20% make less than 30% of AMI or \$22,470

- ❑ The median rent for a 3-bedroom unit is \$1,470.
 - As an update, the mean or average rent for a 3-bedroom unit in Hillsborough as of January 2019 is \$1176.
 - In Chapel Hill, the mean or average rent for a 3-bedroom is \$1792 as of January 2019.
- ❑ According to the OC Affordable Housing Coalition's 2018 Summit Report:
 - Between 2009 and 2015, there has been a 16% increase in the cost of rental housing in the County.
 - There are zero (0) rental units of any size that are affordable to the 20% of households who earn less than 30% of AMI.

In 2015, only 3% of the total housing units in the County were permanently affordable according to the HUD definition of permanently affordable.

- The gap between the supply and the need for affordable housing is wide.
- Seniors are the most cost-burdened age group.
 - The number of low income households decreased more in Orange County as compared to surrounding counties.

See **Attachment A – Orange County Infographic.**

Note that data in this section was derived from the 2012-2016 American Community Survey's 5-year estimates, as well as Rentcafe.

Orange County FY 2015-2019 Consolidated Plan:

- ❑ Identified the dire lack of affordable housing for very low income individuals and families as one of the greatest needs.
- ❑ Identified housing for persons age 62 and above as another of the greatest needs.
- ❑ Showed that there is a lack of "accessible" housing units in the County. Not including elderly housing units, it appears that there is a need for at least 150 new accessible units.

- Stated that while rising real estate values are good, it will also negatively impact very low, low and moderate income individuals and families living in the County.

Other Key OCH&CD Findings:

- Orange County lacks good infrastructure (water and sewer) in areas that may be suitable and available for affordable housing development.
- Cited housing rehabilitation assistance as another top need for both owner and renter-occupied units where very low and low income individuals and families reside.
- Stated that approximately 40.5% of the housing units were built before 1980 and therefore have a potential for lead-based paint hazards.
- Cited a great need for an increase in the availability of mental health and substance abuse case management and treatment for persons experiencing and/or at risk of homelessness. Also stated that there is a need for more free healthcare for people experiencing homelessness or at risk of becoming homeless.

Data in the Consolidated Plan was derived from the 2007-2011 American Community Survey.

Homelessness:

- During the 2018 Point-in-Time Count, a total of 152 persons were determined homeless.
- The Point-in-Time Count noted that “chronic homelessness” in the County decreased by 50% since 2010. See information in **Attachment A section.**

Other Key OCH&CD Findings:

- Orange County lacks good infrastructure (water and sewer) in areas that may be suitable and available for affordable housing development.
- There is a lack of County-owned vacant land suitable for development.
- There is a need for a review of land use, zoning and development regulations in order to identify needed changes to facilitate affordable housing in the County.

Sherrill Hampton said they need to look at their regulatory requirements and how it affects the attraction of developers and affordable housing development.

EXISTING PROGRAMS AND SERVICES- Graph

A Few Of The Current Items Being Evaluated By Staff:

OCH&CD staff are currently reviewing the current questions in order to enhance program services:

- How can the County maximize its use of Affordable Housing Bond Funds? Do they need a pre-development fund? Acquisition loans- landbanking- rental rehabilitation
- What will be the County’s strategy for helping to preserve “naturally-occurring” affordable housing? How might this be undertaken collaboratively with other jurisdictions?

- ❑ How can the County, working collaboratively, facilitate the enhancement of permanent supportive housing?

Sherrill Hampton opened her presentation by greeting the group and offering her support for a “One Orange” vision. She said her department had gone through a lot of restructuring and planning over the last few years, and had worked with two firms to generate the data in her presentation.

Sherrill Hampton said 64% of total households making less than \$50,000/year were “cost burdened” by housing (when a household spends more than 30% of their annual income on housing).

Sherrill Hampton said the median rent for a 3-bedroom was \$1470, and the discrepancy between Hillsborough and Chapel Hill for mean and median rent on 3-bedroom rentals. She said seniors were the most cost-burdened age-group in Orange County, with a widening gap every year.

Commissioner Dorosin asked if “permanently affordable” could be defined.

Sherrill Hampton said this included government subsidized housing, land trust owned land, and some others. She said the definition was derived by HUD and did not include the private market.

Commissioner Greene said HUD’s definition meant the properties would be affordable for only 30 years and asked about deed-restricted housing.

Sherrill Hampton said those did not count in the overall numbers.

Chair Rich asked about land that may be unsuitable for development in the county because of water/sewer access.

Sherrill Hampton said this land referenced land where there were not existing county services, especially water and sewer, and the significant costs development entailed. The group noted that the rural buffer was most of what was referenced here.

Commissioner Marcoplos said the Green Tract was a priority before the rural buffer.

Sherrill Hampton turned the conversation to the consolidated plan, which is to be updated in 2020, led by the local government collaborative. She said, of the 9 County-owned sites, maybe 2 of them would be suitable for affordable housing development due to topographical challenges. She reviewed information about both homelessness and existing programs and services.

Sherrill Hampton described the toolbox the County had at its disposal for working through the challenge of affordable housing. She said the key areas to look at are: affordability, availability, and accessibility. She said affordability is created by land cost regulations and supply; and accessibility asks the question of whether or not housing is actually accessible to people.

Sherrill Hampton said development, preservation, and supportive services make up the toolbox. She then turned the attention towards goals, namely: expanding supply, improving quality, increasing choices, and fostering diverse and livable neighborhoods. She said the Fairview neighborhood and Tinted Woods community as examples, as well as some neighborhoods out on 54. She reviewed efforts to enhance these communities.

Sherrill Hampton said there are several funding sources: the bond, the home program, the land-banking fund, and the home park program, as well as preservation and supportive housing programs. She said the team was looking at how to better utilize the bond for affordable housing to take advantage of Naturally Occurring Affordable Housing Units. She said 90% of these occurred in urban-poor areas, which she sees this as an opportunity for collaboration with the towns.

Sherrill Hampton described the rental rehabilitation fund and whether it should be expanded.

Sherrill Hampton said the affordable housing goals were being met as it relates to preservation activities.

Commissioner Marcoplos asked about the urgent repair program.

Sherrill Hampton said it is a state and locally funded major program. She said the cost of repair was most times much more than the \$8000 given by the program, and that the additional funds from the BOCC were appreciated. She said that single-family funding was very important, but additional investments would be needed; and the cost and extent of repairs, and a greater pool of contactors would be needed as well.

Commissioner Dorosin asked about a theoretical house that needed \$35,000 of repairs, and whether they would have to come back multiple times.

Sherrill Hampton described the variety of grants that could be leveraged to pay for a project, including state and local funds. She said these are deed-restricted, revolving loans.

The Board began a discussion on affordable housing and areas for broad consensus.

Commissioner Bedford said it is important to include thoughts on transportation with the affordable housing discussion.

Commissioner Marcoplos said the urgent repair funds are very important, and urged the group to consider expanding that program, with the possibility of partnering with local training programs and community colleges. He suggested a one or two-day "building blitz" with donated supplies to participate in the urgent repair program as an annual event.

Chair Rich said it is important to get housing density in the right places, especially around transit stops and the Greene Tract.

Commissioner McKee asked about having a conversation of moving into the rural buffer.

Commissioner Marcoplos said he was skeptical there would be consensus.

Chair Rich said she believed the Board should use available land and incentives to build affordable housing.

Commissioner Greene said increasing the county's supply of land would also be important.

Chair Rich agreed.

Commissioner Dorosin said the biggest issue with the rural buffer is a lack of infrastructure. He expressed skepticism that using Habitat for Humanity, the Land Trust, and the occasional DHIC project would produce more than incremental results. He said that investment in housing supply and business required investment in infrastructure.

Commissioner Dorosin said without infrastructure investment, all investment would be in municipalities.

Commissioner Greene echoed Commissioner Bedford's point about investing in areas that have access to transit.

Commissioner Dorosin said access to transit disqualified too many areas, perhaps.

Commissioner Greene referred to Carrboro's use of a formula that recognized the large cost that transit had on citizens.

Commissioner Bedford said she hoped for a further conversation around transit expansion.

Chair Rich echoed the potential of using existing infrastructure in economic development districts for encouraging housing investments.

Commissioner Bedford said there are lessons to be learned about RTP, and the lack of mixed-use development that has increased costs for people that work there while also exacerbating traffic issues.

Commissioner McKee said the rural buffer area has become sacrosanct, and that investment may be needed outside of the towns to truly take on the affordable housing issue. He said land costs were many times too high in urban areas to create affordability. He said the entire County needed to have that conversation.

Commissioner Marcoplos said they agree more than he realizes. He said some areas might be good to think about, and expressed that he is open to the discussion. He said there were different types of transportation that made areas accessible, and offered the possibility of senior neighborhoods with van transportation.

Commissioner Dorosin said he wanted to make sure the group considered incentivizing participation in housing choice voucher programs for landlords that also participate in rehab programs. He said investment in development of the types of housing that are affordable here, like manufactured housing, was worth considering. He said 0% of houses are affordable for people making less than 20% AMI.

Chair Rich said there was disagreement about density within the Chapel Hill Town Council, and it has resulted in some difficulties in collaboration. She said this has kept the Greene Tract Committee from moving forward.

Commissioner Bedford echoed concern for those making less than 20% AMI, and also said those with felony convictions have a lot of trouble finding housing. She said UNC held some responsibility to aid in affordable housing discussions, and there is also an issue with a lack of funding. She pointed to some land in Morris Grove, which has some issues including road accessibility.

Chair Rich expressed concern that jointly owned land sometimes prohibited investment without partners due to issues like zoning.

Commissioner Price echoed the importance of having discussions around land in the rural buffer and land outside Hillsborough, with some very high water and sewer costs. She expressed an interest in seeing affordable housing discussions as also community development, discussions.

Commissioner Marcoplos said he is concerned that Hillsborough does not have an affordable housing program.

Commissioner Price agreed.

Commissioner Marcoplos said land around Hillsborough was cheaper than other available land.

Commissioner Dorosin said this fits in a "One County" vision, and that the County can work with them to develop more plans if it gets a lot of traction.

The meeting stopped for a break at approximately 11:00 a.m.

Affordable Housing; Areas for Intergovernmental Collaboration- Travis Myren

- Brief talk from staff (Travis Myren) about existing collaboration with 4 jurisdictions
- What is notable about efforts of the four identified jurisdictions relating to affordable housing? How are we currently collaborating with the four identified jurisdictions on the issue of affordable housing that fit within our priority areas? What other information do we need?
- What are other areas of potential collaboration that exist? How can we explore these? Who will be responsible for this? What are next steps and what resources are needed?

Affordable Housing; Areas for Intergovernmental Collaboration

Travis Myren reviewed issues concerning current areas of collaboration on affordable housing. He mentioned local government collaborative, which includes elected officials and

senior housing staff from the jurisdictions. He said they are currently working on new units, high priority areas, and housing for teachers and other target populations.

Travis Myren described the differences between rural and urban areas, and how strategies had to be different in the different areas. He said transportation, as fixed routes are especially unfeasible in rural areas, made the needs and strategies in each area different. He said if transportation is a high priority, investments should probably be made in urban areas.

Travis Myren described work with the towns on the Greene Tract, and the other areas available for development. He said he hoped to have a revised agreement from the group on how the Greene Tract is to be developed.

Travis Myren said mobile homes are being displaced, and collaboration occurred between the County on mitigating the displacement of residents. He said there have been conversations concerning flooding at Camelot in Chapel Hill and how that affected not only emergency services, but also affordable housing supply.

Bonnie Hammersley said the town mayors and chairs have been meeting concerning development of the Greene Tract, and this same team worked on Rogers Road. She added said staff teams are continuing to meet but are waiting on the towns for direction.

The facilitator framed the ensuing conversation to be focused on collaboration. He said the group had broad consensus on the definition of the problem and many steps that needed to be taken, as well as broad agreement that more housing was needed that was affordable, livable, had access to transportation and services. He said the BOCC desires to have discussions around the rural buffer area, density of housing desired in different areas, and incentivization of efforts in rehabilitation and possibly land acquisition. He said there are some target populations: those that are below 20% AMI, ex-felons, those that are being displaced, and local employees.

Commissioner Greene said she wanted to address structural issues with this conversation in addressing interjurisdictional cooperation. She said the issue was not new and went back a long time. She said there was a time, prior to the arrival of the current County Manager, when there was broad agreement to put together an affordable housing group among the local government entities. She said not much came from it, until finally the local government Collaborative was formed. She said she was worried that it was not as effective as it could be. She asked the group about its effectiveness.

Commissioner Marcoplos said he is the current BOCC representative to the local government collaborative, and the group has developed a list of priorities, with more collaboration amongst stakeholders as a high priority. He said the group was often focused on performing tasks such as working on agreements for HUD, and that opportunities for collaboration are limited as the group is currently constructed.

Commissioner Greene said the group was meant to be a collaborative, but has ended up being focused on minutiae.

Commissioner Dorosin said the group needs a specific charge to collaborate.

Commissioner Greene agreed.

Commissioner Dorosin credited the staffs with a more collaborative relationship than the elected officials. He said that while the group has succeeded as a vehicle for information sharing, it has not grown past that.

Commissioner Marcoplos said the group was working towards a more collaborative relationship as he rotated off the committee, and some of it is due to turnover.

Chair Rich said the group only meets quarterly, and perhaps it should meet monthly.

Commissioner Greene said the group should focus more on policy.

Commissioner Dorosin said the local government entities needed to agree on highest priorities as the resources for affordable housing are limited. He said low-cost rentals and low-income seniors are potential priorities, along with other identified priorities. He said the entities

need to also agree broadly on policy. He suggested it could be access to infrastructure or transit, or perhaps a preference for high-density projects to prioritize spending, which would also have to be agreed upon. He said if they could agree on that, it would frame the conversation in a better way. He said he sees this as a framework for the group to work on.

Commissioner Greene concurred that the group needed such a framework. She said the lack of such a framework and plan for the group has handcuffed it. She said she wants to communicate broad priorities clearly and have a group that might also include non-profits and other stakeholders.

There seemed to be broad agreement among the group to work an existing group towards further collaborative efforts and agreements on policy.

Commissioner Marcoplos added to the conversation about prioritization by referencing Durham's efforts.

The facilitator summarized the next steps in affordable housing:

- Create a coalition for affordable housing or leverage an existing group- Policy Focused
- ID priorities, needs, and target groups to be served
- Continue discussion with other government entities to continue moving the conversation forward
- Develop a charge for the new group
- Use the Greene Tract as a case study and model for future use by the group
- Invite Hillsborough and Mebane, and get input from all on agenda and charge.

Lunch Break: 12:00 p.m.- 12:45 p.m.

12:45 Transit; Background

- Background Presentation (Theo Letman): Public Transit; Current Role of Orange County, unmet needs existing programs, budget and funding streams
- Open Discussion: Identifying gaps and priorities on how Orange County Board of Commissioners can assist with the need for greater access to public transit in the county
- Agreement on priorities to be discussed

Theo Letman presented the following PowerPoint presentation:

Theo Letman said the role of Orange County Public Transportation in providing transportation in urban and rural transportation that works with regional partners and partners with other counties. He said the County delivers 3 fixed routes and multiple demand-response services and has 23 employees and 17 light transit vehicles. He referenced a new program, which would establish a transit demand management program. He said OPT also works to improve transit in the area by working to encourage carpooling and using public transit systems.

Public Transportation: Current Role of Orange County

Background:

- Orange County Public Transportation is the County's transit system, providing both urban and rural transportation, in partnership with Go Triangle and Chapel Hill Transit systems.
- OCPT operates within Orange County and also enters into neighboring counties. OCPT currently delivers 3 fixed routes and multiple demand response services such as Medicaid transportation, ADA (Americans with Disabilities Act), Rural Operating Assistance and Senior transportation.
- OCPT currently has 23 employees, and operates a fleet of 17 LTV (light transit vehicles), which are maintained by AMS (Asset Management Service) mechanics.
- With grant funding from TJCOG (Triangle J Council of Governments), Orange County was able to establish a TDM (Transportation Demand Management) program, purposed in reducing traffic and air pollution by promoting commute alternatives such as transit, telework, carpooling, vanpooling, biking and walking.

UNMET NEEDS- Existing Programs

- In 2018 Orange County partnered with Go Triangle and Nelson Nygaard consultant group to produce a Short Range Transit Plan, which included public participation and is fiscally constrained.
- The Plan identifies recommendations to serve unmet transit needs: providing transit service coverage to the rural areas ("Mobility on Demand" aka- micro transit), increased trip frequency and service hours for the fixed routes, and adding various transit amenities such as bus shelters, and park and ride locations.
- OCPT is upgrading its dispatching and scheduling system to take advantage of the latest technology in the industry to manage the various services we provide and provide an external platform for patrons to access real time ride information and schedule trips.

BUDGET

- OCPT has increased its budget annually over the last few fiscal years. Total in operating grant revenue since FY16:
FY16 - \$414,742
FY17 - \$572,881
FY18 - \$855,798
FY19 - \$1,619,044
- -FY16 first fiscal year OCPT was a stand alone department
- -FY17, first year of OCPT with new Transit Director
- *Source: Munis reports

FUNDING SOURCES:

- In 2017 Orange County Public Transportation became aware of various "Urbanized Area" grant funds that have been apportioned to Orange County by the FTA (Federal Transit Administration), through the two MPO's (Metropolitan Planning Organizations)- DCHC (Durham Chapel Hill Carrboro) and Burlington Graham; and "Air Quality" grant funds through TARPO (Triangle Area rural Planning Organization). Listed below are the multiple funding sources available to OCPT for Operations, Administrative and Capital assistance for both the rural and urbanized areas.

Federal

- 5307 Urbanized area grants- DCHCMPO, BGMPO apportionments
- 5310 Senior programs transportation- through Orange County Department on Aging
- 5311 CTP (Community Transportation Program)- Rural area administrative grant
- 5339 Bus and Bus Facilities- Capital purchases of replacement vehicles and equipment

State

- Article 43 Tax district- includes transit sales tax proceeds and vehicle registration fees

- Medicaid transportation – through Orange County Department of Social Services
- ROAP- Rural Operating Assistance Program (EDTAP, RGP, EMPL)
- CMAQ- Congestion Mitigation and Air Quality grant- through TARPO

OCPT Ride Data and Statistics- slide

The median cost is \$14, and that includes everything.
He said residents are charged \$12.50.

ORANGE COUNTY TRANSIT PLAN:

- The Orange County Transit Plan final draft was prepared by Go Triangle, and the consultant firm Nelson Nygaard in the fall 2018.
- Nelson Nygaard was also contracted to do the short range transit planning for Wake County, Go Triangle and Chapel Hill Transit.
- The report covers existing conditions public outreach and involvement, future service strategies and service prioritizations based on existing funding and projections.
- The plan provides mobility options for the residents of Orange County which will provide connectivity with our transit partners throughout the region.
- BOCC inquiries about the Transit Plan

Conclusion

- OCPT is committed to provide **SAFE, CUSTOMER FOCUSED,** and **QUALITY** Transportation services for our community, Orange County North Carolina.

Theo Letman described the Short-Range Transit Planning process that involves the public in a fiscally constrained planning process to identify and meet unmet needs. He said there is a need to focus on needs in the rural areas. The planning process also plans to look at micro-planning processes used in other areas of the country. The study also plans to look at more frequent routes, as opposed to just looking at different routes.

Theo Letman also referenced the purchase of new dispatching software, where customers can access planning services from their cell phones. The software also includes bus tracking software. He then spoke to revenue streams and their increase since 2016. He mentioned that OPT was able to access some funds designed for urban areas that they didn't know about before.

Chair Rich asked questions about rider copay on some programs, which equaled \$3.00 and \$12.75 each way.

Commissioner Dorosin asked how much it cost the county.

Theo Letman said their costs were at \$14.51/ride, and that is good for the area.

Theo Letman said the rider statistics show over 21,000 riders fixed route and 32,000 demand response riders.

Travis Myren said demand-response is the bulk of the ridership.

Chair Rich asked what demand would continue to grow.

Theo Letman said a lot of riders were elderly and that number should continue to grow. He said UNC and Duke had outpatient centers accessible via OPT now.

Commissioner Dorosin asked about the decline from 2016-2018.

Theo Letman said this was caused by the discontinuation of two fixed routes, which were non-compliant.

Commissioner Dorosin asked about private transportation service.

Theo Letman said there is one, and that some apartment neighborhoods and senior living neighborhoods also have this as a service they provide.

Theo Letman described the planning report, which was received in late 2018. He also had some answers from inquiries at a previous board meeting. He said the question about the Hillsborough Circulator would be addressed soon and that article 43 money would be used.

Theo Letman said instituting a fare on the Hillsborough Circulator would require a public hearing. He also said that a zone fare structure may be required for a micro-transit operation.

Commissioner Marcoplos received an answer to the White Cross transit project. He replied that it would be difficult to reprioritize based on the involvement of GoTriangle and Chapel Hill Transit.

Theo Letman said that OPT is committed to providing safe, customer-focused, public transportation services for the community.

Chair Rich asked about the Hillsborough circulator and the reverse circulator. She said it is time to work towards a MOU with Hillsborough on this, especially if it is to remain fare-free.

Commissioner Dorosin suggested an in-kind system to work with them when it comes to sidewalks and developments.

Chair Rich said it is time for a partnership and Hillsborough will soon have more resources.

Commissioner Marcoplos asked about timeframe on the reverse circulator.

Theo Letman responded that he hopes for FY2020 as the rollout.

Commissioner McKee said this will give them time to talk with Hillsborough.

Theo Letman described the on-demand structure and how rides are scheduled based on mutual scheduling. He said that it is based on demand at the time. Commissioner McKee noted that sometimes this could lead to all-day trips for people, as people have to wait for other passengers to be ready to return. He said that is why he likes the idea of micro-transit.

Commissioner Dorosin asked for clarification on how micro-transit works.

Theo Letman used the example of dialysis and explained that it may make sense to have micro-transit available to people when using vans is inefficient.

Commissioner McKee concurred and explained that dialysis is exactly the type of example he is thinking of.

Commissioner Price asked what is delaying the Reverse Circulator route.

Theo Letman said GoTriangle has asked them to hold off until the completion of the planning assessment.

Bonnie Hammersley said there is clear vision for OPT, which includes a heavier focus on on-demand services, as that is the most appropriate role for OPT.

Bonnie Hammersley said she wanted to address the Orange-Alamance run, which is seeing low ridership. She wondered if a public hearing would be necessary to end the route.

Theo Letman said a public meeting would not be required, and that the transit plan contained some information on the low level of ridership for that route.

Bonnie Hammersley asked if the plan recommended cutting that route.

Theo Letman said the plan gave options for consideration given the finite resources involved.

Bonnie Hammersley asked Mr. Letman to talk about the numbers for the midday, Orange-Alamance route.

Theo Letman said there were only 66 riders all year on that route.

Commissioner Price asked whether the route itself is the problem, and a lack of public input the cause of the problem. She compared it to the issues the Hillsborough Circulator encountered at first that were caused by a similar lack of public input, so the route did not go where people wanted to go. She said people consistently ask her when there will be a bus stop along Highway 70.

Both Bonnie Hammersley and Theo Letman clarified that there are bus stops on Highway 70, but those were only for the midday OPT route, not for the GoTriangle routes.

Commissioner Price said there is still a group that ends up unserved that work in retail type jobs that start in the midday.

Bonnie Hammersley said the route's future is ultimately up to the BOCC, and they could decide how to use the resources if they are hearing from residents.

There was then some agreement among the board that perhaps the Orange-Alamance route would be better served by on-demand.

The facilitator clarified to the group that since they had made progress already on how existing collaborations worked, they would combine the next two conversations. The group would consider items for consensus as well as areas for intergovernmental collaboration in one conversation. The group agreed.

The facilitator started the conversation by highlighting areas of consensus among the group. The group agreed that partnership with Hillsborough is a priority and that talks had begun already. The group also agreed that the train station and land use would be included.

Commissioner Dorosin said a memorandum of understanding should be developed that included many aspects of county-town agreement on transit, including: bikes, the train station, bus routes, sidewalk plans and more.

Chair Rich agreed that this is underway, and she supports a formal memorandum. She said the Manager is already in contact with Hillsborough.

Bonnie Hammersley agreed, and said that she hopes to bring progress back to the Board.

Commissioner Marcoplos said he is interested in having conversations with Hillsborough around partnership, especially concerning the train station and economic development.

Commissioner Dorosin agreed, and said the booming population of Hillsborough creates opportunities in all three themes of the day. He said offering support and forging a stronger partnership would serve Hillsborough and the county.

Commissioner Price said she feels that there is also an opportunity for elected officials to reach out, past just the staff level. She said it is important to approach them collaboratively.

Commissioner Dorosin brought up other collaborations and what is working well and what needs to change. He said both the north-south bus rapid transit and the relationship with GoTriangle are topics for discussion. He said the County feels like communication has been difficult with GoTriangle in the past.

Commissioner Marcoplos reiterated that it is important for the County to lead with their desire to support the whole County in discussions, especially about the train station. He said the train station is a tremendous opportunity for collaboration in transit, economic development, and affordable housing.

Chair Rich said the conversation needs to open, and that this is a good time to reevaluate partnerships. She said that which is good for the jurisdictions, is good for the whole County. She said she recently found out the train station was funded at a GoTriangle meeting, not directly from Hillsborough.

Commissioner Dorosin said the BOCC has expressed interest in involvement with the train station, but perhaps needed to take the next step of proactive planning as opposed to a more ad hoc approach. He asked the group how they can better engage in that way.

Commissioner McKee said that while the BOCC has an appointee to the board of GoTriangle that does not lead to leverage. He said he does not believe GoTriangle have been great partners. He asked if the Board could create a better partnership with GoTriangle.

Commissioner Marcoplos said this is a long conversation to have, but there is a lot of second-guessing of GoTriangle. He alluded to when the tunnel was announced in Durham, and how people wanted answers as soon as it came out.

Commissioner McKee said his worries are not about that, but more about being kept up to speed on issues like the train station.

Commissioner Marcoplos said communication is tricky on large projects that involve complicated negotiation.

Commissioner McKee addressed the transit relationship with the Town of Carrboro by encouraging a stronger relationship. He expressed interest in exploring the southern routes that go in and out of Carrboro.

Chair Rich said Carrboro is represented through Chapel Hill Transit.

Commissioner Price said NCDOT wanted to widen 54 west of Carrboro, but Carrboro was not necessarily supportive, as they prefer bike lanes or mass transit options. She said this is evidence that Carrboro needs to be involved in the larger conversation as well.

Commissioner Marcoplos said Carrboro has an interest in being involved in the conversation as they are affected by traffic in a way that other communities often aren't. The group seemed to agree.

Commissioner Price stressed the importance of being in communication with all the jurisdictions, using the train station as an example. She said she worries that plans get made without input and knowledge of the other jurisdictions.

Commissioner Dorosin said transit is an excellent example of the "one Orange" theme. He referenced transit and traffic issues that have an impact on the entire county. He said he wants to collaborate in a way with other jurisdictions that encourages creating a unified vision and recognizes that vision in project planning. He encouraged thinking that emphasizes thinking of projects not as "Carrboro's thing" or "Mebane's thing", but as part of a grander vision for the entire county. He said the BOCC is uniquely able to act as a convener of the County's other jurisdictions because they have a responsibility to serve the entire county.

Commissioner Price reminded the group that many County residents rely on transit to reach County services.

Commissioner McKee said he anticipated conversations where other jurisdictions will not have money to pay for investment into collaborative projects. He said Orange County does not have unlimited funds for this either.

Chair Rich said the BOCC did have a unique role to care about the rest of the jurisdictions. She said she recently asked Travis Myren to find information on the bus that ran to Durham Tech, only to find out it had been cancelled. She said this is as an example of the difficulty of getting information, even on issues that directly affect the BOCC.

Commissioner Greene asked whether or not there is any leverage the County has to preserve the Durham Tech route.

Travis Myren said these projects are funded through Article 43 tax money, which is controlled by the County. He advised the group that this is where leverage would be, but said that it is also a question of whether you want use leverage.

Bonnie Hammersley said the County has really tried to push for the Durham Tech route. She credited Chapel Hill with looking at the issue before a decision was made, and said their decision was made on ridership. She said it is important to signal your intent to collaborate to benefit not just the whole County, but the jurisdictions as well. She said this helped her to create a more collaborative environment when she started her role as County Manager.

Commissioner Marcoplos said there are good reasons the transit system is not going to Durham Tech.

Commissioner Rich said her concern is with the lack of communication, not the decision to which Chapel Hill eventually came.

Commissioner Greene referred to the Caraway Village approval process, and said they set aside an acre for affordable housing apartments and that development had to be completed within ten years or the land would revert to town ownership. She said this is a possibility for a

partnership with a developer for affordable housing in the development. She said this particular development is close to I-40 and mass transit.

Commissioner Bedford asked about the possibility of a unified software system for transit that would work between transit authorities for access for seniors and others.

Theo Letman said this is in the works, and that the transit authorities grouped together to make a software purchase more economical.

The facilitator noted some next steps on transit: starting conversations about a unified transit vision for Orange County, creating a strong partnership with Hillsborough and creating an MOU, revisiting conversations with Carrboro about transit west of 54.

Chair Rich asked about interjurisdictional transit groups.

Bonnie Hammersley said there have been some efforts at the staff level.

Commissioner Dorosin said an informal group meeting would be a good idea to explore with colleagues in other jurisdictions.

Bonnie Hammersley said it is important for the department heads, in attendance today, to hear the need for collaboration.

Commissioner Dorosin said the conversation on transit is also happening at an opportune moment, as a collective conversation will be needed after a decision is made on the light rail project.

Economic Development; Background

Steve Brantley said he will focus on three topics for his presentation: the recently completed SWOT analysis of the economic development districts; Article 46 and examples of use; and examples of intergovernmental collaboration for economic development.

Steve Brantley presented the three different economic development district and said the Art's Commission is no longer a part of it. He described the state and county grants that go towards economic development. He said while funding from the general fund has been flat for 8 or 9 years, funding from Article 46 has provided additional funding.

Steve Brantley said the SWOT analysis shows that there is less developable land than initially thought when the economic development districts were created.

Steve Brantley said some projects necessitate more sewer capacity than the districts can handle, and that home building has encroached on some of the districts, particularly the Eno district. He said homes and industrial areas don't mix well together.

Steve Brantley said the SWOT analysis shows that sewer and water capacity has not been finished in some areas that may be desirable for development, and the SWOT analysis shows that land prices are too high for development.

Steve Brantley reviewed the recommendations made by the consultants: work with Mebane on a water/sewer agreement, consider optioning or buying property, potentially build a shell building on properties, explore properties outside the economic development districts, and to look at properties close to current water/sewer planning.

Steve Brantley referenced two items from the September work sessions: pre-zoning properties currently zoned Agriculture to Residential and a GIS site-selection study. He said the study will look at the development potential of sites adjacent to Economic Development Districts. He highlighted areas where residential areas are hindering industries from coming in, and one area near Buckhorn Road where a property owner is selling property for residential use.

Commissioner Price asked what is wrong with having residential areas in close proximity to industry.

Steve Brantley answered that many potential investors have looked at property in the districts and have been put off by nearby residential areas. He said the activities of industry and residential areas do not mix, citing industry near children waiting for a bus as an example. He

said competition in nearby counties do not have as many residential areas close to areas ripe for industrial development.

Commissioner Dorosin asked about possible solutions to this issue. He asked about redrawing the districts.

Commissioner McKee said it is an option that needs to be considered and that the viability of the current zones needs to be protected.

Commissioner Price said she is thinking more of Buckhorn Village.

Steve Brantley said it is about creating a critical mass of some sort of operation.

Commissioner Dorosin presented options including redrawing the districts to exclude housing that exists and recruiting more compatible businesses. He said it is unfortunate that it has been difficult to build on the momentum of Morinaga and asked for more options.

Travis Myren suggested that rezoning may be a tool.

Commissioner Rich echoed the call for options to deal with the incompatibility of residential and industrial areas.

Commissioner Marcoplos asked for a continued update on the rezoning progress.

Steve Brantley said work is underway to identify properties for rezoning, and that there are currently pieces of property unavailable to the county because they are not currently in the Economic Development District. He noted a GIS study would help to value these properties. He said when showing property to interested parties, it would be helpful to have a shell building to show them.

Steve Brantley said sewer capacity limitations are also an issue, and suggested talking to Mebane about changes to sewer restrictions.

Commissioner Dorosin asked about the most important step to be taken.

Steve Brantley said establishing the current districts as industrial or commercial areas is a key step. He also suggested fast tracking utilities to these areas. He said an area near Mebane where a letter of intent has been signed after phase 2 sewer was finished.

Commissioner Rich asked for other options besides light industrial.

Steve Brantley reminded the group that utilities have only been available since 2012.

Steve Brantley again asked the group if the districts should be redrawn. He said there is some property that is currently for sale in the Buckhorn area.

Commissioner Greene asked about the prospect of an office park as opposed to an industrial project.

Steve Brantley said office parks are often time created by developers as opposed to industries. He did note that some developers have looked at some of the spaces for office parks, but the area is not ultimately on par with RTP yet. He said that currently the properties are most attractive to industry and warehousing.

Commissioner Price asked about the Gravelly Hill soccer fields, and the effect on attracting industry.

Steve Brantley said the school can detract from the attractiveness. He said the solar farm has an effect as it detracts from the available acreage.

Commissioner McKee asked about the pre-zoning again and an update.

Steve Brantley said he would send an email with the response from planning.

Commissioner Marcoplos asked for a draft rezoning plan.

Steve Brantley said there is not a plan yet, and the planning director announced that the process has not begun on rezoning. He also addressed timing by saying that areas, which are zoned as primary water and sewer areas, do not take long. He said land outside of those areas takes significantly longer to rezone.

Commissioner McKee said there is a lack of developable land in the Eno district, and suggested that it may be the place to pull back from. He said the area has changed a lot in the 30 years since the districts were developed, and that without developable land, chances to

attract industry will disappear. He said he fears that sitting back and doing nothing will result in a lack of options. He said that residential development does not always break even.

Commissioner Dorosin refocused the conversation on economic development as a county wide goal. He echoed Commissioner McKee's call for action and also called for engaging colleagues in other jurisdictions. He referred to a recent request from Carrboro concerning more Article 46 funding and other areas for potential collaboration in other jurisdictions. He said the lack of return on investment in the current Economic Development Districts makes the "one Orange" idea a tougher sell when the investments do not yield results.

Commissioner McKee said he is eager to see plans from the other jurisdictions on economic development, and that he is more than willing to consider other ways to invest resources.

Chair Rich said the conversation about economic development has been happening a long time. She said the lack of a long-term strategy and a lack of consistent success in her 6 years on the board are both disappointing.

Commissioner Price said she supports considering changes to the Buckhorn district in light of the SWOT analysis, as well as further conversations with jurisdictions about investment inside the towns.

Commissioner Price said the lack of economic development impact has led to many young people leaving the County because of better opportunities elsewhere.

Commissioner Marcoplos checked with the group about their support for making changes in zoning for the Buckhorn economic development district. The group agreed that they would at least like to see a plan.

Commissioner Marcoplos suggested that the Board should explore whether or not there is a way to explore development of land along Highway 10 inside the rural buffer while honoring the intent of the rural buffer. He suggested looking at rezoning there.

Commissioner Marcoplos also supported the idea of expanding the water and sewer agreements with OWASA.

Commissioner Dorosin redirected the conversation to collaboration with other jurisdictions.

Commissioner McKee said funds not working well in a district could be used in other jurisdictions. He reminded the group that sewer and water have only been available in the districts for 7 years.

Commissioner Dorosin said investments have been made and that residential growth could be at risk.

Commissioner McKee reminded the group that the Gravelly Hill sewer and water access wasn't put in for residential areas.

Steve Brantley said the perception that the Buckhorn district is a failure does not take into account the competition 4 miles away in Alamance County.

Chair Rich said she never called it a failure, but does not see it progressing.

Steve Brantley said the SWOT analysis shows that Alamance is a significant competitor. He said one of the most attractive pieces of land the county has contains no roads and utilities, and a lack of utilities has hindered immediate progress. He said he has seen a lot of interest in the districts and mentioned the success of attracting an industry when utilities were in place.

Steve Brantley then identified a piece of property off the interstate that has the best appeal for investment.

Commissioner Dorosin asked why the county cannot meet with the owner and market the property.

Steve Brantley said the property is outside the sewer/water agreement and has zoning issues. He added that he is limited in what he can sell by what he can show, and the topography is not ideal and houses are now in the areas.

Steve Brantley finished his presentation by showing the completions of the properties in phase one and phase 2 and mentioned current interest in the properties.

Commissioner McKee said the date for work to begin on Eno is May 1st.

Steve Brantley said it has been 9 or 10 years for the area to get water and sewer access

Commissioner Dorosin said he is worried that Eno Development District may end up a “checkerboard” like the Buckhorn area after the wait for utilities. He praised the work of the economic development team, and asked for priorities for change and overcoming strategies. He said adding a parcel or cutting residential areas out of districts are options.

Steve Brantley said he would be happy to generate a list in conjunction with staff and advisory board that would make recommendations on potential new acquisitions and changes to existing zoning.

Commissioner Price asked if the group agrees about moving forward with the Eno district.

Travis Myren said the process is in design, and money commitments are to be made soon.

The Board moved forward with a discussion of interjurisdictional collaboration on economic development at the suggestion of Commissioner McKee.

Commissioner McKee said it would be good for the group to consider alternate projects to look at that could be collaborative projects. He also recognized that the board would have to shift priorities if they want to focus on those projects, as funds are limited.

Commissioner Price said she wants to see a plan for intergovernmental collaboration with the municipalities, especially for projects in unincorporated areas of the county close to the urban areas.

Commissioner Dorosin said, in terms of collaboration, if jobs were the overall goal that the conversation needs to be collective with the municipalities.

Commissioner Bedford said sustainability is also important.

Commissioner Dorosin lamented instances where the County missed out on information sharing from municipalities to encourage collaborative and mutually beneficial outcomes. He also addressed an instance where the County may have missed an opportunity for collaboration with Carrboro and suggested it be revisited. He suggested collaboration at the staff level and institutionalizing the collaboration around economic development.

Chair Rich said Wegman’s is a good example of collaboration with municipalities.

Commissioner Dorosin agreed and said economic development does not stop at jurisdictional lines and suggested a unified plan for economic development.

Bonnie Hammersley said collaboration around economic development starts at the Manager level. She said the collaboration around the Wegman’s project started at that level. She said there are monthly manager meetings, and more frequent meetings when needed

Bonnie Hammersley said perhaps an economic development office that serves the entire County and includes all jurisdictions would be beneficial. She also said conversations need to start at the beginning of projects.

Commissioner Greene asked Steve Brantley if he still attended meetings for Chapel Hill Economic Development.

Steve Brantley said he does attend. He said that he does consider that the economic development office serves the entire county.

Commissioner Greene asked if there had been good outcomes from the meetings.

Steve Brantley answered that he generates prospect leads and learns about area development to promote. He believes the meetings to be of high value.

Chair Rich brought up Gateway Station and suggested collaboration around the project begin as soon as possible. She said it could be a fourth economic development district and an opportunity to work towards a different type of economic development that includes retail,

commercial, office, and residential. She said it is time to start thinking about and planning potential involvement in the project for the county.

Commissioner McKee asked about the type of economic development in this area.

Chair Rich clarified that it will include office, retail, and residential space. She added that Chapel Hill has an unmet need for office space.

Commissioner McKee asked how residential development qualifies as economic development.

Chair Rich said the area included no single-family homes.

3:35 Wrap Up/Evaluation

Commissioner Dorosin said it would be helpful to get feedback from the towns at the AOG meeting about the collaborative message.

Commissioner Greene said she liked the retreat agenda.

Commissioner Dorosin said the direct interaction was helpful.

Commissioner Marcoplos agreed.

Chair Rich said it was confusing with information in their agenda packet versus what the Board received today at the meeting, and maybe for future meetings this could be avoided.

Commissioner Marcoplos said he liked hanging out with staff and playing pool.

Commissioner Dorosin said there is not enough interaction between staff and elected officials at the retreats, and this may not be the right venue for this type of interaction.

Bonnie Hammersley said this is the Board of County Commissioners retreat and staff understands this.

Commissioner Marcoplos said he would like to see some intergovernmental athletic events.

Commissioner McKee said zoning and the issue of the Eno EDD are topics that need to come back to the Board for further discussion, as well as the water and sewer boundary.

Commissioner Price said they did not get a chance to discuss incubators and local farmers.

The meeting adjourned at 4:09 p.m.

Penny Rich, Chair

Donna Baker, Clerk to the Board