



THE UNIVERSITY
OF NORTH CAROLINA
AT CHAPEL HILL

JAMES MOESER
Chancellor

103 SOUTH BUILDING
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CHAPEL HILL, NC 27599-9100

T 919.962.1365
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February 9, 2006

Mark Chilton, Mayor
Town of Carrboro
301 West Main Street
Carrboro, NC 27510

Barry Jacobs, Chair
Orange County Commissioners
2105 Moorefields Road
Hillsborough, NC 27278

Dear Mayor Chilton and Chair Jacobs:

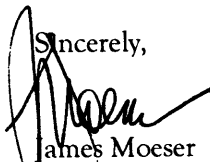
Recently, Chapel Hill Mayor Kevin Foy wrote to me on behalf of the Town Council regarding the appointment of Professor Ken Broun to serve as chair of a leadership advisory committee that will seek community input on planning for Carolina North. Since my response to his letter will be of interest to Carrboro and the county, I have attached a copy, along with a list of the members of the group recruited to date and Ken's statement on the role of the committee.

I understand that Professor Broun has spoken with each of you, so you know how committed he is to this assignment. Ken is eager to convene the group, so I urge you to send forward the names of your representatives to serve on the committee. We wish to complete the appointments process so that the committee will be at full strength. The committee will hold its initial meeting before the end of this month.

Both Professor Broun and I stand ready to provide any additional information or answer any questions that you may have with regard to the committee.

We look forward to working with you.

Sincerely,



James Moeser

M:bj

cc: Carrboro Aldermen
Chapel Hill Town Council
Orange County Commissioners
Board of Trustees Chair Nelson Schwab
Ken Broun

Moeser/Chilton-jacobs

Statement on the Leadership Advisory Committee for Carolina North

Ken Broun

I thought it useful if I gave some additional information with regard to this committee, announced by Chancellor Moeser in his letters to Mayors Foy and Chilton and Chair Jacobs.

The purpose of the committee is to get community input on Carolina North from as broad a range of interests as possible. The process is intended to produce a set of principles that will guide the University in its preparation of plans that will be submitted to the local governing bodies in their regulatory functions. It is a University committee, to be appointed by the Chancellor, because it is formed for the purpose of giving information to the University B not for the purpose of reaching any decisions, final or tentative, by the community=s governing bodies.

The Chapel Hill Town Council and the Carrboro Board of Aldermen will be asked to select three persons each for membership on the committee. Their appointees can, but need not be, elected officials. The Orange County Board of Commissioners will select two persons. The University will appoint three administrators to the committee. In addition, there will be representatives from the University faculty (including faculty members who have indicated general support for the project and those who have raised questions about it). The University will also ask for representation from the Chapel Hill-Carrboro School Board, the business community, the North Carolina Department of Transportation and a representative of the governor.

The committee will also consider the possibility of hiring a facilitator to work with it in the process. It will also consider the possibility of creating subcommittees or task forces to work on specific issues such as transportation, fiscal equity, housing and environmental concerns. I anticipate that the work of the committee will continue throughout calendar year 2006. A report to the Chancellor will be made in early 2007.

In addition to views of the committee members, the committee will also seek the opinions of the public at large. The meetings will be open and televised if feasible. There will be ample opportunities for persons not on the committee to address the committee publicly or by written or electronic communication.

The University=s previous concept plans will be off the table for purposes of this process. Whether such plans would re-emerge in the same or in modified form or would be discarded is a decision that will be made by the University administration after receiving the recommendations of the committee.

I think I also need to make my own position clear. I have no stake in any plan for Carolina North, whether developed by the University or anyone else. This project will have the most significant effect of any development in Orange County since the establishment of the University. My purpose in serving is to try to facilitate a process in which the final plans developed by the University are developed with full knowledge of the concerns of the community at large. I am receiving no compensation from any source for my work with the committee,

either monetary or in terms of reduced obligations at the School of Law. I am teaching a full, indeed a heavier than usual, load and continue to try to do significant writing and service in my areas of teaching interest.

I welcome questions or comments from any concerned person. My e-mail address is ksbroun@email.unc.edu

Carolina North Leadership Advisory Committee

Chair, Kenneth S. Broun, Henry Brandis Professor of Law, The University of North Carolina at Chapel Hill

Anita Badrock, Vice President, Chapel Hill-Carrboro Chamber of Commerce

Delores Bailey, Executive Director, EmPOWERment

Douglas J. Crawford-Brown, Professor of Environmental Sciences and Engineering and Director, Carolina Environmental Program, The University of North Carolina at Chapel Hill

Mark Crowell, Associate Vice Chancellor for Economic Development and Technology Transfer, The University of North Carolina at Chapel Hill

David King, Deputy Secretary of Transit, North Carolina Department of Transportation

David T. McCoy, Director, North Carolina State Budget Office

Roger Perry, member, The University of North Carolina at Chapel Hill Board of Trustees

Etta Pisano, Professor, Department of Radiology and Biomedical Engineering, The University of North Carolina at Chapel Hill

Lisa Stuckey, Chair, Chapel Hill-Carrboro City Schools Board of Education

Nancy D. Suttentfield, Vice Chancellor for Finance and Administration, The University of North Carolina at Chapel Hill

Holden Thorp, Professor and Chair, Department of Chemistry, The University of North Carolina at Chapel Hill

Tony Waldrop, Vice Chancellor for Research and Economic Development, The University of North Carolina at Chapel Hill

Bob Winston, member, The University of North Carolina at Chapel Hill Board of Trustees

To be named:

- Three by the Chapel Hill Town Council
- Three by the Carrboro Board of Aldermen
- Two by the Orange County Commissioners



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JAMES MOESER
Chancellor

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www.unc.edu

February 7, 2006

Kevin Foy
Mayor, Town of Chapel Hill
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514

Dear Kevin:

Thank you for your letter of February 1 in response to our plan to create a Leadership Advisory Committee for Carolina North. I appreciate this opportunity to address the questions you raise and the concerns expressed by the Town Council.

I attach a statement prepared by Ken Broun and published in the Chapel Hill Herald, which sets forth his understanding of the charge of the Committee and its proposed process. I endorse Ken's language and welcome this opportunity to elaborate on the views he expressed in light of the specific questions you ask.

Potential Process

The committee will help set its own work process. As Ken indicated in his statement, the process is designed to produce principles that will guide the University in preparing plans for submission to the local governing bodies as part of the regulatory process. I hope that this process enables the University to create plans with full understanding of community concerns and in a manner that best considers those concerns. The committee sessions also will provide an opportunity for the participants to question each other about the project and to have an open exchange of ideas. The sessions will be open to the public, and I anticipate that the committee will allow comments from the public on several occasions to get a broad range of input from the community. Useful principles will emerge from a serious, good-faith effort on behalf of all of the parties. Two members of the University's Board of Trustees will be part of the committee process and will be fully engaged in the dialogue with other community members.

Committee Charge

I believe that the committee's charge is set out as fully as I can articulate it in my response above under the heading Potential Process. The Horace Williams Citizens Committee's report will be an important reference for the committee's discussion. I expect that the final report of the Leadership Advisory Committee will provide comprehensive principles to guide development of the property. I cannot speculate on how much more detail would be provided. That depends upon the committee's work. I am confident that a committee that engages both the community and University leaders will result in a constructive outcome.

Work Schedule

I expect that the committee would meet about once a month for the next year. There is the possibility that subcommittees or groups could be formed that would meet more frequently or at different times. No staff work from the Town on behalf of the committee is anticipated. However, the Town would have to decide how much staff work is necessary to prepare its representatives for full participation.

Meetings Televised

At a minimum, the University will videotape the meetings of the Leadership Advisory Committee, and, if subcommittees form, we will try to videotape those meetings as well. The University will air the meetings on its local cable access channel, and we would appreciate the Town airing the meetings on its government channel as well. We can also provide the tapes to the Peoples Channel.

Committee's Composition

A list of the people who have agreed to serve on the committee, as well as a listing of the entities we have asked to nominate members, is attached.

Town's Zoning Authority

The University enters this process in good faith and with the recognition and understanding that the Town of Chapel Hill has zoning authority over the Carolina North property within its boundaries.

Long-Range Transit Plan

The University is committed to supporting the development of a long-range transportation plan. We hope that the development of such a plan could begin as soon as possible and be done in conjunction with the work of the committee.

Foy letter - Page 3

Fiscal Equity Model

Similarly, the University is prepared to move forward with the development of a fiscal equity model. Such work should also be done in conjunction with the work of the committee.

Open Space Conservation

The University shares the Town's interest in protecting environmentally sensitive areas and is studying available mechanisms for doing this.

Airport Plans

The University's planning is based on the assumption that the Horace Williams Airport will close. We plan to relocate Medical Air Operations, which serves the Area Health Education Centers Program, to Raleigh-Durham International Airport when the development of Carolina North begins. Last May, the University pledged to keep the airport open until site work for Carolina North begins.

I hope that these answers are useful to you. As I requested in my letter of December 28, I urge you to forward to me the names of your three representatives to serve on the committee. It is our hope that your representatives will include members of the Town Council so that our dialogue can be truly productive. The committee will hold its initial meeting before the end of this month.

I appreciate your cooperation in this most important endeavor, and I look forward to the start of the Leadership Advisory Committee. If you have additional inquiries, please feel free to address them to me or to Professor Broun.

Sincerely,



James Moeser

Enclosures

- Cc: Ken Broun
- Nancy Suttentfield
- Tony Waldrop



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JAMES MOESER

Chancellor

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December 28, 2005

Kevin Foy, Mayor
Town of Chapel Hill
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

Mark Chilton, Mayor
Town of Carrboro
301 West Main Street
Carrboro, NC 27510

Barry Jacobs, Chair
Orange County Commissioners
2105 Moorefields Road
Hillsborough, NC 27278

Dear Mayors Foy and Chilton and Chair Jacobs:

I am pleased to tell you that Kenneth S. Broun, a long-time member of this community, a former Chapel Hill mayor and distinguished faculty member and former dean of the Law School, has agreed to serve as chair of a leadership advisory committee that will seek broad community input on planning for Carolina North.

Some months ago, we began to envision a collaborative process in which the University and local communities could engage productively to advance our vision for Carolina North and, at the same time, respect the goals and values of the local communities. We sketched out a potential process, and it immediately became clear that the leader of the process would have to be – first and foremost – a member of this community. Someone who is respected. Someone who can get all the parties around the table talking constructively. And someone who can build consensus among stakeholder groups. It soon became clear that Ken Broun was that person.

The process we are considering would be guided by the leadership advisory committee. This committee would review major issues concerning Carolina North to develop principles that reflect our commitment to sustainability. These principles would then be used by the university to develop a master plan for Carolina North.

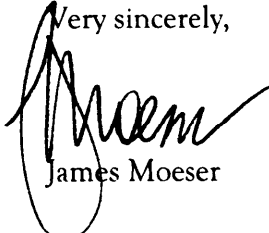
Foy/Chilton/Jacobs - Page 2
December 28, 2005

The advisory committee would address issues such as fiscal equity, housing, transportation and zoning. In addition, the advisory committee may elect to form sub-committees to deal with such specific issues.

The process would include broad representation from the university, the local communities and the state, and all meetings would be open to the public. The Chapel Hill Horace Williams Citizens' Committee and the Carrboro Horace Williams Advisory Committee have done good work, and we would ask the advisory committee to consider their recommendations and build upon them. The committee would also consider engaging a facilitator to ensure that the process is open, inclusive, comprehensive and meaningful.

We welcome your suggestions as we work with Ken Broun to detail this process. To that end, Ken has asked me to let you know that he will be calling to arrange a time to discuss the overall approach with you and get your input.

Very sincerely,



James Moeser

JM:bl

- cc: Carrboro Aldermen
- Chapel Hill Town Council
- Orange County Commissioners
- Board of Trustees Chair Nelson Schwab
- Ken Broun

Moeser/foychiltonjacobs



TOWN OF CHAPEL HILL
~~306 NORTH COLUMBIA STREET~~
~~CHAPEL HILL, NORTH CAROLINA 27516~~

OFFICE OF THE MAYOR

(919) 968-2714
FAX 919-969-2063

February 1, 2006

James Moeser, Chancellor
The University of North Carolina at Chapel Hill
103 South Building, Campus Box 9100
Chapel Hill, NC 27599-9100

Dear James:

I write on behalf of the Town Council to respond to your December 28, 2005, letter regarding your establishment of a leadership advisory committee that will seek input on planning for the University's Carolina North development.

Thank you for letting us know of your intention to appoint a committee that will seek broad community input on planning the Carolina North development. The Council understands and believes in the value of obtaining input, feedback and guidance from citizens who have an interest in and are affected by proposed developments in our community. It is exactly that set of beliefs that caused the Council to appoint the Horace Williams Citizens Committee in October 2002. The Council reviewed and endorsed the final report of the Horace Williams Citizens Committee in March 2004 and forwarded its report to the University for consideration. Thank you for providing your January 25, 2006, response. We have referred your response to the Horace Williams Citizens Committee and look forward to receiving its comments.

You stated that you welcomed suggestions as you work with the committee chair, former Mayor Kenneth S. Broun, to detail the process, and we appreciate the opportunity to comment. The Council discussed your letter at its January 12, 2006, planning session and again at its January 23, 2006, regular meeting. Mr. Broun attended the latter meeting and provided additional information, which we appreciate. Based on the material available to date and the Council's discussions, we offer comments and request additional information as follows.

Potential Process

In your December 28 letter, you state that you have sketched out a potential process for collaboration between the University and local "communities." We would appreciate being informed of the details of the process that you envision, the communities that you plan to invite to participate, and the nature of the collaboration that you seek.

New mailing address:
405 Martin Luther King Jr. Blvd
Chapel Hill, North Carolina 27514

When Mr. Broun addressed the Council, he expressed his understanding that the process that you have in mind was set up in consultation with the University's Board of Trustees. We would appreciate further explanation of such consultation with the Trustees.

Committee Charge

You state, also, that the process would be guided by a leadership advisory committee. The Council believes that it is important to understand the specific details of the charge of this committee. What tasks do you wish the committee to perform? What outcomes do you expect as a result of the committee's work? How would the product of the committee be different from the work produced by the Town's Horace Williams Citizens Committee? We received some additional information from Mr. Broun when he addressed the Council, but would appreciate your response.

Work Schedule

The Council is concerned about the schedule that you envision for the committee's work, especially in view of the workload already facing the Council and staff members involved in land use management work. When would the committee be appointed; when would it begin work; when would it be expected to have completed its charge? Are there particular objectives that are driving the schedule envisioned for the work of the committee?

Meetings Televised

Mr. Broun mentioned the possibility of televising meetings of the committee. As you know, all of the Council's regular meetings and hearings are televised. We find this to be of substantial value to citizens. We would be pleased to help make arrangements for cablecasting or replaying the committee's meetings on the Town's cablevision channel. Will the University provide for recording the meetings so that they can be shown on the Town's government channel? I expect that The Peoples Channel also may be interested in showing the committee's meetings.

Committee Composition

We also are interested in learning more about the composition of the committee. Mr. Broun outlined a list of potential members, including: three University staff members; three University faculty members; three members each appointed respectively by the Towns of Chapel Hill and Carrboro; two representatives appointed by the Orange County Commission; one person from the Chapel Hill-Carrboro School Board; a representative from the Chamber of Commerce; a representative from the North Carolina Department of Transportation; and a representative from the State Budget Office. Is this the final composition of the committee as you propose it? We would appreciate receiving the list of persons already appointed, as well.

Town's Zoning Authority

When Mr. Broun spoke at the January 23 Council meeting, he stated (and I paraphrase) that he had been assured, and strongly believed, that the University recognized the Town's regulatory authority. We took his words to mean that the University recognizes the legitimacy of the Town's zoning authority over the Carolina North project and does not intend to seek relief from the Town's regulatory authority. We would appreciate your confirmation of our understanding or your statement as to any differences in viewpoint.

Long Range Transit Plan

The inter-jurisdictional Public Transit Committee, composed of representatives from the University, the Town of Chapel Hill and the Town of Carrboro, hosted a meeting in 2005 to begin discussions about developing a long-range transit master plan. The Public Transit Committee will be reviewing a draft Scope of Work for development of a long-range transit plan at its February 22, 2006, meeting. We believe that University financial support for developing such a plan is critical, and that such a plan is an essential foundational element for considering development of the Carolina North project. Is the University still committed to supporting development of the long-range transit plan?

Fiscal Equity Model

In a March 1, 2005, letter to you, the Council requested that the University join with the Town in a process that would result in creation of a fiscal equity model that could be used to fairly assess the direct revenues and direct costs to the Town that would result from proposed development of University lands. The process would involve requesting the Dean of the School of Government to provide assistance in identifying potential consultants, selection of a consultant by a joint committee of the Town and the University, and creation of the fiscal equity model under supervision of the joint committee. We believe that having a tool for use in understanding fiscal exchanges related to development of specific Carolina North projects is another foundational element for consideration of University proposals. Are you prepared to move forward with development of a fiscal equity model? If so, when could we expect to begin such work?

Open Space Conservation

In the same letter, the Council forwarded information to the University about possible strategies for conserving and protecting open space at the Horace Williams site as a part of the Carolina North development project. Is the University willing to consider the Town's proposals and other methods for conserving and protecting open space as a part of the Carolina North project?

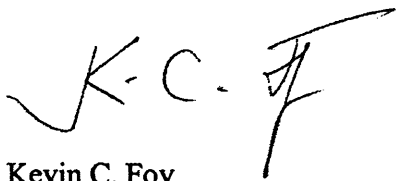
Airport Plans

We also would appreciate knowing whether the University intends to cease operation of the Horace Williams Airport and, if so, whether there is a definite schedule for closure.

We offer these comments and questions in the best spirit of engagement with the University in considering what will be the most significant process undertaken since development a few years ago of the Office/Institutional-4 zone for the main campus. The Town and the University worked to develop an entirely new zone in a period of one year, in order to accommodate the pressing needs created by the largest bond financing ever authorized by North Carolina voters. We do not face the same immediate pressure in working with each other regarding the Carolina North development. Nevertheless, we intend to work with the University in good faith to address the relevant issues on a timely basis.

We appreciate your intent to obtain input from the community and look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "K-C-Foy". The signature is stylized with a large, sweeping initial "K" and a distinct "F" at the end.

Kevin C. Foy
Mayor

Sarah Williamson

From: Alex Zaffron
Sent: Friday, February 03, 2006 7:05 PM
To: Mark Chilton; brounsj@mindspring.com; dan-coleman@nc.rr.com; jacquie@jacquiegist.com; JohnH@self-help.org; randee.haven-odonnell@da.org; Steven Stewart; Sarah Williamson
Subject: RE: Carolina North

Sounds good. How about Allen Spalt, as well? Allen was involved in the original, and has expressed interest in getting involved in this next iteration.

-Alex

From: Mark Chilton [mailto:mark_chilton@hotmail.com]
Sent: Fri 2/3/2006 5:42 PM
To: Alex Zaffron; brounsj@mindspring.com; dan-coleman@nc.rr.com; jacquie@jacquiegist.com; JohnH@self-help.org; randee.haven-odonnell@da.org; Steven Stewart; Sarah Williamson
Subject: Carolina North

Ken Broun has invited us to appoint up to three people to the Carolina North Committee that he is heading up. He would like 3 elected officials to be appointed, but we can appoint citizens as well. Who from the BOA is interested in this appointment? I think it is a significant time commitment. I do not know if it meets in the day, but I suspect it does.

I anticipate that we should do our BOA committee appointments at our Feb 14 meeting for all our various committes and liasonships. I would like to appoint to this Carolina North Committee as well.

In the event that we have only two, rather than three people interested in serving from the BOA, I would like to suggest that rather than taking a long time with our usual advertising process that we simply tap someone from the previous committee that we appointed a couple years ago to look at Carolina North. I don't know whether he served on that committee, but I would like to particularly suggest James Carnahan as our Planning Board chair (but again, that is assuming that we are not going to appoint 3 Aldermen).

Thanks

-Mark Chilton



STATE OF NORTH CAROLINA
OFFICE OF THE GOVERNOR
20301 MAIL SERVICE CENTER • RALEIGH, NC 27699-0301

MICHAEL F. EASLEY
GOVERNOR

January 24, 2006

Dr. James Moeser, Chancellor
The University of North Carolina at Chapel Hill
103 South Building, CB#9100
Chapel Hill, North Carolina 27599-9100

Dear Chancellor Moeser:

I have been following the progress the university is making in realizing the vision for Carolina North. The project offers great potential for facilitating economic development in our state as well as the continued advancement of Carolina's goal in being the nation's leading public university.

As you establish the leadership structure to guide the planning for Carolina North, I understand you would like to have a senior state official serve in the group. Accordingly, I recommend David McCoy, State Budget Director, to be my designee and to reflect the state's interest in these planning sessions. I have asked David to report back to me on the group's progress. David is a graduate of Carolina and served on the UNC Board of Visitors. Furthermore, he is a longtime resident of Chapel Hill. David will be an excellent participant in the Carolina North development process.

I appreciate your including a high-level state official in this process. I am looking forward to seeing Carolina North advance from planning to reality.

With kindest regards, I remain

Very truly yours,

A handwritten signature in black ink that reads "Mike Easley".

Michael F. Easley

MFE/CRP:mrl

cc: Chairman Barry Jacobs
Mayor Mark Chilton
Mayor Kevin Foy
Ken Broun
David McCoy



UNC HORACE WILLIAMS ADVISORY COMMITTEE (CHAPEL HILL NORTH)

(vacant)					
(vacant)					
Allen Spalt	300 James St., Carrboro	aspalt@mindspring.com	H-967-3054	12-17-2002	
Rich Bell	102 Pine St., Carrboro	Rich_bell@unc.edu	H-967-0014 W-843-3078	12-17-2003	

CHAPEL HILL HORACE WILLIAMS ADVISORY COMMITTEE

Patrick McDonough	901-A N. Greensboro St., Carrboro	patrick1@email.unc.edu	H-967-5029 W-485-7455	9-7-2004	Carrboro Rep.
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CARRBORO HORACE WILLIAMS ADVISORY COMMITTEE

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Sally Benedict	300 Spring Valley Drive, Carrboro	salli_benedict@unc.edu	H-929-8621 W-962-0099	10-22-03	Rec. & Parks. Com. Rep
Catherine Devine	506 Oak Ave., Carrboro	catdevine@mindspring.com	H-967-3795 W-929-9772	3-18-03	Appearance Com. Rep.
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Dave Otto	1533 Pathway Dr., Carrboro	Dotto1@bellsouth.net	H-929-9645 W-966-6226	3-18-03	At-Large
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Kathy Buck	351 Old Fayetteville Rd., CH 27516	kkbuck@mindspring.com	H-967-5734	3-18-03	At-Large

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James Harris	301 W. Main St., Carrboro	jharris@ci.carrboro.nc.us	W-918-7319		Staff Liaison
Roy Williford	301 W. Main St., Carrboro	rwilliford@ci.carrboro.nc.us	W-918-7325		Staff Liaison