

A worksession of the Carrboro Board of Aldermen was held on Tuesday, May 10, 2005 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Joal Hall Broun
	Mark Chilton
	Jacquelyn Gist
	John Herrera (arrived at 7:53)
	Diana McDuffee
	Alex Zaffron
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough

### **BUDGET WORKSESSION**

The purpose of this agenda item is to begin budget discussions. This work session will assist the Board in developing a final draft of the budget for adoption by the Board on June 21<sup>st</sup>.

Roy Williford, the town's Planning Director, addressed the Board.

Anita Jones McNair, the town's Recreation and Parks director, addressed the Board.

Steve Stewart, the Town Manager, addressed the Board.

George Seiz, the town's Public Works Director, addressed the Board.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY ALEX ZAFFRON TO CANCEL THE WORKSESSION SCHEDULED FOR MAY 19TH. VOTE: AFFIRMATIVE ALL

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### **A DISCUSSION OF THE DOWNTOWN DEVELOPMENT COMMISSION COMPOSITION AND CHARGE**

At the May 3, 2005 Board of Aldermen meeting, the Board requested a discussion of the Downtown Development Commission composition and charge.

Alderman Gist requested that the composition be four residents – two of whom live in the immediate downtown neighborhoods and the other two who live in other neighborhoods. She also requested four business people: two who have businesses in the downtown and two that have businesses that are not downtown. She asked that their meetings be held after 5:00 pm and that their meetings be announced. She also asked that the residents that are appointed not be business people so it is a true even 4/4 split.

Alderman Broun asked what happens if the resident fits both profiles?

Alderman Gist said that they could be appointed a resident representative or a business representative - one or the other. She wants to be sure that the residents are representing residential interests and not business interests.

Alderman McDuffee said that she would like to see the focus expanded beyond the downtown and not be focused on downtown businesses. The composition should not be dominated by any special interest – a fair representation of a wide variety of interests – both business and residential.

Alderman Broun stated that the goal is economic sustainability. It could be nine –three business people – three residents – three entire Carrboro community. She is advocating for a more balanced membership. We should be careful how we weigh it. We take advice from our Boards and we want it to be neutral. The Board is the final arbiter.

Alderman Zaffron asked Alderman Gist for clarification about the composition.

Alderman Gist stated it should read as follows: “The Board shall endeavor to appoint at least four residents – two of whom are from downtown – two of whom are from other areas – four persons who own or operate businesses in Carrboro – two from downtown – two not from downtown – and three at-large representatives.

Mayor Nelson said that he trusts future Boards of Aldermen to make the right decisions and do the right thing. He stated that both proposals sound fine. He recommends that it read: “The Board shall endeavor to appoint at least one person who resides within the immediate vicinity of downtown Carrboro as well as no more than 5 persons who own or operate a business within this area.” He said he would be willing to change the first part to 2 people. He stated that a lot of those business owners are also going to be residents.

Alderman Herrera agreed with the Mayor’s proposal. He trusts the process of fairness and common sense will prevail. We need people to fill vacancies on the Boards and sometimes the more strict/vigorous you make it, you tie your hands. We need working people who have time, desire and energy.

Alderman McDuffee said that she would vote against it. She is concerned that we have an Economic Sustainability Commission that looks at economic development more broadly than it has been addressed to date by this group. There is just as much concern as people who own a retail business have a certain perspective on what they want to see in terms of development and it may leave out entirely the kind of economic development that we were talking about in our retreat. As far as having residents that have input, she thinks we should have residents that have input and I think eight may be too small and I would like to expand the numbers and if the numbers are expanded I don’t see any harm in saying that two of those could be residents who live within the downtown area, but she thinks we are going to have to redefine what the downtown area is. She stated concern that if we confine it to the business owners, then we might not get the perspective that we want.

Alderman Chilton stated that we are trying to create jobs.

The following resolution was introduced by Alderman Diana McDuffee and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION ADOPTING REVISIONS TO THE DOWNTOWN DEVELOPMENT COMMISSION  
NAME, COMPOSITION, AND CHARGE  
Resolution No. 149/2004-05

WHEREAS, the Board of Aldermen is interested in developing a roadmap to guide future economic development in the Town; and

WHEREAS the Economic Sustainability Commission is charged with making recommendations on matters related to economic development; and

WHEREAS the Board of Aldermen would like to redefine the Downtown Development Commission's composition and charge to align its work more closely with the Board's effort to create a niche in the regional economy, diversify the tax base, and adhere to the triple bottom-line sustainability principles.

Now therefore, the Mayor and Carrboro Board of Aldermen hereby adopt the following revisions to the Economic Sustainability Commission composition and charge:

- Section 1: Renames the Downtown Development Commission to Economic Sustainability Commission.
- Section 2. That the Economic Sustainability Commission be expanded to nine members: three residents, three business owners and three at large, and that at least one of the residents should reside within the downtown area
- Section 3. Replaces all references to the downtown with "Town" to reflect an expanded view
- Section 4. Adds the following sections:
- (1) Evaluate commercial growth, development, and redevelopment to ensure projects correspond with the town's sustainability goals and the triple bottom-line sustainability principles:
    - Do no harm to the environment and protect natural resources
    - Adhere to the principles of social justice and equity in economic and community development efforts
    - Return strong stakeholders value
  - (2) Promote the development and expansion of diverse job opportunities, providing for economic opportunity and mobility.
  - (3) Administers the Revolving Loan Fund
  - (4) Work closely with the Town Manager or his designee for dealing with sustainability issues.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 10th day of May, 2005:

Ayes: Joal Hall Broun, Mark Chilton, Diana McDuffee, John Herrera, Alex Zaffron, Michael Nelson

Noes: Jacquelyn Gist

Absent or Excused: None

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MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JACQUELYN GIST TO ADJOURN THE MEETING AT 8:18 P.M. VOTE: AFFIRMATIVE ALL

