

REVISED

Revision—Item No. 1

Addition—Item No. 3

THE BOARD OF COUNTY COMMISSIONERS DURHAM, NORTH CAROLINA

Monday, October 1, 2007

9:00 A.M. Worksession

AGENDA

1. **Services to the Homeless**

30 min.

At its July 23, 2007 meeting, the Board of Commissioners requested that a presentation on services to the homeless be prepared and placed on the October 1, 2007 Worksession Agenda. The request grew from a discussion during the Board's July 23, 2007 meeting relative to the adoption of an ordinance regulating solicitation on streets and highways in unincorporated Durham County. That ordinance will be placed on the Board's October 8, 2007 agenda for final action. Since the July 23, 2007 meeting, and pursuant to the Board's instruction, a meeting was held on August 13, 2007 with several homeless service providers regarding specific services for the homeless. These providers will be in attendance to discuss services currently being provided by their agencies for the homeless population as well as future needs and services addressed in the Ten-Year Plan to End Homelessness.

Resource Person(s): Ellen Holliman, The Durham Center; Rich Lee, Durham Affordable Housing Coalition; Lloyd Schmeidler, Urban Ministries; ~~Jay Davis~~, **Emily Sanford**, Open Tables Ministry; **Gaston Warner**, **Congregation of Duke Chapel**, and Terry Allebaugh, Housing for New Hope

County Manager's Recommendation: The Manager recommends that the Board receive the presentation and advise the staff if any further information or action is necessary.

2. **Review of the Business Deal Points for the Durham County Memorial Stadium Renovations**

30 min.

Durham County, the Stadium Authority, and Shaw University have reached agreement on the long-term improvements to the Durham County Memorial Stadium. The Board of County Commissioners is requested to review the business deal points of this ten-year agreement.

Renovations to the Stadium will occur in two phases over the next two years. Completion of the renovations is targeted for August 2009 to accommodate football season. Phase 1 Improvements are primarily the track and field and external enhancements; Phase 2 Improvements are primarily the infrastructure and interior of the Stadium. The County is proposing to invest a total of \$4,192,033 or sixty-four percent

of the total cost of improvements with Shaw University investing \$2,388,984 or 36 percent of the total cost of improvements.

Shaw University has also agreed to share in a portion of the maintenance and operational costs for the Stadium over the ten-year period. These maintenance costs are in lieu of a rental charge. Staff is recommending to the Stadium Authority that rental costs for use of the Stadium be replaced by a maintenance and operational charge for all users. The proposed maintenance and operation share for Shaw University is based on its projected number of public uses of the Stadium over the next ten years as well as its level of investment in the improvements. Shaw's investment in the capital improvements is thirty-six percent of the overall investment; therefore, its share of the maintenance and operation costs is sixty-four percent of the amount to be charged by other users of the Stadium. For the period of ten years, its total maintenance and operation share is \$344,987. If Shaw requires use of the Stadium beyond its projected number of events, a per event maintenance charge would be incurred.

This newly renovated facility will continue to be home to the Northern High School Knights football team and is intended also to be home to the new high school's football team, once the school is constructed. With this collaboration, the Stadium will also become home to the Shaw Bears football and track teams. The completed renovations will allow Durham County Memorial Stadium to offer the amenities that comprise today's top dual-sports facilities in the region. It is the intention of the Stadium Authority to increase the usage of the Stadium by offering a facility that will attract a much broader audience for football and track events.

After the Board of County Commissioners has provided feedback to staff on these business deal points, the documents will be presented to the Durham County Memorial Stadium Authority for review and approval. The business deal points will be brought back to the Board for its approval on the October 8 Regular Session consent agenda. Once the deal points are approved, a binding ten-year Development Agreement laying out the legal terms as well as these business points will be considered by the Board. The Development Agreement will be by and among the County of Durham, Shaw University, and the Stadium Authority since the Stadium Authority, pursuant to S.L. 1957-734, is authorized and charged with the duty to operate the Stadium and has administrative and operational control of the Stadium and facilities. The Authority will also be responsible for setting the user rates and maintenance fees necessary to operate the Stadium in a fiscally sound manner.

Resource Person(s): Heidi York, Assistant County Manager; Carol Hammett, Assistant County Attorney; Mike Turner, Director of General Services; Glen Whisler, County Engineer; and Jim Faress, Project Manager, Durham County Engineering.

County Manager's Recommendation: The Manager recommends that the Board review the business deal points and provide feedback to staff. The business deal points will be brought back to the Board for approval on its October 8, 2007 Regular Session consent agenda.

3. **Amendment to Lease Agreement—306 South Roxboro Road**

10 min.

The Board is requested to approve an amendment to the Lease Agreement with Scarborough & Hargett Funeral Home Inc. for the property located at 306 S. Roxboro Road. The original Lease agreement was entered into on April 6, 2006 and expired September 6, 2007. The Lessee, Scarborough & Hargett Funeral Home Inc., has requested an extension of their Lease through June 30, 2008 to allow them time to construct a new facility at a newly-acquired site in Durham.

The Lease amendment will be effective as of September 7, 2007 and includes a rental rate of \$9,250 per month, which is prorated for the month of September.

Resource Person(s): S.C. Kitchen, County Attorney

County Manager's Recommendation: The Manager recommends that the Board suspend the rules to approve the Lease Amendment with Scarborough & Hargett Funeral

Home Inc. for the property located at 306 S. Roxboro Road, effective September 7, 2007 through June 30, 2008, for \$9,250 per month and authorize the Manager to execute the Lease amendment.

1 hr. 10 min.