City of Fayetteville

433 Hay Street
Fayetteville, NC
28301-5537
(910) 433-1FAY (1329)

Meeting Agenda - Final

City Council Work Session

Monday, May 4, 2026 | **3:00 PM** | **Council Chamber**

1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 CITY MANAGER REPORT

5.0 APPROVAL OF AGENDA

6.0 OTHER ITEMS OF BUSINESS

6.01 26-0175 Fayetteville NEXT Advisory Commission - 910 Future Fest Presentation

Recommendation: Accept presentation

6.02 26-0271 Community Police Advisory Board Charter Update

Recommendation: Approve recommended updates

6.03 26-0281 Downtown Municipal Service District FY26 Third Quarter Update from Cool Spring Downtown District, Inc

Recommendation: Receive the report on the Downtown Municipal Service District FY25 Fourth Quarter Update from Cool Spring Downtown District, Inc.

6.04 26-0258 Fayetteville State University Update on Memorandum of Understanding for Catalyst Site 1

Recommendation: No action required, for information only.

6.05 26-0263 Economic Development Program Modernization and Priority Redevelopment Areas

Recommendation: Staff recommends that Council receive an update and provide consensus direction to enact proposed changes to the City's economic development programs and priority redevelopment areas.

6.06 26-0261 Expanding Water and Sewer Assessment Assistance Program - Phase V Annexation

Recommendation: Receive the staff report and provide consensus direction regarding potential program modifications to the City's Water and Sewer Assessment Assistance Program.

6.07 26-0169 Public Notice Visibility Improvements

Recommendation: For information only, no action required unless Council moves to add to an upcoming Work Session.

6.08 26-0267 Receive Update Regarding Transit's (FAST's) Current Service Standards and Bus Stop Amenities Inventory

Recommendation: Staff recommends that Council receive the update regarding Transit's (FAST's) Current Service Standards and Bus Stop Amenities Inventory

6.09 26-0278 City Council Policies Review Committee Recommendations to City Council Policies 135.1, 155.2, 115.15

Recommendation: Approve Council Policy Committee recommended revisions City Council Policies 115.15, 135.1, and 155.2

6.010 26-0255 City Council Agenda Item Request - Downtown Development Coordinator-Manager - Council Member Davis

6.011 26-0207 City Council Agenda Item Request - Feasibility Study for Downtown Convention Center - Mayor Colvin

7.0 ANNOUNCEMENTS AND RECOGNITIONS - To begin at 6:15 p.m.

8.0 PUBLIC FORUM

9.0 ADJOURNMENT

CLOSING REMARKS

The City of Fayetteville will not discriminate against qualified individuals with disabilities on the basis of disability in the City's services, programs, or activities. The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities. The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. Any person who requires an auxiliary aid or service for effective communications, or a modification of policies or procedures to participate in any City program, service, or activity, should contact the office of Human Relations at yamilenazar@fayettevillenc.gov, 910-433-1696, or the Office of the City Clerk at cityclerk@ci.fay.nc.us, 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.

COUNCIL WORK SESSION WILL BE AIRED
May 4, 2026 - 3:00 p.m.
Cable Channel 7 and streamed "LIVE" at FayTV.net

City of Fayetteville

433 Hay Street
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City Council Action Memo

File Number: 26-0175

Agenda Date: 5/4/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Work Session **File Type:** Other Items of Business

Agenda Number: 6.01

TO: **Mayor and Members of City Council**

THRU: **Dr. Douglas Hewett, ICMA-CM, City Manager**
Jodi Phelps, Assistant City Manager

FROM: **Nathan Cuffee, Fayetteville NEXT Advisory Commission Chair**

DATE: **April 6, 2026**

RE:
Fayetteville NEXT Advisory Commission - 910 Future Fest Presentation

COUNCIL DISTRICT(S):
2

Relationship To Strategic Plan:
Goal IV: Desirable Place to Live, Work and Recreate
Goal VI: The City of Fayetteville will continue to have a collaborative citizen and business engagement base.

Executive Summary:
Mr. Nathan Cuffee, Fayetteville NEXT Advisory Commission Chair will introduce the project's team.

Mr. Grant Bennett, Two-Six Project Founder and President
Ms. L'Queitah Miller, Fayetteville NEXT Advisory Commission Vice Chair

Background:
The Fayetteville NEXT Advisory Commission was established to advise the City on economic development and social matters, as well as potential actions affecting young adult City residents. This goal is to help develop specific initiatives focused on attracting and keeping young adults residents in the City.

The Fayetteville NEXT Advisory Commission, in partnership with the Two-Six Project, will provide a presentation for their music festival concept titled "910 Future Fest". It is tentatively expected to take place at Segra Stadium on September 24-26, 2026.

The event will include a focus on school-aged children, with programs on wellness, financial literacy, and community pride. This will be done through panels, workshops, and social activities. On the last day of the event there will be a day of music, culture, and community celebration.

The Fayetteville NEXT Advisory Commission respectfully requests Council's support for the 910 Future Fest.

Issues/Analysis:

Budget Impact:
$500,150 from General Fund

Options:
1. Accept presentation
2. Do not accept presentation

Recommended Action:
Accept presentation

Attachments:
910 Future Fest Slide Deck
Festival Production Quote
Stage Quote
Line Item Excel Spreadsheet

910 FUTURE FEST

POWERED BY: TWO-SIX

FAYETTEVILLE Next

PROJECT TWO-SIX

FAYETTEVILLE

THE OCCASION

LAUNCHING **SEPTEMBER 24TH - 27TH, 2026**, 910 FUTUREFEST IS A MULTI HYPHENATE TAKEOVER REDEFINING THE CULTURE OF THE GREATER FAYETTEVILLE-CUMBERLAND REGION. THIS IS MORE THAN A FESTIVAL - IT'S A MOVEMENT BRIDGING STORIED HERITAGE WITH A BOLD, TECH-FORWARD VISION. IN A HISTORIC COLLABORATION WITH THE **INTERNATIONAL FOLK FESTIVAL**, WE ARE BLENDING GLOBAL TRADITION WITH NEXT-GEN INNOVATION TO PROVE THE 910 IS THE ULTIMATE DESTINATION FOR CULTURE IN THE CAROLINAS.

LED BY TWO-SIX PROJECT & THE FAYETTEVILLE NEXT ADVISORY COUNCIL, WE ARE BUILDING THE FUTURE - AND WE'RE STARTING NOW.

THE PURPOSE OF THIS EXPERIENCE IS TO PROMOTE AND HIGHLIGHT POSITIVE FUTURES IN FAYETTEVILLE. ALL PROCEEDS FROM THIS EVENT ARE DEDICATED TO YOUTH AND WORKFORCE DEVELOPMENT INITIATIVES ACROSS THE 910 REGION.

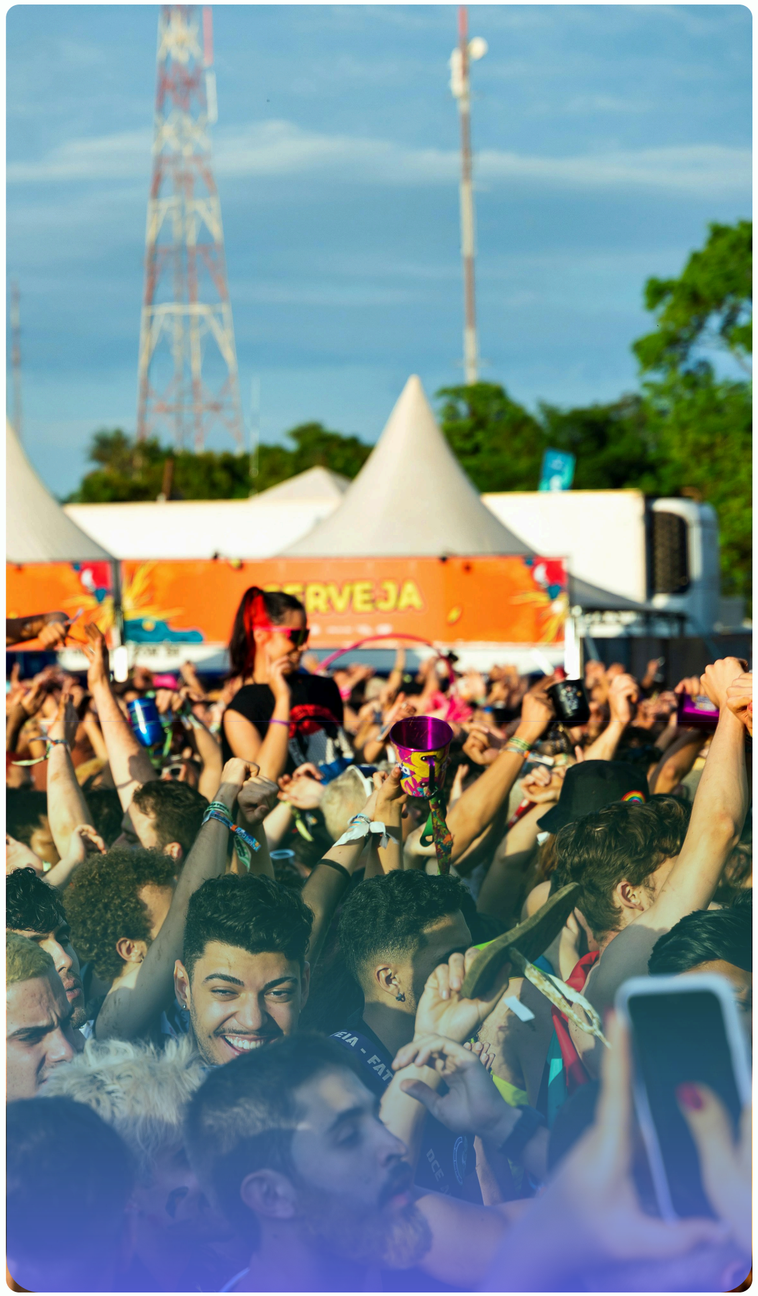
THE FUTURE HAS ARRIVED.

Research Driven Approach

Fayetteville is one of North Carolina's youngest and most energetic cities, with a **median age of 30.7—nearly a decade younger than the state average of 39.4 (U.S. Census Bureau).** With 23.8% of the population under 18, there is a critical need for programming that converts this youth energy into economic opportunity (Census QuickFacts).

As the nation prepares for the U.S. 250th Anniversary, 910 Future Fest serves as a modern economic engine, capturing a share of the $72.1 million spent annually on local culture to build a more resilient, future-ready community (Arts & Economic Prosperity 6, Americans for the Arts).

- **Youth Demand:** Serves the 79,892 residents under age 25 by providing high-tech esports and wellness experiences usually found only in larger metros like Raleigh or Charlotte (ACS 2023 5-Year Estimates).
- **Economic Impact:** Provides immediate revenue for local creators in a county where arts and culture already support 1,111 jobs and generate over $982,000 in local tax revenue (AEP6 Summary, Cumberland County).
- **America 250 Vision:** Reimagines our "historic" status by directly impacting 1,000+ students with leadership and literacy tools as the nation prepares for the 2026 semiquincentennial (America 250 NC Commission).
- **Workforce Readiness:** Addresses the local 4.6% unemployment rate (as of Sept 2025) by replacing traditional job fairs with live business pitch competitions and hands-on entrepreneurship workshops (FRED, St. Louis Fed).
- **Strategic Tourism:** Partnering with the International Folk Festival—which draws an average of 75,000 attendees—creates a "Super Weekend" that keeps consumer dollars in the downtown economy (Arts Council of Fayetteville).



Overview

Fayetteville NEXT | The Two-Six Project | 910FutureFest

Festival Dates: September 24–26, 2026

(September 27 reserved for contingency)

Location: Segra Stadium & Partnered Spaces

Culture

Celebrating Fayetteville's unique creative voices

Community

Uniting residents through shared experiences

Commerce

Empowering local businesses and entrepreneurs

Connection

Strengthening pride and collaboration across the city

Founding Partners & Sponsors

FAYETTEVILLE NEXT

Dreamville FOUNDATION

TWO-SIX PROJECT

NBPA

DENNIS SMITH JR

Cool R Receptions

910 FUTURES YOUTH DAYS

LOCATION: SELECT CUMBERLAND COUNTY SCHOOLS + SEGRA STADIUM
DATE: SEPTEMBER 24 & 25, 2026
TIME: 9:00AM - 5:00PM

Join us for dedicated youth days which will add to the energy and potential of our local students, with a goal to impact over 1,000 youth through our collective programming. Youth Day kicks off with a massive youth fitness and wellness event tailored for middle and high schoolers, emphasizing the importance of physical health and mindfulness.

We are also thrilled to officially launch our 2026 Readers for Leaders program, bringing new literacy and leadership opportunities to our elementary school students. To prepare the next generation for the modern economy, we are introducing a workforce development and AI skills component designed to equip students with essential technical literacy and career readiness tools. With a diverse lineup of activities centered on financial literacy, mental health, and community pride, 910 Future Fest is committed to giving our youth the tools they need to thrive both in and out of the classroom.

910 FUTUREFEST CONCERT & COMMUNITY DAY

LOCATION: SEGRA STADIUM & DOWNTOWN FAYETTEVILLE
DATE: SEPTEMBER 26, 2026
TIME: 12:00PM - 10:00PM

Experience the ultimate fusion of culture and innovation at the 910 Future Fest Concert & Community Day on Saturday, September 26th, held at Segra Stadium and various spaces across downtown Fayetteville in conjunction with the International Folk Festival. This high-energy takeover features a live esports tournament, a business pitch competition, and interactive workshops alongside vibrant art pop-ups and panels with industry talent.

We are proud to provide a platform for vetted vendors to showcase their brands and generate revenue throughout the day while celebrating our region's diverse heritage. With multiple stages catering to music from all walks of life, our main-stage performances are specifically curated to promote positive messaging for the future. From tech and business to art and music, join us for a massive community celebration dedicated to building a brighter, bolder tomorrow.

910 FUTUREFEST WEEK | SPONSORSHIP TIERS

SEPTEMBER 24-27, 2026

$1,000

HERO SPONSOR

- Experience: VIP Bar Access (non-lounge) + 4 GA Tickets.
- Visibility: Digital Logo on the "Community Supporters"
- Youth Day: Digital Recognition on the student welcome screen.

$5,000

IMPACT SPONSOR

- Experience: 10x10 Vetted Vendor Space + 20 GA Tickets
- Visibility: Digital Partner Scroll on all stadium screens.

$10,000

LEGACY SPONSOR

- Experience: VIP Club Access + 5 Stage-Pit Passes + 20 GA Tickets.
- Visibility: 360° LED Ribbon Board ad + Concourse TV network ads.
- Youth Day: Workshop Host opportunity + Branded Swag Item in gift bags.

$25,000

INNOVATON SPONSOR

- Experience: Naming Rights to the Partner Lounge + 10 Stage-Pit Passes + 50 GA Tickets.
- Visibility: Side-Stage Vertical Banners + 15s JumboTron Video Spot.
- Youth Day: Title Sponsor for the Student Competition + Official Judge's Seat.

$50,000

PINNACLE SPONSOR

- Experience: Private Luxury Suite (Catered HQ for 25 VIPs) + 15 Stage-Pit Passes + All-Access badges.
- Visibility: Main Stage Header Banner (Prime spot) + 30s JumboTron Video Spot.
- Youth Day: Keynote Speaker slot + Primary Logo on 1,000 student shirts.

All sponsorship payments are eligible for tax deduction processing as charitable donations via our non-profit partner, The Two-Six Project (EIN: 84-2582680).

Sponsorships can be customazable based on the preference of the potential partner based on detialed conversations with the FutureFest team .

910 FUTURE FEST

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

PROJECT TWO-SIX

Community Impact.

Drives tourism and economic impact

Provides meaningful youth & workfroce development opportunities

Uplifts local small businesses, vendors, and creators

Enhances Fayetteville’s reputation as a destination city

Builds a sustainable annual tradition that our community can take pride in

The Two-Six Project
Production

Project Number: 21543
Event Location: Segra Stadium
460 Hay Street
Fayetteville North Carolina 28301

Estimate Number: 33600
Estimate Date: 01/07/2026
Valid Until: 01/17/2026
Payment Date: 50% upon signing / Balance due 5 days prior to load in Client:
Time schedule
Load In - Stage 09/25/2026 08:00am 09/25/2026 01:00pm
Load In - Production 09/25/2026 11:00am 09/25/2026 09:00pm
Show Call 09/26/2026 09:00am 09/27/2026 12:00am
Load Out - Production 09/27/2026 09:00am 09/27/2026 02:00pm
Load Out- Stage 09/27/2026 11:00am 09/27/2026 04:00pm

Audio Production Service 1 RCF HDL30a Line Array System (24 boxes / 12 per side)
1 RCF HDL30a Cable Kit
1 RDNet Control Rack A
1 Lenovo Tech Laptop Kit
4 RCF HDL26a Front Fill
12 RCF 9006-AS Dual 18" Subwoofer 2 A&H Avantis Digital Console 2 iPad Air Gen 5
4 ProPlex Ethercon Reel 200' 2 A&H GX4816 Stagebox 1 CBI 48 ch Split
12 RCF NX12sma Monitor 1 RCF Sub 9004-AS DJ Sub
2 RCF NX32a Sidefill
2 RCF 9004-AS Sidefill Subwoofer 1 Shure Axient Rack - 10 wireless HH
1 Shure PSM1000 IEM Rack - 8 Channels 2 Shure Rechargeable Battery Kit
1 Microphone and DI Kit

2 Power / Subsnake Kit
2 XLR Cable Kit
1 Mic Stand Kit (L)
1 B205D Shout Box Kit
Total Audio Production Service: $ 13,900.00
Lighting Production Service 10 Chauvet Maverick Storm 2 Profile IP65 Moving Head Fixture 10 Chauvet Strike Array 2 Blinder 24 Chauvet Outcast 2X IP65 Moving Head Fixture 12 Chauvet Maverick Force S Profile Moving Head Fixture 1 MA2 Light Console 2 Elation EN4 DMX Node Kit
2 ProPlex Ethercon Reel 250' 1 DMX Cable Kit
1 Lighting Power Kit

2 Chauvet Amhaze Stadium Hazer 2 Chauvet Amhaze ECO Hazer 4 Applied 12" x 12" x 10' AP Plated Box Truss 8 Tyler GT Pre Rig Truss - 10' (Black)
4 Tyler GT Pre Rig Truss Pick
4 Applied 12" x 12" x 6' AP Plated Box Truss 4 Truss Baseplate Total Lighting Production Service: $ 13,260.00
Power Production Service 1 Applied Three Phase Distro
(4) 208v Soca, (6) L2130, (12) Edison 1 Feeder Trunk Cams Kit 100' 6 L21-30 50' 2 L21-30 100' 4 Soca Truecon Breakout 6' 3 Soca Cable 50' 4 Soca Cable 100' 30 Cable Ramp - Three Channel
Total Power Production Service: $ 1,165.00
Rigging Production Service 12 1/2t Motor 1 Motor Controller 1 Rigging Hardware Package Total Rigging Production Service: $ 4,200.00

Load In - Production Hands 8 Stagehand Friday September 25th $ 3,200.00
2 Production Rigger Friday September 25th $ 1,300.00
10 Crew Travel Time $ 875.00
Total Load In - Production Hands: $ 5,375.00
Load In - Production
1 A1 Labor Friday September 25th $ 750.00
1 A2 Labor Friday September 25th $ 750.00

1 A2 Labor Friday September 25th $ 750.00
1 L1 Labor Friday September 25th $ 750.00
1 L2 Labor Friday September 25th $ 750.00
1 Project Manager Friday September 25th $ 1000.00
6 Crew Travel Time $ 375.00
Total Load In - Production: $ 5,125.00

Show Call
1 A1 Labor Saturday September 26th $ 937.50
1 A2 Labor Saturday September 26th $ 937.50
1 A2 Labor Saturday September 26th $ 937.50
1 L1 Labor Saturday September 26th $ 937.50
1 L2 Labor Saturday September 26th $ 937.50
1 Project Manager Saturday September 26th $ 937.50
Total Show Call: $ 5,625.00

Load Out - Production
1 A1 Labor- Half Day Sunday September 27th $ 400.00
1 A2 Labor- Half Day Sunday September 27th $ 400.00
1 A2 Labor- Half Day Sunday September 27th $ 400.00
1 L1 Labor- Half Day Sunday September 27th $ 400.00
1 L2 Labor- Half Day Sunday September 27th $ 400.00

1 Project Manager - Half Day Sunday September 27th $ 400.00
8 Stagehand Sunday September 27th $ 2,000.00
2 Production Rigger Sunday September 27th $ 650.00
6 Crew Travel Time $ 375.00
10 Crew Travel Time $ 875.00
Total Load Out - Production: $ 6,300.00

Transport
1 Trucking $ 1,280.00
Total Transport: $ 1,280.00

Additional costs
6 x Crew Per Diem $ 600.00
Total additional costs: $ 600.00
Total
Price: $ 57,630.00

Additional conditions
Crew lodging within a 10 minute walk of the event location. Six rooms checking in on 9/25 and out on 9/27

MSR Mobile Stage Rentals LLC
2915 Ogletown Rd, #2380
Newark, DE 19713
Fax: 1-866-704-1194

Quote # 44622
Marie Josée Benoit
2025-12-25

The Two-Six Project
Fayetteville, NC
Grant Bennett

SL320 - Segra Stadium event 2026
Show Dates: Sep 26, 2026 - Sep 26, 2026
Fayetteville, NC
Load In: Sep 25, 2026 Load Out: Sep 26, 2026

Item	Description	Amount
SL320	Rental of stage SL 320 including (2) 12' x 16' sound wings	
TRANS	Transport	
TECHN	Supervisor	
PERDI	Perdiem	
PLANE	Plane Tickets	
TRCAR	Car Rental	
	Total (taxes not included):	**$21,600.00**
	NorthCarolina state tax	**$1,026.00**
	County Tax	**$486.00**
	Total:	**$23,112.00**

Price is based on availability of the equipment.
To secure the equipment, a deposit and signed contract are required.

Client to provide:

- All ground protection necessary to park the stage in place
- Client is responsible for installing the banners
- Client is responsible for providing all applicable insurance as per the contract requirements

- For the SL320
  - 4 stagehands for the duration of load in and load out
  - Unobstructed access to the site that is clear for 80' in length, 8' 6" in width, and 13' 6" in height
  - The site should be able to support the stage and truck weight of 38 tons
  - If production installs lateral banners, four (4) five hundred pound (500 lbs) concrete blocks need to be supplied for the banners.
  - Single occupancy hotel room (with a minimum 3-star rating) within 15 minutes of the venue for our supervisors. Minimum 1 hotel room required- please talk to your logistics agent for confirmation on the needs for your specific event.
  - All passes, parking and permits for the event.

Payment Terms: 50% deposit due at confirmation of the reservation. Balance will be payable before the stage is delivered.

Thank you for allowing us to bid on your event. We look forward to working with you in the future.

- A deposit and signed contract is necessary to fully reserve a stage.
- Quotes are valid for 15 days.
- In accordance with Bill 25 on personal information protection, I consent to Stageline storing my personal data for the potential transactions with my business.
- The access to this data is exclusively reserved to authorized employees.
- For more information, please refer to our privacy policy.
- I am also informed that I may exercise my right to access, rectify, anonymize (and of data portability as of September 22, 2024) my personal information by contacting Stageline's Privacy officer via the privacy policy form.

Item	Cost
Stages (2)	$42,500
Sound, Lighting, & Video	$57,400
Stage Banners	$7,500
Cleaning Crew	$4,000
Ticket Takers, Roamers, and Any Other	$2,500
Field Damange Deposit	$1,250
Segra Security	$3,000
Flooring	$2,000
EMT	$3,750
Stadium Food Cover	$10,000
Police Officers	$11,250
Talent	$200,000
Content Production & Marketing	$70,000
Experiential Production Materials + Assets	$25,000
Youth & Wellness Event Support	$10,000
Experiential Agency	$50,000
	$500,150

Notes

sound, lighting, staging and video

Based on standard pricing of $3.00 to $4.50 per square foot
Segra Stadiums Rate for Cleaning Facility Post Event
20 Staff Members x $12 per hour x 10 Hour of Labor
Will be refunded if the field doesn't take any damage
10 Security Guards x $30 per hour x 10 Hours of Labor
a need depending on the setup.
5 EMTS x $75 per hour x 10 Hours of Labor

25 Officers x $45 per hour x 10 hours of Labor
The Two-Six Project has already fundraised **$25,000 for confirmed.** To effectively market the project, the strategy
fans see and touch outside of the music. This includes physical

of your festival, serving as the single point of contact for every

[redacted]

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Item	Cost	Notes
Stages (2)	$42,500	provide and operate a
Sound, Lighting, & Video	$57,400	
Stage Banners	$7,500	$3.00 to $4.50 per square foot
Field Damange Deposit	$1,250	doesn't take any damage
Flooring	$2,000	have and setup. This could be
Stadium Food Cover	$10,000	
	$120,650	

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[redacted]

Item	Cost
Ticket Takers, Roamers, and Any Other	$2,500
Segra Security	$3,000
EMT	$3,750
Police Officers	$11,250
Talent	$200,000
Cleaning Crew	$4,000
	$224,500

Notes
Labor
Labor
5 EMTS x $75 per hour x 10 Hours of Labor
25 Officers x $45 per hour x 10 hours of Labor
$25,000 for talent
Event

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Item	Cost
Content Production & Marketing	$70,000
+ Assets	$25,000
Content Production & Marketing	$50,000
+ Assets	$25,000
Experiential Agency	$50,000
	$220,000

Notes

WE HAVE $40K in kind doantion via equipment confirmed. To effectively market the project, the includes physical assets like cool art installations, photo backdrops, and comfortable lounge areas that create a

WE HAVE $40K in kind doantion via equipment confirmed. To effectively market the project, the includes physical assets like cool art installations, photo backdrops, and comfortable lounge areas that create a

contact for every physical and digital touchpoint. They translate your high-level vision into a master site plan,

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City of Fayetteville

433 Hay Street
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City Council Action Memo

File Number: 26-0271

Agenda Date: 5/4/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Work Session **File Type:** Other Items of Business

Agenda Number: 6.02

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**
Jeffery Yates, Assistant City Manager

FROM: **Dr. Andrew Mansell, CMO Special Projects**

DATE: **May 4, 2025**

RE:
Community Police Advisory Board Charter Update

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal I: Ongoing commitment to a comprehensive approach to community safety.

Executive Summary:
The Community Police Advisory Board (CPAB) charter was adopted by City Council on August 23, 2021. The Board has struggled to an identity and ways to help the community. Staff recommends renaming CPAB to Community Public Safety Advisory Board to reflect the City's priority of public safety involving the Police Department, Fire Department, and Office of Community Safety, as well as updating the charter that encompasses those objectives.

Background:
The Community Police Advisory Board charter was adopted by City Council on August 23, 2021. The CPAB meets monthly and has had a high turner-over of members. The Chairman, Dr. Gregory Perkins, has reached out to staff to suggest an update to the charter that allows the CPAB to have a broader scope regarding public safety. The City Council Policy Committee reviewed the staff recommended charter updates on April 16, 2026, and approved the recommendations to come to City Council.

Issues/Analysis:
N/A

Budget Impact:
N/A

Options:
Option 1: Approve recommended updates
Option 2: Do Not approve recommended updates

Recommended Action:
Approve recommended updates

Attachments:
Community Police Advisory Board Charter Adopted August 2021
Recommended Revised Charter
PowerPoint Presentation

Formation and Charter Community Police Advisory Board

Preamble:

- City of Fayetteville and the Fayetteville Police Department are dedicated to improving the quality of life by creating a safe and secure environment for the citizens of the City.
- The Community Police Advisory Board has been formed to review and recommend improvements to the policy and practices of the police department to the City Council, City Manager and Police Chief on an ongoing basis and to serve as a liaison between the police department and the community.
- City of Fayetteville and the Fayetteville Police Department are committed to community policing as a tested method of engaging with citizens and building trust.

Mission:

- The mission of the Community Police Advisory Board (CPAB) is to provide sound advice and recommendations to the City Council, City Manager, and Police Chief to improve the quality of policing in Fayetteville in a cooperative effort between the community and the police by reviewing and recommending policy enhancements to better meet the needs of the community, provide and support a training curriculum that allows for police and community experiences to be shared and understood with greater context, and analyzing existing public records all of which results in improved perception of procedural justice, and enhanced trust of the police.

Goals:

- Provide a venue for residents of Fayetteville to address issues and concerns relating to public safety. The primary function is to make recommendations to City Council and provide the citizens of Fayetteville with information.
- Recommend actions that may be taken by the police department to address and reduce crime and improve the quality of life for residents.
- Review and provide advice on agency wellness programs, officer safety, and assist with other opportunities to celebrate agency successes.
- Regularly review and provide proposals for updates to policy and procedure of the police department.
- Assist with recruiting and retaining a diverse and qualified workforce.
- Provide recommendations on training development and delivery, with an emphasis on community policing, fair and impartial policing practices, ethics, and communication skills.
- Assist in identifying industry best practices and evidence based practices in policing with the intent to improve police culture and the delivery of services to community.
- Evaluate departmental reports generated for use of force, pursuit, traffic stops and other metrics as deemed necessary to evaluate the performance of the department and make recommendations on providing services in an equitable manner.

- Educate and advocate with the public including participation in interactive community and police related events such as on-going educational opportunities or town hall type meetings on wide ranging police, safety, justice, and responses to critical incidents.

Scope:

- The scope of authority for CPAB will be advisory only. CPAB will not have an investigatory function or subpoena powers. CPAB will have access only to those materials deemed a public record as set out in N.C.G.S. §132 and N.C.G.S. §160-168. CPAB will not have access to internal investigation files, internal affairs inquiries, or records of complaints against officers. Records of criminal investigations and law enforcement agency recordings are not public records pursuant to N.C.G.S. §132-1.4 and §132-1.4A.

Membership:

- The CPAB will be composed of nine (9) members formally appointed by the City Council. One (1) alternate will be appointed through the same process. The alternate will attend all meetings as other board members do but will not vote. If another board member is unable to continue to serve until their term expires the alternate will be appointed to finish that member's term.
- Members must reside within the City Limits of Fayetteville for the last 6 months prior to application.
- Applicants to serve on the board must complete an application which will be submitted to the office of the City Clerk pursuant to application process below.
- Members will be required to complete the Citizen Police Academy, complete one ride along and participate in other group learning opportunities. Members may request additional training opportunities.

Appointment Process

- City Clerk will post the Board position announcement and accept applications for 30 days.
- The applications will be sent to the Appointment Committee for review and recommendation. The Appointment Committee will choose finalists and forward the finalists for final interviews to be scheduled.
- A panel interview will be held with the City Council.
- The panel interview will be a structured interview focusing on the questions contained within this Charter titled "Structured interview questions". Questions outside of the listed questions may be asked but panel members should strive to stay in the spirit of the listed questions.
- The panel will assess core characteristics necessary to serve on the board such as service to the community, interest in supporting the police department, and background/ experience.
- Recommendations from the interview panel will be presented to City Council and a regular meeting for vote and approval.

Terms of Service:

- Members shall be appointed for a term of a staggered term of three (3) years with no member serving more than two consecutive terms.
- Removal from the CPAB will be in accordance with City Council Policy #110.1.
- Members interested in serving another term on the board must complete the application process again.

Meetings:

- The Board will meet at least once monthly. Additional meetings may be called to provide advice and counsel during critical incidents such as an officer involved shooting or in-custody death.
- The Board may hold public forums to facilitate building trust, understanding community concerns, sharing best practices, and sharing information.
- The Board will develop a plan to receive input from the community on Board topics.
- Subject matter experts from the police department will be invited to provide information or knowledge on police practices and policy and training to further educate CPAB and the community about policing best practices. A liaison from City staff will be appointed by the City Manager to assist the board.
- The CPAB will draft rules of procedure for the board to follow and this will be reviewed annually.
- All meetings are subject to and shall comply with the North Carolina Open Meetings law as set out in N.C.G.S. §§143-318.9 through 143-318.18.

Member's Role:

Familiarity with police procedures, community policing practices, and community issues will be paramount for the success of the board. Each member is encouraged to attend their local community watch meetings if there is one. Each member is encouraged to fully engage and participate during each board meeting as well as engage with their community to have a full understanding of the issues and concerns.

Chief of Police Role:

The Chief of Police will meet periodically and as needed with the designated Chairperson of the board to discuss the review the activities and recommendations of the board. The administrative staff of the police department will publish information to the members of the board in a timely manner in advance of scheduled meetings on requested topics such as use of force incidents, training opportunities, and crime statistics.

City Manager Role:

The City Manager will designate and assign city staff to support the administrative functions of the Community Police Advisory Board. The Police Attorney will serve in an advisory role to the board.

The City Manager will meet periodically and as needed with the designated Chairperson of the board to receive and review the recommendations of the board. This meeting frequency

may be changed once the board has become established and determined that a monthly meeting is no longer needed.

City Council Role:

The City Council will receive an annual report from the designated Chairperson of the board to facilitate community engagement with the board and implementation and adoption of recommendations.

Review:

The CPAB charter should be reviewed periodically to assure the success of the board mission, but in no event shall the charter not be reviewed at least annually. Any proposed charter changes shall be presented to City Council at a City Council work session for discussion.

Structured Interview Questions:

1. In what ways are you connected to the City of Fayetteville?
2. Do you participate in community programs and events?
    a. Which ones?
    b. What do you feel you have learned or gained from that participation?
3. In what ways do you feel you have served your community (Fayetteville or any other location)?
4. Why do you want to serve on the Community Police Advisory Board?
5. What skills or experience do you have that you believe will help you serve on the board?
6. How do you perceive the role of the Fayetteville Police Department?
7. How would you represent the interests of the community in police service issues?
8. What are your other interests?
9. Have you had any other experiences or is there any other background information you would like to provide?

The interview panel is looking for the following characteristics: works well with person of opposing viewpoints, can provide constructive criticism, able to communicate effectively both verbally and in writing, can realize/recognize conflicts of interest, and has a commitment to civilian oversight.

CITY OF FAYETTEVILLE, NORTH CAROLINA

REVISION AND RECONSTITUTION OF THE COMMUNITY PUBLIC SAFETY ADVISORY BOARD

1. PREAMBLE

- The City of Fayetteville is dedicated to improving the quality of life by creating a safe and secure environment for the residents of the City.
- The Community Police Advisory Board was formed to review and recommend improvements to the policy and practices of the police department to the City Council, City Manager, and Police Chief on an ongoing basis and to serve as a liaison between the police department and the community.
- The revised and reconstituted Community Public Safety Advisory Board is amended to focus on public safety as a community strategy, not just a law enforcement concern, reflective of the City's commitment to a comprehensive approach to public safety.

2. MISSION

The Community Public Safety Advisory Board (CPSAB) shall serve in an advisory capacity to the City Council and City Manager concerning public safety initiatives, including but not limited to the Police Department, Fire Department, and Office of Community Safety. The CPSAB will work in concert with appropriate departments and advise on the development and implementation of strategies related to developing alternative mental health response models, reducing community violence, youth strategic initiatives, mitigate challenges associated with high-risk homelessness, and engaging with stakeholders in these areas.

3. OBJECTIVES

The objectives of the CPSAB are to provide input, foster community collaboration, and make recommendations to the City Council and City Manager regarding:

- Mental health response and diversion needs and approaches in the community.
- Violence prevention and intervention strategies.
- Positive youth engagement, resources, and opportunities.
- Homelessness risk mitigation.

4. SCOPE OF AUTHORITY

The scope of authority for CPSAB will be advisory only. CPSAB will not have an investigatory function or subpoena powers. CPSAB will have access only to those materials deemed a public record as set out in N.C.G.S. §132 and N.C.G.S. §160-168. CPSAB will not have access to internal investigation files, internal affairs inquiries, or records of complaints against officers. Records of criminal investigations and law enforcement agency recordings are not public records pursuant to N.C.G.S. §132-1.4 and §132-1.4A.

5. MEMBERSHIP

5.1 The CPSAB will be composed of nine (9) members formally appointed by the City Council. One (1) alternate will be appointed through the same process. The alternate will attend all meetings as other board

members do but will not vote. If another board member is unable to continue to serve until their term expires, the alternate will be appointed to finish that member's term.

5.2 Members must reside within the City Limits of Fayetteville for the last six (6) months prior to application.

5.3 Applicants must complete an application, which will be submitted to the office of the City Clerk pursuant to the appointment process described in Section 6.

5.4 The City Council is encouraged to seek members who collectively reflect the breadth of the CPSAB's public safety mission. This may include individuals with backgrounds or experience in behavioral health, violence intervention, youth services, housing and homelessness, fire and emergency services, and community advocacy, as well as residents with lived experience relevant to the Board's focus areas.

5.5 Members will be required to complete the Citizen Police Academy and a law enforcement ride-along. Members will also complete orientation experiences with Fire and EMS, including at least one ride-along or station visit, as well as exposure to mental health crisis response teams and other community safety providers. Members may request additional training opportunities.

6. APPOINTMENT PROCESS

Appointments to the CPSAB will be in accordance with the City Council's boards and commissions appointment process and approval.

7. TERMS OF SERVICE

7.1 Members shall be appointed for a staggered term of three (3) years, with no member serving more than two (2) consecutive terms.

7.2 Removal from the CPSAB will be in accordance with City Council Policy #110.1.

7.3 Members wishing to serve an additional term must reapply through the standard appointment process.

8. MEETINGS

8.1 The Board will meet at least once monthly.

8.2 The Board may hold public forums to facilitate community trust, understanding of community concerns, and sharing of information and best practices.

8.3 The Board will develop a plan to receive ongoing input from the community.

8.4 The City Manager will appoint a liaison from City staff to assist the Board.

8.5 The CPSAB will draft rules of procedure for the Board to follow, which will be reviewed annually.

8.6 All meetings are subject to and shall comply with the North Carolina Open Meetings Law as set out in N.C.G.S. §§143-318.9 through 143-318.18.

9. MEMBER'S ROLE

Familiarity with community safety initiatives and community issues will be paramount for the success of the Board. Each member is encouraged to attend their local community watch meetings, if available, and to fully engage during Board meetings. Members are expected to engage with their community to gain a complete understanding of the issues and concerns relevant to the Board's mission.

10. CITY MANAGER ROLE

10.1 The City Manager will designate and assign city staff to support the administrative functions of the CPSAB.

10.2 The City Manager or designee will meet periodically, as needed, with the designated Chairperson of the Board to receive and review the recommendations of the Board. This meeting frequency may be adjusted as determined by the Board.

11. CITY COUNCIL ROLE

The City Council will receive an annual report from the designated Chairperson of the Board to facilitate community engagement and implementation of recommendations. The annual report shall include, at minimum: a summary of recommendations made during the reporting period; the status of each recommendation; community engagement activities conducted; and progress on the Board's four focus areas. The City Council is encouraged to formally respond to Board recommendations, including those not adopted, to ensure the Board's work is acknowledged and its impact is measurable.

12. BUDGET AND RESOURCES

The City Manager will ensure that adequate staff support and resources are provided for the CPSAB to carry out its advisory functions. Any operating budget for the Board will be determined through the City's standard budget process. Members serve in a voluntary capacity without compensation unless otherwise determined by the City Council.

13. CHARTER REVIEW

This charter should be reviewed periodically to assure the success of the Board's mission, but in no event shall the charter be reviewed less than annually. Any proposed charter changes shall be presented to the City Council at a City Council work session for discussion prior to adoption.

ADOPTED BY THE FAYETTEVILLE CITY COUNCIL

_____		_____
Mayor, City of Fayetteville		**City Manager, City of Fayetteville**
Date: _____		Date: _____

Community Public Safety Advisory Board

Office of the City Manager
Charter Revision & Reconstitution — 2026

FAYETTEVILLE NC

Charter Overview — CPAB to CPSAB

Revision and Reconstitution of the Community Police Advisory Board — 2025

2026

Revised Charter
CPAB → CPSAB

City of Fayetteville

Why This Revision Was Needed

- The 2021 CPAB charter focused only on police — leaving Fire, EMS, mental health response, and the Office of Community Safety outside the board's scope
- Fayetteville has invested in a comprehensive public safety model; the board's name and mission did not reflect that investment
- The original charter lacked a budget provision, annual report content requirements, and a mechanism for Council to respond to recommendations
- Membership guidance did not direct Council to seek backgrounds in behavioral health, violence intervention, or lived community experience
- The revised charter addresses

What the Revised Charter Covers

- Expanded mission: Police, Fire, and Office of Community Safety
- Four focused objectives: mental health, violence prevention, youth engagement, and homelessness
- Membership diversity guidance added for breadth of public safety backgrounds (Section 5.4)
- Expanded training requirements: Fire/EMS ride-along and mental health crisis response exposure
- New Section 12 formalizes the City's obligation to provide staff support and budget

Name & Mission Change

Renamed and reconstituted to reflect the City's comprehensive approach to public safety

CPAB
→ CPSAB

New name, new mission

Before — CPAB (2021)

- Advised City Council, City Manager, and Police Chief
- Focused exclusively on Fayetteville Police Department policy and practices
- Nine broad goals ranging from officer recruiting to community town halls
- No formal role in Fire, EMS, mental health response, or the Office of Community Safety

After — CPSAB (2025)

- Advises City Council and City Manager on comprehensive public safety
- Scope spans Police, Fire, and the Office of Community Safety initiatives
- Four focused objectives: mental health, violence prevention, youth engagement, homelessness
- Aligns the board's authority with the City's actual public safety investment

Streamlined Objectives — From 9 Goals to 4 Focus Areas

Replacing nine broad goals with four targeted, measurable objectives tied to real community needs

9 → 4

Goals replaced with Objectives

Focused on real community needs

Original CPAB Goals (2021)

- Provide a public venue for residents to address safety concerns
- Recommend actions to address and reduce crime
- Review and advise on officer wellness and agency successes
- Regularly review and propose updates to policy and procedure
- Assist with recruiting and retaining a diverse workforce
- Provide recommendations on training development and delivery
- Identify industry best practices in policing
- Evaluate use-of-force, pursuit, and traffic stop reports
- Educate and advocate with the public; support community events

New CPSAB Objectives (2025)

- Mental health response and diversion — alternative crisis models and behavioral health partnerships
- Violence prevention and intervention — community-based strategies to reduce violent crime
- Positive youth engagement — resources, opportunities, and strategic initiatives for at-risk youth

Why 4 Instead of 9

Focused: Each objective maps to a documented gap in Fayetteville's public safety response

Measurable: Annual reports will track progress on all 4 areas by requirement

Aligned: Matches the City's existing investments in OCS, mental health response, and violence intervention

Homelessness: High-risk homelessness added as a fourth objective to coordinate housing, safety, and social services

Scope: Advisory only — no investigatory function; access limited to public records

Review: Charter reviewed at minimum annually; proposed changes go to a City

Membership & Training Enhancements

The board is designed to reflect the full breadth of public safety — in who serves and how members are prepared

9+1

Members plus 1 Alternate

Structure unchanged from 2021 charter

Membership Changes

- NEW — Diversity guidance added (Section 5.4): Council encouraged to seek members with backgrounds in behavioral health, violence intervention, youth services, housing, fire/EMS, and lived experience
- Members must reside within City Limits for 6 months prior to application (unchanged)
- Staggered 3-year terms, max 2 consecutive terms (unchanged)
- Appointment process streamlined: now follows standard City Council boards and commissions process
- Removal per City Council Policy #110.1 (unchanged)

Training — What's New

- Citizen Police Academy — required (unchanged)
- FPD ride-along — required (unchanged)
- NEW — Fire/EMS ride-along or station visit required
- NEW — Mental health crisis response team exposure required
- NEW — Community safety provider orientation required
- Additional training opportunities available upon member request
- Goal: Members prepared to advise across all 4 public safety focus areas

Governance & Accountability Improvements

The revised charter closes gaps that made it difficult to track and measure the board's effectiveness

NEW

Appointment, Reporting, Budget

Appointment Process & Annual Report

- Appointment process simplified: references City Council's standard boards and commissions process instead of a custom multi-step interview procedure
- Annual report content now specified: must include recommendation summary, status of each recommendation, community engagement activities, and progress on all 4 focus areas
- City Council is encouraged to formally respond to all board recommendations — including those not adopted — to ensure the board's work is acknowledged and its impact is

Budget & Resources (Section 12)

- NEW — City Manager required to ensure adequate staff support and resources for CPSAB advisory functions
- NEW — Operating budget determined through the City's standard budget process
- Members serve voluntarily without compensation unless otherwise determined by City Council

Council Direction

The revised CPSAB Charter is presented for Council adoption — the board cannot be reconstituted until the charter is formally approved

Council Options

A Adopt the revised CPSAB Charter and direct the City Clerk to open applications under the new membership guidance

B Request modifications to the charter before adoption and return at a future meeting

C Table the item and direct staff to provide additional background or community input before proceeding

Key Steps Upon Adoption

1 City Clerk opens applications — City Manager assigns staff liaison and ensures resources per Section 12 — existing CPAB members reapply under new charter

FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

City Council Action Memo

File Number: 26-0281

Agenda Date: 5/4/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Work Session **File Type:** Other Items of Business

Agenda Number: 6.03

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**

FROM: **Christopher Cauley, MPA - Economic & Community Development Director**
Derrick McArthur - Economic Development Manager

DATE: **May 4, 2026**

RE:
Downtown Municipal Service District FY26 Third Quarter Update from Cool Spring Downtown District, Inc

COUNCIL DISTRICT(S):
District 2 - Council Member Malik Davis

Relationship To Strategic Plan:
Goal II: Responsive City Government Supporting a Diverse and Viable Economy.
- Strategic Objective 2.1: Ensure a diverse City tax base.
- Strategic Objective 2.2: Invest in community places to ensure revitalization and increase the quality of life.
- Strategic Objective 2.4: Sustain a favorable development climate to encourage business growth.

Goal IV: Desirable Place to Live, Work, and Recreate
- Strategic Objective 4.5: Ensure a place for people to live in great neighborhoods.

Goal VI: Collaborative Citizen and Business Engagement.
- Strategic Objective 6.2: Ensure trust and confidence in City government through transparency and high-quality customer service.
- Strategic Objective 6.3: Inform and educate about local government by enhancing public outreach and increasing community dialog, collaboration, and empowerment.

Executive Summary:
In accordance with the agreement between the City of Fayetteville (City) and Cool Spring Downtown District (CSDD), CSDD has submitted its Quarterly Report for review.

Background:
On July 1, 2023, the City and CSDD entered into an agreement to provide Enhanced Services for an Arts and Entertainment Focused Downtown Municipal Service District (MSD). The Enhanced Services for an Arts and Entertainment Focused Downtown MSD contains five service elements: Economic Vitality and Development; Art and Design Enhancements; Promotion and Marketing; Special Events and Programming and

Partnership, along with Organizational Support and Conflict Resolution.

Issues/Analysis:

Several key items to note are present in the Quarterly Report:

- Three (3) new businesses welcomed to the district.
- Two (2) businesses relocated to new spaces in the district
- $114.8 million in new investment and 813,400 gross sq ft completed or underway.
- Over 1,200,000 visits and 412,700 unique visitors to the district.
- The district organized six (6) events in the quarter with total attendees 23,130.
- Submitted 25 plus Fay Fix It reports for downtown.

Budget Impact:

There is no impact on the budget as funds for this agreement were approved for the 2026 fiscal year from the revenues generated by the MSD property tax rate and a transfer from the general fund.

Options:

No action required.

Recommended Action:

Receive the report on the Downtown Municipal Service District FY25 Fourth Quarter Update from Cool Spring Downtown District, Inc.

Attachments:

CSDD Quarterly Report January 1, 2026 - March 31, 2026
Cool Spring Downtown District 3rd Quarter Report Presentation

COOL SPRING DOWNTOWN DISTRICT

3RD QUARTER

QUARTERLY REPORT

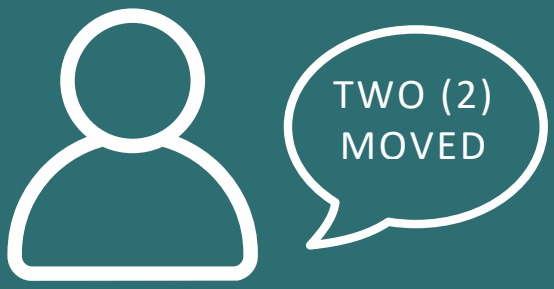
January 1 – March 31 2026

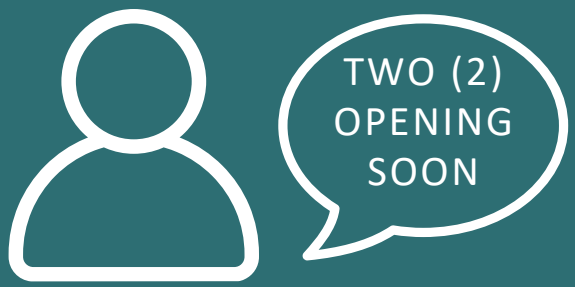
Cool Spring Downtown District, Inc.
222 Hay Street, Fayetteville, NC 28301
Info@CoolSpringfay.org

	Cool Spring Downtown District	Aligned Goals	City of Fayetteville
GROW	Economic Vitality and Development	GOAL II	Responsive City Government Supporting a Diverse and Viable Economy
AMPLIFY	Art and Design Enhancements	GOAL III	City Investment in Today and Tomorrow
ATTRACT	Promotion and Marketing	GOAL IV	Desirable Place to Live, Work & Recreate
WELCOME	Special Events and Programming		
MOBILIZE	Partnership & Conflict Resolution	GOAL V GOAL VI	Sustainable Organizational Capacity Citizen Engagement & Partnerships

ECONOMIC VITALITY & DEVELOPMENT

BUSINESS SNAPSHOTS





OPENED

1. Zippy Post - 107 Gillespie Street
2. ArtsXL - 214 Burgess Street
3. W.co Wings Express - 132 Person Street

MOVED

1. Juniper and Fern - 107 1/2 Gillespie Street to 2nd Floor
2. ERA Strother Real Estate - 229A Hay Street

CLOSED

1. The Coffee Scene - 450 Hay Street

OPENING SOON

1. City Center Gallery and Books - 210 Hay Street (expanded space)
2. Vibe Gastropub (re-opening)

VITALITY

Downtown welcomed 3 new businesses this quarter, with additional openings expected in Q4.

GROW

Economic Development

Stimulate investment in downtown real estate and business ventures to expand the tax base and nurture a dynamic and sustainable local economy. By attracting new businesses, supporting existing enterprises, and creating robust job opportunities, we will foster innovation and entrepreneurship while enhancing infrastructure.

This approach will create a vibrant downtown where arts, culture, and commerce intersect, benefiting the entire community and driving long-term economic growth.

AMPLIFY

Placemaking & Activation

Transform downtown Fayetteville into an energetic, inclusive, and attractive destination for guests, business owners, and residents by creating meaningful experiences that reflect the unique culture, history, and identities of Fayetteville. By fostering a connected community, we will create a vibrant, engaging, and collaborative downtown where people want to be.

ATTRACT

Promotion & Marketing

Showcase downtown Fayetteville as a premier arts and entertainment destination by promoting and advertising it as a dynamic, inclusive, and attractive place for guests, businesses, and residents. Through the development and sustainment of a strong, unique brand identity and an active marketing presence, we aim to attract an engaged and aligned audience.

STRATEGIC PLAN

The strategic planning process began in January 2024 and concluded in October 2024. It involved work sessions with Cool Spring downtown District Board of Directors and staff, as well as extensive community stakeholder engagement.

View plan here:

MOBILIZE

Advocacy

Champion downtown priorities by collaborating with public and private partners to drive positive change and foster a community that meets its other goals of Grow, Welcome, Energize & Connect. This involves creating platforms for community input, representing diverse interests, and promoting policies that support economic development, social equity, and cultural vibrancy.

WELCOME

Public Realm Enhancement

Create a vibrant and well-maintained environment and community spaces that define the downtown experience by embodying quality and positive energy. Strengthening community partnerships, being vigilant to address any barriers to a welcoming atmosphere, and enhancing safety for visitors, property owners, and businesses will ensure that downtown is a space where everyone feels included and secure.

AMPLIFY

CSDD President/CEO amplified our message in radio interviews with @FAYNCMAG and WFNC , sharing shop local, upcoming events, and the importance of how meaningful collaboration helps Downtown thrive in February.

ATTRACT

Downtown Fayetteville currently has approximately $114.8 million in new investment and 813,400 gross square feet of physical improvements either completed or underway.

GROW

- Our events such as 4th Friday series has grown under CSDD from 3,000 average attendees pre-2019 to 5,000–20,000 per event, with 400% vendor growth.
- Residents Socials have been revitalized.

MOBILIZE

Our ambassadors attended the Community Feedback Session led by the Office of Community Safety in partnership with the National Institute of Criminal Justice Reform and gathered insight from residents to help shape OCS' Strategic Plan.

WELCOME

Since the start of the third quarter in 2025, the District has welcomed over 1,200,000 visits and 412,700 unique visitors with an average dwell time of 105 minutes. This is an 6.01% decrease from the last quarter, as is typical for the start of the year.

SWEETHEART ALLEY

Cool Spring Downtown District shared the love by passing out over 100 carnations to passerbyers in the District Alley.

KINDNESS WALL

The Kindness Wall invites the community to share and enjoy uplifting affirmations and quotes that brighten downtown for everyone.

BANNERS

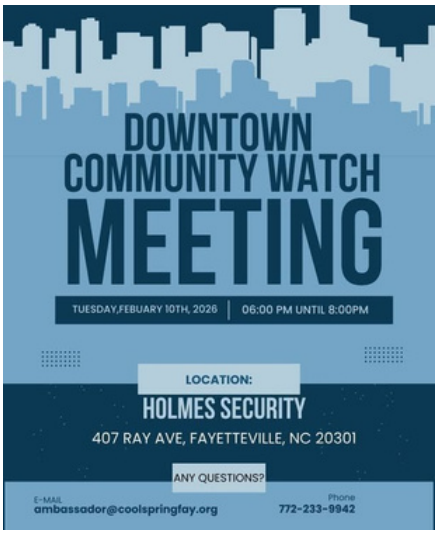
The Downtown Fayetteville banners were installed at the main downtowngateways, and key intersections.

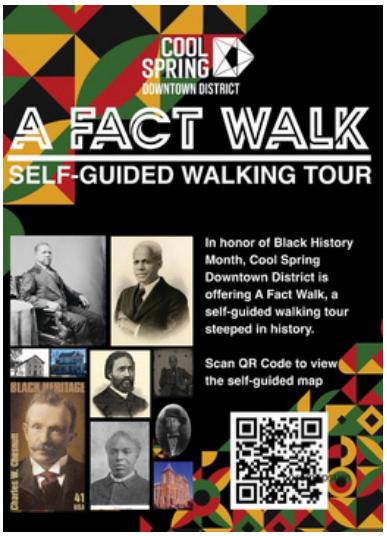
HEART DECOR

Cool Spring Downtown District partnered with the Capital Encore Academy students to create hearts to decorate the alley.

OUR EVENTS THIS QUARTER

SPECIAL EVENTS AND PROGRAMMING





Cool Spring Downtown District organized a total of SIX (6) events this quarter. The total number of attendees who visited downtown as a result was 23,130

WELCOME BACK 4TH FRIDAY

4th Friday is downtown's signature monthly celebration, featuring live stage performances, family-friendly activities, and seasonal beer gardens.

By encouraging exploration of downtown businesses and creating a safe, engaging environment, 4th Friday strengthens community connections, boosts economic activity, and reinforces downtown Fayetteville as a vibrant destination for arts, culture, and social engagement.

This year 4th Friday is going mobile! As a part of our mission to activate the streets of downtown, this 4th Friday season will be highlighting a different location for each month, shifting and expanding foot traffic, and allowing more oppotunities for the small businesses to curate supplemental activations that offer a fuller experience for visitors.

HIGHLIGHTS

- 8,000+ attendees (residents + regional visitors)
- 24 vendors (artists nonprofits, commercial arts and crafts, regional businesses, District businesses) + participating merchants on Franklin St
- 7 food vendors (carts + a food truck)
- 4 youth activities (Bouncehouse, MM Digging, Skoolie Xpress, U Got Game)
- 1 music talent (DJ G-Moniy)

ATTRACT

DOWNTOWN EVENTS

In the third quarter the District saw 29,070 attendees at downtown events which is a 64.8% decrease from the previous quarter. This is typical of Q3 as the event landscape slows in Januart and Februaty, accelerating again in late March into April.

SOCIAL MEDIA ANALYTICS

Facebook Followers

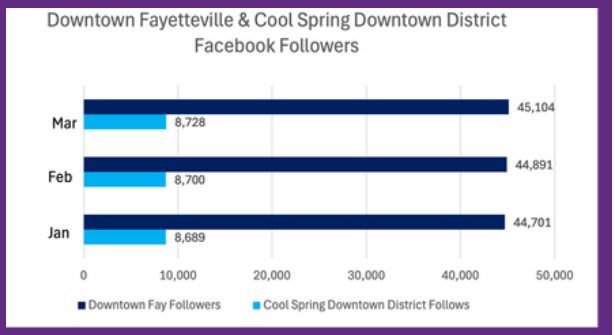
- Downtown Fayetteville- 45,104
- CSDD - 8,728

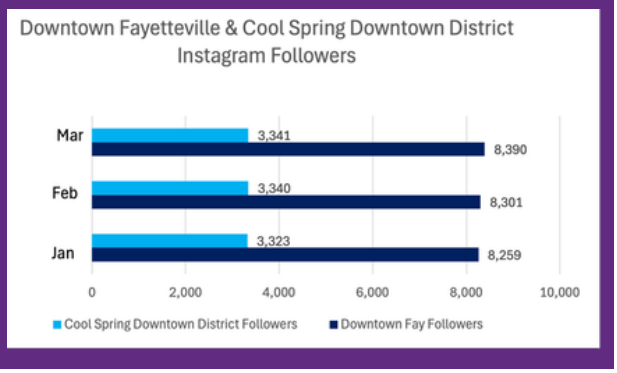
Instagram Followers

- Downtown Fayetteville - 8,390
- Instagram - 3,341

Tiktok Followers

- Downtown Fayetteville - 1,917





GOOGLE

Over 3,055 people found the Cool Spring Downtown District using Google — a decrease of 51.8% from last quarter's 6,331 users. This decrease is typical of Q3, post-holiday.

WEBSITE

7,395 users visited the Cool Spring Downtown District website, representing a 55.1% decrease from last quarter.

There were 7,112 website sessions, a 55.1% decrease from last quarter.

E-NEWS

30% open rate representing a 31.8% decrease from last quarter. This is typical of Q3,post-holiday.

6,298 subscribers - a 9.6% increase from last quarter.

MOBILIZE

THANKS TO THE FUNDING FROM THE CITY OF FAYETTEVILLE, OUR TWO AMBASSADORS WORK COLLECTIVELY IN THE MUNICIPAL SERVICE DISTRICT 80 HOURS A WEEK. THEIR ACCOMPLISHMENTS INCLUDE THE FOLLOWING:

SAFETY & ENGAGEMENT AMBASSADORS PROGRAM

PHYSICAL ENVIRONMENT

- 300 new plants have been installed and maintained in the Hurley Pots
- Re-strung and re-programmed the lights and maintained the decorations in the District Alley
- Responded to 25+ calls from businesses concerning safety
- Addressed issues related to homelessness, panhandling and other unlawful behavior
- Daily litter street sweeps which include removing 200+ bags of trash from the Downtown District
- Assisted Residents with various tasks from finding downtown business, escorting visitors to their vehicles, and assisting with paid parking
- Weekly dumpster maintenance
- Organized 2 bulk pickups of trash from residential areas and businesses resulting in over 1000lbs of trash removed from the downtown area
- Submitted 25+ Fay-Fix-it reports for downtown maintenance
- Interacted regularly with the Fayetteville Police Department, liaising between residents, visitors, business owners, our Police Department, and unlawful citizens to maintain safe and clean streets.
- Removed 5+ graffiti from the downtown parking decks
- Reported over 50 streetlights out on Fay-Fix-It

MOBILIZE

HOMELESSNESS ILLEGAL ACTIVITY PANHANDLING

- Regularly engages with homeless population to redirect them to services.
- Works with downtown merchants to ease concerns about indecent exposure, street preaching, littering, and panhandling.
- Met with Homelessness and Mental Health Officers from Fayetteville Police Department and the Offices of Community Safety to better understand services offered
- Interacts with Downtown Police presence to ensure the public's safety
- Adds to and redistributed the database of persons of interest downtown

MEETINGS & EVENTS

- Attended regular meetings:
  - Bi-monthly Community Watch - February 10th at Holmes Security
  - Quarterly Meeting - February 18th at Volta Space
  - Resident Social - February 12th at The CAMEO Studio
- Provided event support for major events like 4th Friday Fayetteville
- Attended trainings:
  - Office of Community Safety (OCS) Public Feedback
  - Institute For Community Leadership (ICL) Nonprofit Opportunity Fair - January 21st at Kiwanis Recreation Center

CSDD resolves an estimated 30+ direct interactions provided to the downtown district to resolve issues or complaints per week.

Cool Spring often receives complaints related to parking, construction, road closures, and politics. Staff is available daily to hear the concerns of merchants, property owners, and visitors. Our efforts to mitigate the challenging effects of revitalization are helpful and provide a safe place for the community to express itself

CLEAN STREETS
DOWNTOWN FAYETTEVILLE

COOL SPRING
DOWNTOWN DISTRICT

WHAT IS THE CLEAN STREETS PROGRAM?

Clean Street is a voluntary, fee-based waste management program serving Cool Spring Downtown District businesses.

Billing and maintenance are managed by Cool Spring Downtown District, with quarterly invoicing for participants.

To date, Clean Streets provides commercial sanitation services for 25 businesses. As new businesses join the downtown district, they are encouraged to participate in the Clean Streets program, to reduce the number of individual roll carts in the district and keep our sidewalks and alleyways clean and safe.

Currently, we offer three locations for downtown entities to utilize for trash disposal and recycling:

1. Franklin Street (across the street from 208 Franklin St), which provides a Verti Pak trash compactor and cardboard recycling
2. 301 Franklin Street, which houses two 8-yard dumpsters and glass and cardboard recycling
3. The newly-completed Otis Jones Parkway located behind 116 Person Street. This project was completed in December 2024 and has continued operations since January 2025.

ESTIMATED TOTAL TRASH REMOVAL

Type of Canister	Estimated Waste	Number of Weekly Pickups	Number of Weeks	Estimated Impact of waste removed
Verti Pak (8 yards)	Estimated 80 lbs/yd	3x weekly	52	100,000lbs
Cardboard (8 yards) (x 2 receptacles)	75 lbs/yd	3x weekly	52	125,000lbs
Dumpster (8 yards)	1600 lbs	3x weekly	52	250,000lbs
Estimated Total Waste Removed FY25 (June-July)				475,000 lbs

LIAISON BETWEEN DOWNTOWN STAKEHOLDERS AND LOCAL GOVERNMENT

President/CEO attended and/or coordinated:

- Market Square Renovation
- 1:1 with CM Ferguson - 3/26
- Parks/Rec - Festival Park Programming Discussion - 3/27
- Chamber Board Meeting- 3/24

CONSTRUCTION

CSDD will continue liaising between the City and downtown stakeholders to mitigate effects of road closures during public and private construction efforts.

We also work closely with Traffic Engineering, Parks & Recreation, and Construction employees to ensure that stakeholders are made aware of planned activities that may impact them and to help City departments identify the best times to perform these projects with the least impact on businesses.

SMALL BUSINESSES & CITY SERVICE STAFF

Cool Spring continues to serve as the liaison and information conduit between downtown stakeholders and City staff to facilitate better relationships, more understanding, and increased effectiveness for both City and businesses.

To this end, we participate in Parks and Recreation's Special Events Committee, Parking Committee.

CSDD also receives committee updates from the Planning Commission, Zoning Commission, Historic Resource Commission, and the Technical Review Committee.

COOL SPRING DOWNTOWN DISTRICT Q3 INVESTORS

CORPORATE DONORS

Blashfield Sign Company, Inc
Blue Ridge Power
Callahan Rice Insurance Group
Crown Complex
Healy Wholesale Co. Inc.
Lafayette Ford
Lumbee Guaranty Bank
metronet love your internet
Saam's Party Tents
Systel Business Equipment
Village family dental
Knowles, Smith & Associates LLP

MEDIA PARTNERS

11 abc
Beasley Media Group, LLC
CityView
Cumulus Media
Greater Fayetteville Business Journal

PUBLIC DONORS

Cumberland Community Foundation, Inc.
Distinctly Fayetteville
Downtown Alliance Fayetteville, North Carolina
FTCC
Fayetteville State University
Methodist University
PWC Fayetteville's Hometown Utility

GRANTORS

Fayetteville NC America's Can Do City
Arts Council Fayetteville · Cumberland Co.

Cool Spring Downtown District 3rd Quarter Report

City Council Work Session
May 4, 2026

FAYETTEVILLE NC

Downtown MSD

- Municipal Service District (MSD) reauthorized in 2023, and tax rate is set annually.
- NCGS 160A-536 authorizes private agency to provide enhanced services, facilities, functions and promotional or developmental activities within the District. Requires certain procedures.
- July 1, 2023, City entered a 5-year management agreement to manage an arts and entertainment – focused downtown district.
- CSDD must provide quarterly reports and an annual report to the City.
- Deliverables, records, audit, and insurance provisions are built into the contract.

City Support

- The City contracts with Cool Spring Downtown District to manage and activate the Downtown MSD as an Arts and Entertainment-focused district.
- In FY26, the City also entered into a separate agreement for Downtown ambassadors.
- These investments support business growth, cleaner and safer public spaces, stronger visitor experience, downtown events, and better coordination between downtown stakeholders and City operations.

City Funded Activity	Amount
FY26 MSD Contract	$233,398
Ambassador Program	$60,000
Total:	$293,398

Note: The City contracts with Cool Spring Downtown District to put on New Year's Eve and Juneteenth through the Parks, Recreation, and Maintenance Department and is not part of this Quarterly report.

Aligned Goals

Cool Spring Downtown District

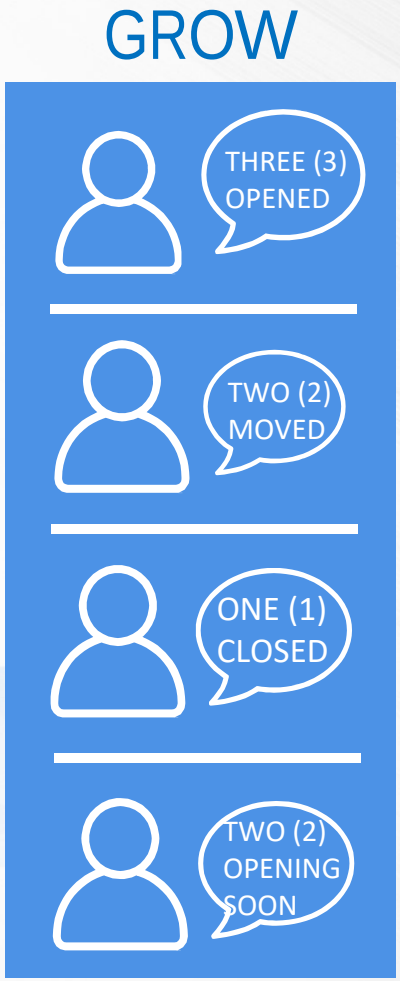
- Economic Vitality and Development
- Art and Design Enhancements
- Promotion and Marketing
- Special Events and Programming
- Organizational Support and Conflict Resolution

City of Fayetteville

- Support Diverse and Viable Economy
- City Investment– Today and Tomorrow
- Desirable Place to Live, Work and Recreate
- Sustainable Organizational Capacity
- Citizen Engagement and Partnerships

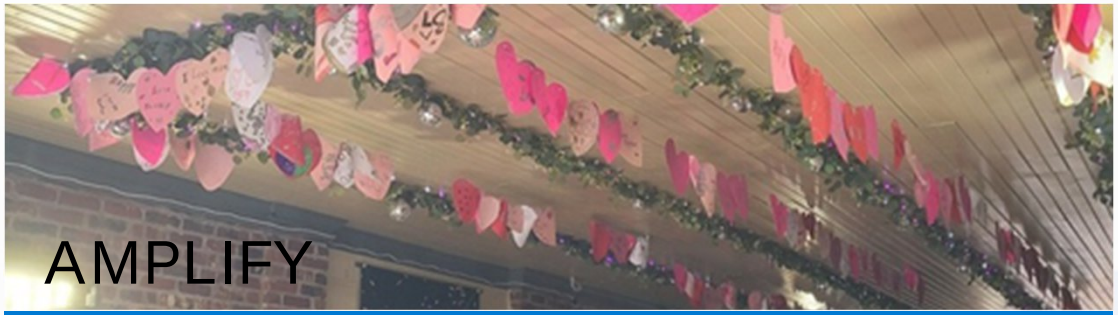
Economic Vitality and Development

- Grow downtown arts, entertainment, culinary, and retail activity.
- Recruit and retain compatible downtown businesses.
- Support downtown reinvestment, redevelopment, and business retention/expansion.
- Build relationships with property owners, residents, businesses, and developers.
- Track and report business growth, loss, and investment.
- Manage, expand, and improve the sanitation program.
- Support construction of the Crown Event Space.



Art and Design Enhancements

- Introduce more public art downtown.
- Coordinate installation of holiday decorations and displays.
- Improve downtown appearance and entertainment impact.
- Support art and cultural organizations in downtown activation.



Amplified message in radio interviews with @FAYNCMAG and WFNC , sharing shop local, upcoming events, and the importance of how meaningful collaboration helps Downtown thrive.

Promotion and Marketing

- Promote downtown retail, dining, and entertainment opportunities.
- Advertise events, campaigns, openings, and collaborative activities.
- Maintain a professional and up-to-date website.
- Promote conventions, meetings, entertainment, and downtown venues.
- Position downtown as an arts, entertainment, culinary, and cultural destination.
- Maintain strong media presence and messaging.
- Market downtown to military, veterans, and families.

Attract

SOCIAL MEDIA ANALYTICS

Facebook Followers

Downtown - 45, 104

CSDD - 8, 728

Instagram Followers

Downtown - 8, 390

Instagram - 3, 341

TikTok Followers

Downtown - 1, 917

Special Events and Programming

- Grow established annual events and festivals.
- Develop opportunities for artists, displays, and performances.
- Create engaging activities for residents, visitors, and property owners.
- Add more recreational activity downtown.
- Support the development of annual signature events.
- Build place-based identity through recognizable branding.

Welcome

Cool Spring Downtown District organized a total of SIX (6) events this quarter. The total number of attendees who visited downtown as a result was 23,130

HIGHLIGHTS

8,000+ attendees (residents + regional visitors)

24 vendors (artists nonprofits, commercial arts and crafts, regional businesses, District businesses) + participating merchants on Franklin St

7 food vendors (carts + a food truck)

4 youth activities (Bouncehouse, MM Digging, Skoolie Xpress, U Got Game)

1 music talent (DJ G-Moniy)

Support and Conflict Resolution

- Coordinate downtown partners.
- Advocate for downtown businesses.
- Help resolve property and tenant issues.
- Serve as City liaison for downtown matters.
- Share information with downtown stakeholders.
- Welcome new businesses and residents.
- Assist with complex downtown concerns.
- Identify ordinance or policy needs.
- Report safety and maintenance concerns.
- Support cleanliness, lighting, parking, signage, and wayfinding.

- Bi-monthly Community Watch
- Quarterly Meeting - Volta Space
- Resident Social
- 4th Friday event support
- Office of Community Safety (OCS) Public Feedback

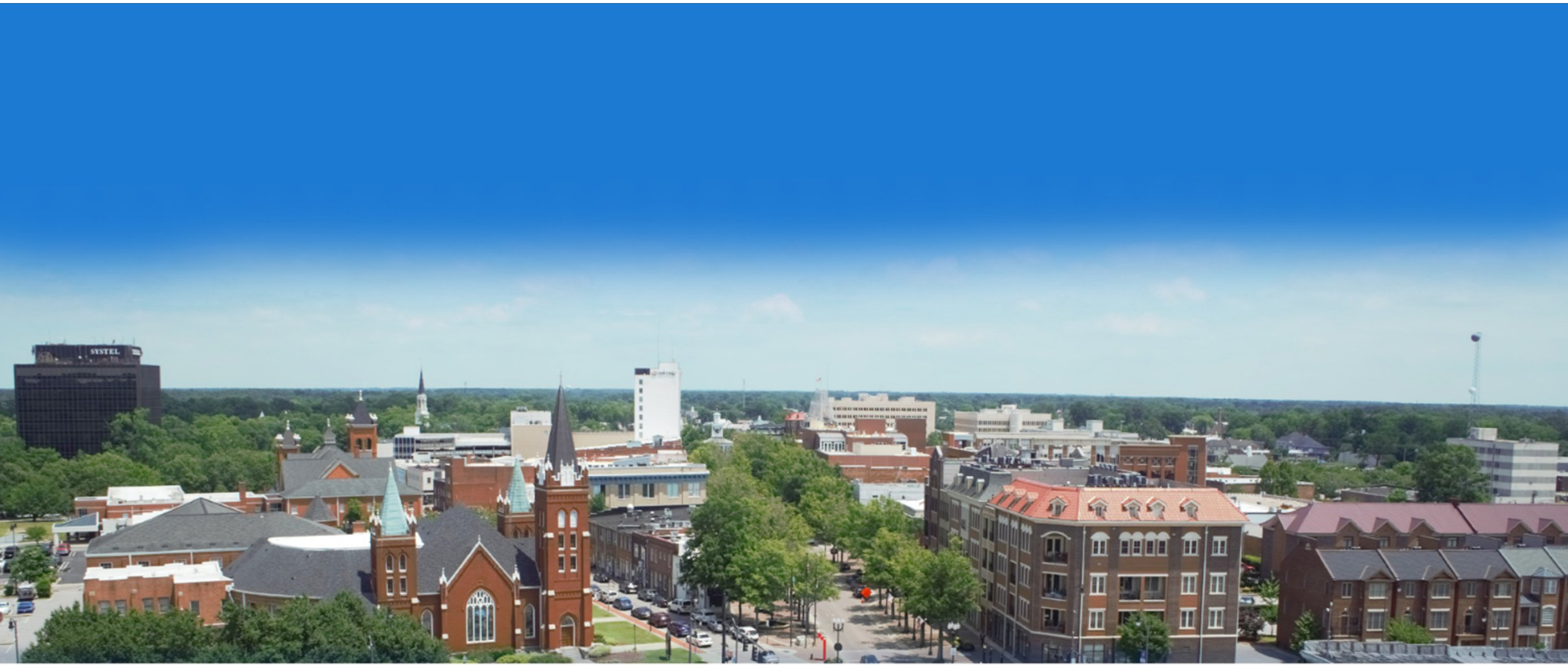
CSDD resolves an estimated 30+ direct interactions provided to the downtown district to resolve issues or complaints per week.

Cool Spring often receives complaints related to parking, construction, road closures, and politics. Staff is available daily to hear the concerns of merchants, property owners, and visitors.

City Funded Enhancements

- New Year's Eve Celebration Night Circus
- Social District
- Safety Engagement Ambassador Program
- Person Street Dumpster Pad
- Lighting and Christmas Décor
- CREOS e/motion See-Saws

- Events and Programming → Visitor foot traffic
- Social District coordination → Support for Dining, Entertainment, and Nightlife
- Ambassador program → Safety, Hospitality, and Cleanliness Presence and Support
- Sanitation infrastructure → Cleaner Downtown Conditions
- Business Support Activities → Business/Property-owner Support
- Lighting and Décor investments → Enhanced Safety and Visitor Experience
- Arts /Branding work → Arts/Entertainment Promotion



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

City Council Action Memo

File Number: 26-0258

Agenda Date: 5/4/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Work Session **File Type:** Other Items of Business

Agenda Number: 6.04

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**

FROM: **Christopher Cauley, Director of Economic and Community Development**
Derrick McArthur, Economic Development Manager

DATE: **May 4, 2026**

RE:
Fayetteville State University Update on Memorandum of Understanding for Catalyst Site 1

COUNCIL DISTRICT(S):
District 2

Relationship To Strategic Plan:
Strategic Operating Plan FY 2022 - 2026
Goal II: Responsive City Government Supporting a Diverse and Viable Economy
- Objective 2.1 - To ensure a diverse City tax base.
- Objective 2.3 - To invest in community places to ensure revitalization and increase quality of life.

Goal IV: Desirable Place to Live, Work and Recreate
- Objective 4.3 - To ensure a place for people to live in great neighborhoods

Executive Summary:
City Council is asked to receive the Fayetteville State University (FSU) fifth required six-month update on the three-year Memorandum of Understanding (MOU) for the Catalyst Site.

Background:
On June 12, 2023, City Council authorized the City Manager to execute an MOU with FSU initiating a three-year period for FSU to develop a comprehensive project proposal for City Council's consideration. This agreement enables FSU to pursue financing and development efforts with the objective of presenting a full project proposal within the specified timeframe. As per Section A.2 of the MOU, FSU is required to provide a written update every six months detailing the progress made towards the development proposal to allow for a three-year period wherein the University would bring back a full development proposal for City Council’s consideration.

Issues/Analysis:
FSU plays a crucial role in the community, especially in the City's efforts to revitalize the

Murchison Choice Neighborhood. Various studies have highlighted the significance of FSU's connection to Downtown Fayetteville as a driving force for the economic development of both the Downtown area and the University.

FSU remains invested in the collaborative redevelopment strategy for the Murchison Road corridor. A significant milestone within this shared vision is the JBS Developer's and Housing Authority's effort to construct Central Park Villas. This development represents a meaningful step forward for both the City and the University, advancing redevelopment goals for the corridor and, more specifically, Catalyst Site 1.

The University continues to move forward with strategic planning for the remaining acreage within Catalyst Site 1 and are actively advancing a feasibility study for the Catalyst Site 1 property. This study will better define development opportunities, shape the long-term vision for the site, and determine the highest and best use of the remaining land in alignment with institutional needs and community priorities.

Additionally, FSU is initiating an updated environmental study of the property. Completion of this study is a required step to satisfy necessary regulatory and institutional approvals and will support informed decision-making as future development phases are considered.

Finally, the University is engaged in ongoing discussions with Cumberland County regarding a potential development opportunity within the corridor. While still in the exploratory stage, this opportunity has the potential to become a valuable community asset and aligns with the shared redevelopment vision held by the City and FSU. Fayetteville State University remains fully committed to advancing redevelopment along the Murchison Road corridor through strategic partnerships, responsible planning, and mission-aligned investment.

Budget Impact:
This action does not have any budgetary impact. If FSU is successful, the property and its improvements may be returned to the tax roll and generate future revenues.

Options:
For information only.

Recommended Action:
No action required, for information only.

Attachments:
CAT Site 1 MOU with FSU - Amended and Restated
Catalyst Site 1 (Fifth 6-Month Update)

AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING AND PARTIAL ASSIGNMENT OF RIGHTS (CATALYST I SITE)

September 30, 2025 (the "Effective Date")

This AMENDED AND RESTATED MEMORADUM OF UNDERSTANDING AND PARTIAL ASSIGNMENT OF RIGHTS (this "Amended MOU") is entered into by and among the CITY OF FAYETTEVILLE, NORTH CAROLINA ("City"), FAYETTEVILLE STATE UNIVERSITY ("FSU"), the FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY ("FMHA") and JBS DEVELOPERS, LLC, a North Carolina limited liability company ("JBS" and, together with FMHA, the "Co-Assignees"). City, FSU, FMHA and JBS are each a "Party" and collectively the "Parties."

RECITALS

A. City and FSU are parties to that certain Memorandum of Understanding dated July 1st 2023 (the "MOU") granting FSU full and exclusive access to the "Catalyst I" site as was identified on Attachment 1 to the MOU and include here in as Exhibit A-1 (the "Site").

B. Under the MOU, City granted FSU exclusive access to the Site to conduct due diligence and to prepare and negotiate a development proposal and related purchase terms for the Site.

C. FSU desires to assign to Co-Assignees a portion of FSU's rights and obligations under the MOU solely with respect to a subset of the Site described on Exhibit A-2 attached hereto (the "Assigned Area") to permit Co-Assignees to perform due diligence on the Assigned Area for a potential affordable housing development, while FSU retains all rights and obligations with respect to the balance of the Site (the "Retained Area").

D. City consents to this partial assignment and recognizes the Co-Assignees as parties to the MOU solely with respect to the Assigned Area as limited by the terms of this Amended MOU.

NOW, THEREFORE, the Parties agree as follows:

1. PARTIAL ASSIGNMENT OF RIGHTS AND RESPONSIBILITIES OF THE PARTIES

(a) The City will provide FSU with full and exclusive access to the Retained Area on the Site pursuant to the terms of this Agreement. FSU will take all necessary steps to provide City with a full development proposal to include, but not limited to, site plans, architectural elevations, and a financial proposal and provide the CITY with a written progress report every six (6) months on the steps it has taken towards the development proposal.

(b) The City and FSU agree that FSU hereby assigns its interests under the MOU to the Co-Assignees with respect to the Assigned Area. Pursuant to this partial assignment, FSU shall retain access rights only to the Retained Area and the Co-Assignees shall have access only

to the Assigned Area. Co-Assignees and FSU shall coordinate reasonable access logistics and shall not unreasonably interfere with one another's due diligence activities.

(c) The City will provide the Co-Assignees with full and exclusive access to the Assigned Area on the Site pursuant to the terms of this Agreement. Co-Assignees will take all necessary steps to provide City with a full development proposal to include, but not limited to, site plans, architectural elevations, and a financial proposal and provide the CITY with a written progress report every six (6) months on the steps it has taken towards the development proposal. City and Co-Assignees expressly understand that the purpose of this Amended MOU is to permit Co-Assignees to pursue an acquisition or ground lease of the Assigned Area pursuant to N.C.G.S. § 160A-267, § 160A-272, and § 160D-1316.

(d) To promote Co-Assignees development goals, City may enter a Short Form Site License Agreement with Co-Assignees with terms consistent with this Amended MOU. This license will grant Co-Assignees a non-exclusive license to enter onto the Assigned Area to perform non-invasive and, with prior written notice to City, invasive due diligence activities (including environmental, geotechnical, and survey work) subject to reasonable scheduling and restoration obligations, customary insurance (Commercial General Liability of not less than $2,000,000.00 aggregate and $1,000,000.00 per occurrence and workers' compensation as required by law) naming City as an additional insured, and an indemnity from Co-Assignees for claims arising from Co-Assignees' (or its contractors') entry, negligence, or willful misconduct, excluding pre-existing conditions not exacerbated by Co-Assignees. The Parties may, in their discretion, memorialize such license in the form attached as Exhibit B.

(e) City agrees to cooperate with Co-Assignees and FSU in connection with any subdivision, recombination, or platting reasonably required to allow separate conveyance of the Assigned Area and the Retained Area, including execution of customary applications and consents, at no material cost to City.

2. GENERAL TERMS

(a) Term: This Amended MOU shall be effective on the Effective Date written above and shall expire on July 1, 2026 ("Term"). The Term may be extended through mutual agreement of the Parties by amending this Amended MOU in writing.

(b) Termination: This Amended MOU may be terminated by either party giving the other thirty (30) days advanced written notice of such intent. Neither party shall enter into or otherwise create new obligations relative to this Amended MOU following receipt of such notice, without the written consent of the other party.

(c) Independent Negotiation: City may negotiate a purchase and sale agreement or ground lease agreement with Co-Assignees for the Assigned Area independently of, and without condition upon, any agreement with FSU for the Retained Area, and vice-versa.

(d) Notices: Unless otherwise provided herein, all notices or other communications required or permitted to be given under this Amended MOU shall be in writing and shall be deemed to have been duly given if delivered personally in hand or sent by certified mail, return

receipt requested, postage prepaid, and addressed to the appropriate party(s) at the following address or to any other person at any other address as may be designated in writing by the parties:

To City: City of Fayetteville
Office of the City Manager
433 Hay Street
Fayetteville, NC 28301

To FSU: Fayetteville State University
Darrell T Allison, JD, Chancellor
1200 Murchison Road
Fayetteville, NC 28301

To FMHA: Fayetteville Metropolitan Housing Authority
Attention: Dawn Weeks, Executive Director
1000 Ramsey Street
Fayetteville, NC 28301

To JBS: JBS Developers, LLC
Attention: James B Smith, Manager
PO Box 87467
Fayetteville, NC 28304

(e) Entire Agreement: This Amended MOU constitutes the entire agreement of the parties and is intended as a complete and exclusive statement of the promises, representations, negotiations discussions and agreements that have been made in connection with the subject matter hereof. No modifications or amendments to this Amended MOU shall be binding upon the parties unless the same is in writing and signed by the respective Parties.

(f) In the event any provision of this Amended MOU is held to be unenforceable for any reason, this determination of unenforceability shall not affect the remainder of the Agreement. This Amended MOU shall be governed by, and construed according to, the laws of North Carolina.

IN WITNESS THEREOF, the Parties have executed this Amended MOU as of the Effective Date.

CITY OF FAYETTEVILLE, NORTH CAROLINA

By: _____
Name: Douglas J. Hewett, ICMA-CM
Title: City Manager

FAYETTEVILLE STATE UNIVERSITY

By: _____
Name: Darrell T. Allison, JD

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To City: City of Fayetteville
Office of the City Manager
433 Hay Street
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To FSU: Fayetteville State University
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By: _____
Name: Douglas J. Hewett, ICMA-CM
Title: City Manager

FAYETTEVILLE STATE UNIVERSITY

By: _____
Name: Darrell T. Allison, JD

Title: Chancellor

FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY

By: _____
Name: Dawn Weeks
Title: Executive Director

JBS DEVELOPERS, LLC

By: _____
Name: James B. Smith
Title: Manager

EXHIBIT A-1

Assigned Area – Map Excerpt from MOU (Catalyst I Site)

Attachment I

Map and List of Parcels Located at Catalyst I site

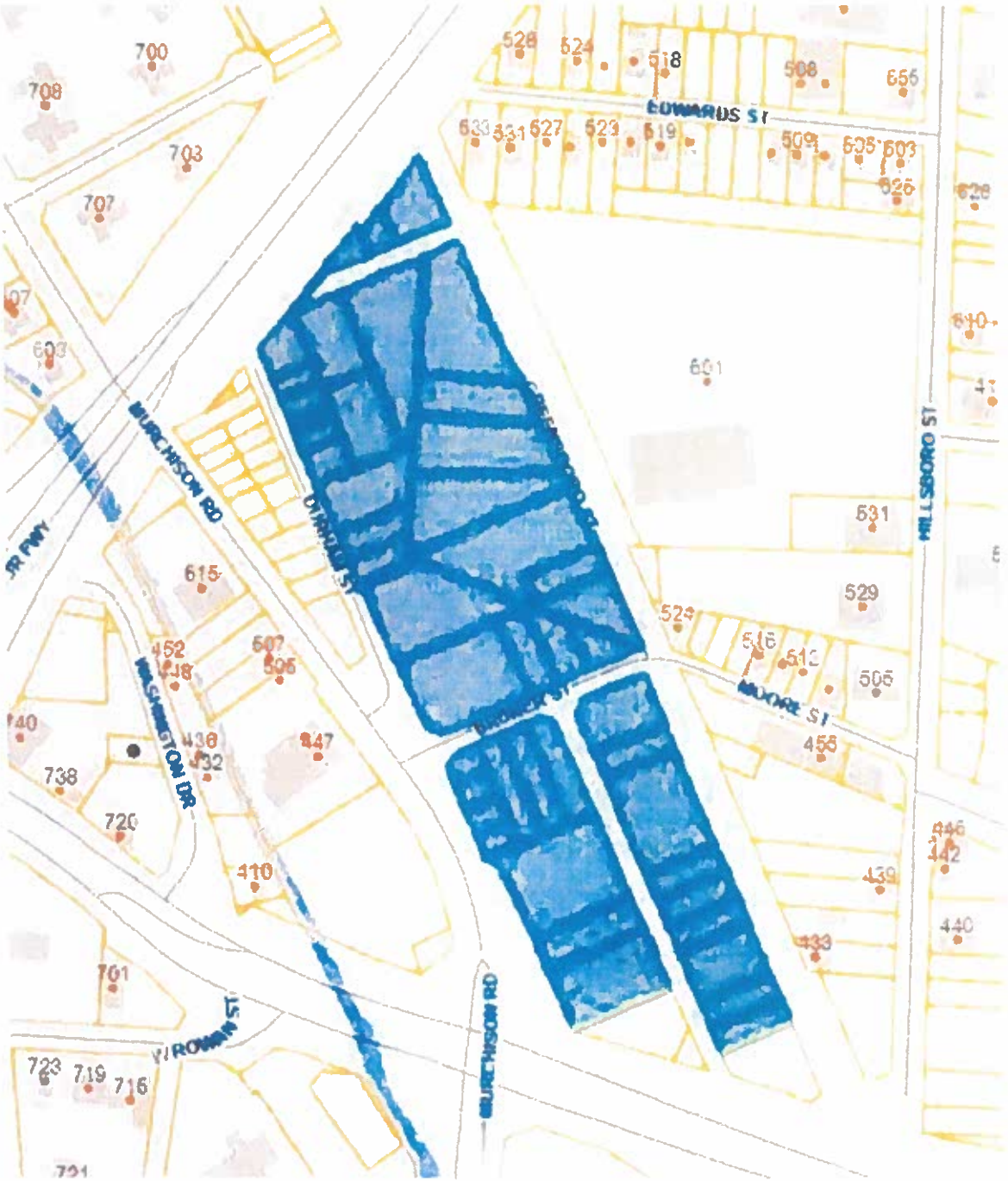

EXHIBIT A-2

Assigned Area – Parcel List Subset

Parcel Identification Number	Property Description	Acreage	GIS Address
0437-38-4393	IMP 536 E/S DURHAM ST	0.15	536 DURHAM ST
0437-38-5223	IMP 532 DURHAM ST	0.06	532 DURHAM ST
0437-47-0246	IMP 412 E/S MURCHISON RD	0.28	412 MURCHISON RD
0437-47-3124	IMP 421 W/S GREENSBORO ST	0.16	421 GREENSBORO ST
0437-47-3140	VAC 411 W/S GREENSBORO ST	0.16	411 GREENSBORO ST
0437-37-7866	VAC E/S DURHAM ST	0.7	0 DURHAM ST
0437-38-8035	VAC W/S GREENSBORO ST (ODD SHAPE LT	0.59	0 GREENSBORO ST
0437-37-8723	3 VAC N/S BRUNER ST	0.6	0 BRUNER ST
0437-37-9917	LOT 511 W/S GREENSBORO ST	0.74	511 GREENSBORO ST
0437-47-0865	1 VAC W/S GREENSBORO ST	0.26	0 GREENSBORO ST
0437-47-0902	0.16 AC LD	0.16	0 GREENSBORO ST
0437-37-8468	IMP 424 MURCHISON RD	0.07	424 MURCHISON RD
0437-37-8483	200 X 200 PT 10-16	0.06	0 ?DR
0437-37-8527	IMP 428 MURCHINSON RD	0.07	428 MURCHISON RD
0437-37-8543	IMP 426 MURCHINSON RD	0.08	426 MURCHISON RD
0437-37-9502	VAC 613 BRUNER ST	0.22	613 BRUNER ST
0437-37-9555	VAC 611 BRUNER ST	0.22	611 BRUNER ST
0437-37-9596	IMP 609 S/S BRUNER ST	0.22	609 BRUNER ST
0437-47-0188	CROSS ROADES DR IN E/S MURCHISON RD & ROWAN ST	0.52	408 MURCHISON RD
0437-38-5217	IMP 534 E/S DURHAM ST	0.06	534 DURHAM ST
0437-38-5231	LT 18 X 75 E/S DURHAM ST	0.03	530 DURHAM ST
0437-37-9799	0.18 AC BRUNER ST	0.18	0 BRUNER ST
0437-47-0769	RES 501 GREENSBORO ST	0.11	501 GREENSBORO ST
0437-38-5149	LT 16 X 75 E/S DURHAM ST	0.03	0 DURHAM ST
0437-38-5157	0.06 AC LD	0.06	526 DURHAM ST
0437-47-2327	431 W/S GREENSBORO ST	0.17	431 GREENSBORO ST
0437-47-2343	VAC W/S GREENSBORO ST	0.16	0 GREENSBORO ST
0437-47-2291	IMP 423 W/S GREENSBORO ST	0.32	423 GREENSBORO ST
0437-38-6050	IMP 520 E/S DURHAM ST	0.15	520 DURHAM ST
0437-47-1606	100 X 140 IMP W/S GREENSBORO ST	0.32	441 GREENSBORO ST
0437-38-8155	0.56 AC LD	0.56	0 GREENSBORO ST
0437-37-6964	0.12 AC LD	0.12	0 DURHAM ST
0437-38-6047	522 E/S DURHAM ST	0.38	522 DURHAM ST
0437-38-5173	IMP 524 E/S DURHAM ST	0.11	524 DURHAM ST
0437-38-6207	0.34 AC LD	0.34	0 ?DR
0437-38-7306	LOT HUBBARD ST (0.73 AC)	0.73	0 HUBBARD ST
0437-38-8318	LOT W/S GREENSBORO ST	0.66	541 GREENSBORO ST
0437-38-8244	521 W/S GREENSBORO ST	0.35	521 GREENSBORO ST
0437-37-9738	IMP 606 N/S BRUNER ST	0.17	606 BRUNER ST
0437-38-7539	LOT W/S GREENSBORO ST	0.25	0 GREENSBORO ST
0437-38-6564	IMP 610 N/S HUBBARD ST	0.08	610 HUBBARD ST
0437-38-5499	.09 AC LD	0.09	0 N/A DR

0437-47-1539	4 VAC W/C GREENSBORO ST	0.16	0 ? DR
0437-47-1478	VAC W/S GREENSBORO ST 140 X 90	0.61	0 ? DR
0437-47-2268	IMP 425 W/S GREENSBORO ST	0.16	425 GREENSBORO ST
0437-38-6214	0.34 AC LD	0.34	0 ? DR
0437-47-0307	0.78 AC CHLN LD	0.78	414 MURCHISON RD

FAYETTEVILLE STATE UNIVERSITY

Office of the Chancellor

Memorandum

To: Douglas J. Hewett
City Manager, City of Fayetteville

From: Darrell T. Allison, J.D.
Chancellor, Fayetteville State University

Re: Catalyst Site 1 Progress Update

Date: January 30, 2026

……

Fayetteville State University (FSU) is pleased to provide this 30-month progress update on development efforts associated with Catalyst Site 1 and the broader shared vision between the City of Fayetteville and the University for redevelopment along the Murchison Road corridor. These efforts continue to reflect FSU's long-term commitment to expanding its campus footprint, supporting student success, and serving as an anchor institution for community-centered revitalization.

Shared Vision for the Murchison Road Corridor:

FSU remains invested in the collaborative redevelopment strategy for the Murchison Road corridor. A significant milestone within this shared vision is the JBS Developer's and Housing Authority's project to construct Central Park Villas. This development represents a meaningful step forward for both the City and the University, advancing redevelopment goals for the corridor and, more specifically, Catalyst Site 1.

University Progress and Ongoing Initiatives:

The University continues to move forward with strategic planning for the remaining acreage within Catalyst Site 1. We are actively advancing a feasibility study for the Catalyst Site 1 property. This study will better define development opportunities, shape the long-term vision for the site, and determine the highest and best use of the remaining land in alignment with institutional needs and community priorities.

Additionally, FSU is initiating an updated environmental study of the property. Completion of this study is a required step to satisfy necessary regulatory and institutional approvals and will support informed decision-making as future development phases are considered.

Finally, the University is engaged in ongoing discussions with Cumberland County regarding a potential development opportunity within the corridor. While still in the exploratory stage, this opportunity has the potential to become a valuable community asset and aligns with the shared redevelopment vision held by the City and FSU.

Fayetteville State University remains fully committed to advancing redevelopment along the Murchison Road corridor through strategic partnerships, responsible planning, and mission-aligned investment. We appreciate the continued collaboration with the City of Fayetteville and look forward to working together as Catalyst Site 1 progresses into its next phase. Should you have any questions or require additional information, please do not hesitate to contact my office.

City of Fayetteville

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City Council Action Memo

File Number: 26-0263

Agenda Date: 5/4/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Work Session **File Type:** Other Items of Business

Agenda Number: 6.05

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**

FROM: **Christopher Cauley, Director of Economic and Community Development**
Derrick McArthur, Economic Development Manager

DATE: **May 4, 2026**

RE:
Economic Development Program Modernization and Priority Redevelopment Areas

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:

Goal II: Responsive City Government Supporting a Diverse and Viable Economy.

- Strategic Objective 2.1: Ensure a diverse City tax base.
- Strategic Objective 2.2: Invest in community places to ensure revitalization and increase the quality of life.
- Strategic Objective 2.3: To leverage partnerships for job creation and retention, with a focus on the local and regional workforce to increase per capita income
- Strategic Objective 2.4: Sustain a favorable development climate to encourage business growth.

Goal IV: Desirable Place to Live, Work, and Recreate

- Strategic Objective 4.5: Ensure a place for people to live in great neighborhoods.

Goal VI: Collaborative Citizen and Business Engagement.

- Strategic Objective 6.2: Ensure trust and confidence in City government through transparency and high-quality customer service.
- Strategic Objective 6.3: Inform and educate about local government by enhancing public outreach and increasing community dialog, collaboration, and empowerment.

Executive Summary:

Council is asked to •receive an update and provide consensus direction to enact proposed changes to the City's economic development programs and priority redevelopment areas. The proposed updates modernize longstanding Community Development Block Grant (CDBG) and locally funded programs, with CDBG funds focused primarily on creating job opportunities for low- and moderate-income individuals. The changes would expand eligibility, increase flexibility, support private reinvestment, and maintain appropriate review for larger or higher-risk projects.

Background:

The City has operated CDBG-funded economic development programs for more than 25 years. These programs were originally created to support downtown redevelopment and have evolved over time to serve low- and moderate-income areas of the city and respond to inflation. Through this current effort, staff has reviewed the programs against applicable federal and state requirements and identified opportunities to modernize the City's policies and program design. For CDBG-funded economic development activities, the primary objective is to create or retain job opportunities for low- and moderate-income individuals.

While U.S. Department of Housing and Urban Development (HUD) regulations and state law establish the legal framework for these programs, many of the City's current limits are the result of local policy choices and program design rather than outside legal requirements. As currently structured, the programs limit eligible locations, eligible applicants, maximum assistance amounts, and the types of projects the City can support. These restrictions can prevent the City from assisting otherwise eligible projects that could advance job creation, business reinvestment, and commercial redevelopment goals.

In 2019, City Council approved a locally funded corridor-focused façade program to support smaller exterior improvements. That program has provided a useful tool, but it now overlaps with portions of the City's CDBG-funded programs. Staff recommends aligning the CDBG-funded and locally funded programs into a clearer structure that expands flexibility, supports priority redevelopment areas, and maintains appropriate review by staff, the City Manager, or City Council depending on project size, risk, and funding source.

Outside of activities supported through the Fayetteville Cumberland Economic Development Corporation, the City's direct economic development programming is primarily supported by CDBG funds, one grant-funded Full-Time Equivalent position, and a portion of the Director's time. The proposed changes are intended to make better use of existing tools and staff capacity while allowing the City to say yes to more eligible and impactful redevelopment projects.

Issues/Analysis:

The City's current economic development programs are more restrictive than required by applicable federal and state requirements. Current policy limits eligible locations, eligible applicants, maximum assistance amounts, and the types of projects the City can support. As a result, the City may be unable to assist otherwise eligible projects that could create or retain job opportunities for low- and moderate-income individuals, which is the primary objective of CDBG-funded economic development activities.

The current program structure also relies heavily on geography-based eligibility. This can create inconsistent outcomes where one business may qualify because it is located within an eligible low- and moderate-income area, while a similar business located nearby may not. The proposed changes would allow the City to evaluate a broader range of eligible

projects while still ensuring compliance with CDBG requirements, state law, and local approval procedures.

The proposed updates would modernize the City's program structure by expanding eligibility, increasing flexibility, and creating enhanced benefits within priority redevelopment areas. Smaller, routine projects would continue through staff-level review, while larger or higher-risk projects would require review by the City Manager or City Council depending on project size, funding source, risk, and policy impact.

While the primary purpose of CDBG-funded economic development assistance is job creation and retention for low- and moderate-income individuals, the proposed changes would also support related redevelopment goals. These include encouraging private reinvestment, improving aging commercial properties, strengthening priority corridors, expanding access to capital, and improving the City's ability to partner with lenders and other community development organizations.

Budget Impact:
The City receives an annual allocation of CDBG funds, with the upcoming allocation including approximately $428,000 designated for economic development activities. The proposed program changes do not require an additional appropriation at this time but are intended to improve the City's ability to use existing CDBG and local economic development funds more effectively. Larger projects may require advance planning, future budget consideration, or use of additional tools such as Section 108 financing or partnerships with outside lenders.

Options:
Council may elect one or more of the options below:

- Receive an update and provide consensus direction to enact proposed changes to the City's economic development programs and priority redevelopment areas.
- Do not receive an update and provide consensus direction to enact proposed changes to the City's economic development programs and priority redevelopment areas.
- Direct staff to take another action as determined by Council.

Recommended Action:
Staff recommends that Council receive an update and provide consensus direction to enact proposed changes to the City's economic development programs and priority redevelopment areas.

Attachments:
Presentation on Economic Development Program Modernization and Priority Redevelopment Areas

Economic Development Program Modernization and Priority Redevelopment Areas

City Council Work Session
May 4, 2026

FAYETTEVILLE NC

Update Goals

Commercial Loan, Façade Grants, Technical Assistance

- Current programs:
  - 25 yr old CDBG funded Façade and Loan
  - Limited by City policy (not HUD or State Law)
  - 6 yr old locally funded Facade
  - Not aligned with priority areas for redevelopment
  - Aggressive compared to other cities

- 1 grant funded FTE and ~30% of Director's time

- Discuss Policy and budgetary changes to:
  - Engage in more impactful projects
  - Strengthen our *redevelopment* efforts
  - Increase partnerships with other organizations

Agenda

- Small Business Survey
- Current and Proposed Programs
  - Section 108 and TIG
  - Loan
  - Façade
  - Small Façade
  - Other Tools Available but not formalized
- Other Opportunities and Resource Needs
- Priority Area Framing

Small Business Survey

- *Small Business Growth and Needs Assessment Survey*
  - Open from August to November
  - Advertised in a variety of outlets
  - 33 local businesses responded
- Need for business development support and financing of reinvestment
- Programs that help sustain existing growth

Section 108 and TIG

The City has two current policies to enable powerful redevelopment tools for commercial properties:

- Tax Increment Grant (TIG) – 50% to 75% of City taxes based on eligible costs associated with public benefits such as infrastructure, amenities, demolition, remediation, and others

- Section 108 loan - HUD backed secondary financing up to 5 times the City's annual CDBG allocation (est. $8M) for projects that create job opportunities for low- and moderate-income residents

CDBG Funded Programs

- Policy allows the max of HUD and State law
- Program for normal transactions
- Budget may not allow for large projects on demand, require advanced planning
- Smaller risk = Staff committee (ECD, Development Services, Real Estate)
- Larger risk = Higher authority

CDBG Funded Loan Program

Current

Business Assistance Program

Subordinate (mezzanine) loans

- Max loan amount $125,000 ($200,000 Downtown)
- Fixed 5% Citywide (3% Downtown)
- Owner-occupied existing buildings

Proposed

Can Do BOOST Loan Program*

Business Opportunity for Ownership Stability and Transformation

- Max loan subject to available funds
- Interest rates tied to treasury
  - City-wide eligibility: 10-year note + 2%
  - Priority Areas: 10-year note
- Building owner w/qualifying tenant and or eligible business owner
- Existing Building and New Construction

* Loans of a substantial amount move to Section 108 (Subject to max)

Can Do BOOST Loan Program

- Program for normal transactions
- Budget may not allow for large projects on demand, require advanced planning
- Smaller risk = Staff committee (ECD, Development Services, Real Estate)
- Larger risk = Higher authority

CDBG Funded Grant Program

Current

Commercial Exterior Grant

50/50 match to improve façade

- Grant: $5k - $25k
- Only Low/Mod Census Areas
- Once per business
- Reimbursement to business
- One year to complete project
- Only for a business owner

Proposed

Can Do EDGE Grant

Exterior Design and Gateway Enhancements

- Grant: $7.5k – Max subject to approval
  - City-wide eligibility: $7.5k - $25k approved
  - Priority Areas: $7.5k - $50k approved
- Twice per property
- Can pay the contractor directly
- 6 mo. to begin, one year to complete
- Eligible business owner or owner w/qualifying tenant

Can Do EDGE Grant

- Smaller amounts may qualify for local funding
- Program for normal transactions
- Budget may not allow for large projects on demand, require advanced planning
- Smaller risk = Staff committee (ECD, Development Services, Real Estate)
- Larger risk = Higher authority

Locally Funded Grant Program

Current

Corridor Improvement Grant

50/50 match to improve façade

- Grant: $5k - $25k
- Only in select corridors
- Once per business
- Reimbursement to business
- One year to complete project
- Only for a business owner

Proposed

Can Do CORE Grant

Corridor Opportunity Revitalization for Exteriors

- Grant: $1k - $7.5k
- Only in Priority Redevelopment Areas
- Twice per property
- Can pay the contractor directly
- 6 mo. to begin, one year to complete
- Eligible business owner or owner w/qualifying tenant

Program Improvements

- Citywide eligibility with Priority Area bonuses or automatic approvals
- More flexible programs to take on a wider scope of projects
- Increased the types of businesses that qualify

  Say “Yes”, with appropriate approval review

- <u>Improve marketing</u>
- Quarterly application periods to generate interest and predictable timelines

  (February 15, May 15, August 15, and November 15)

Future Improvements Possible

- With additional staff, the City could expand efforts:
  - Additional CD specialist – Interior upfit program with CDBG
  - Downtown Sr. Specialist – Downtown specific programming like business recruitment and expansion/stabilization
- Retail strategies – recruitment and marketing firm
- With additional investment, the City could bring on additional partnerships with community development lenders
  - Carolina Small Business Development Fund
  - Specialized small business technical support

Priority Redevelopment Areas

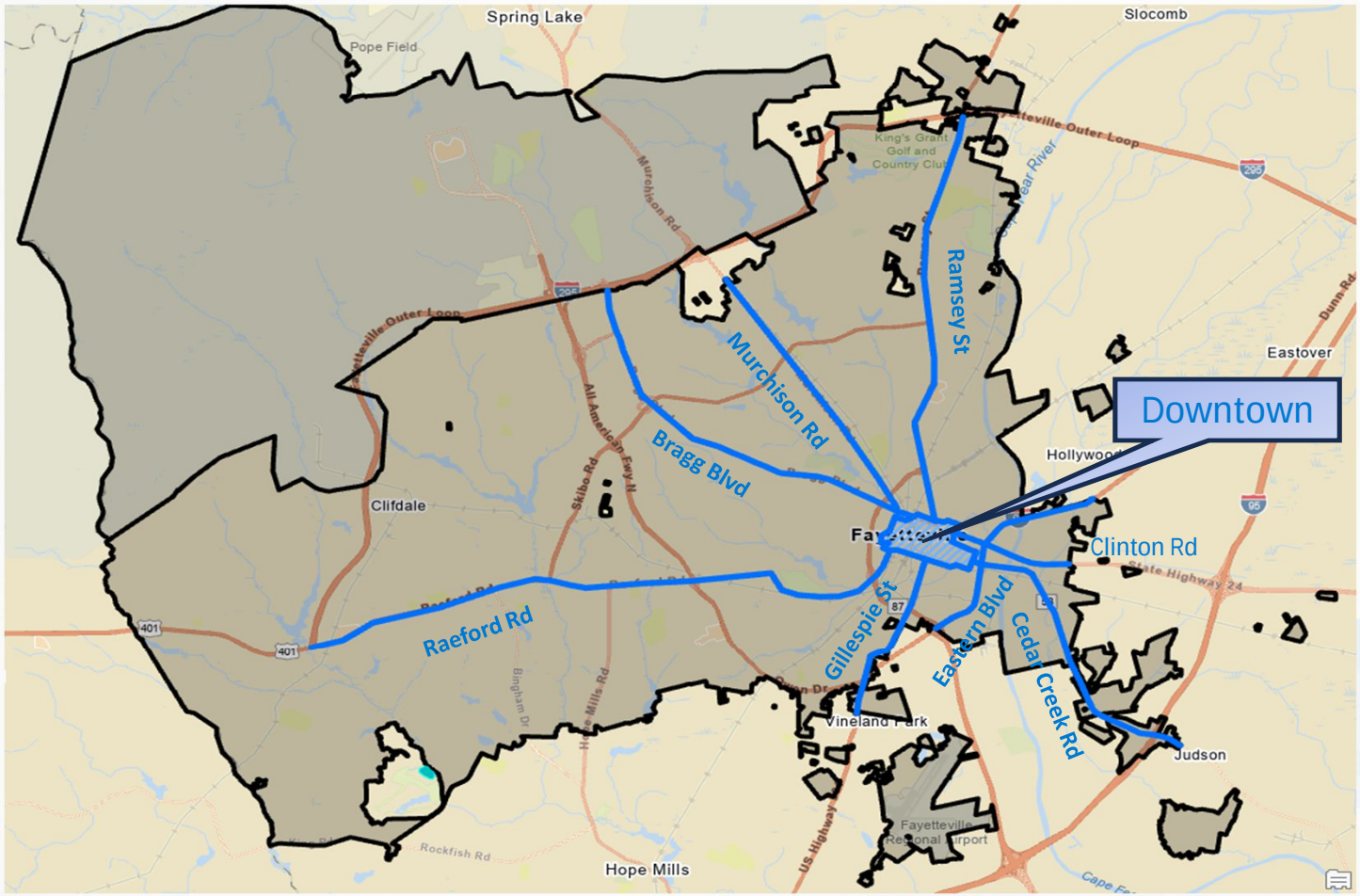
Staff reviewed multiple data sets to select areas:

- Major entryways that lead from critical arteries (I-95, I-95 Business, I-295) to downtown Fayetteville
- High average daily traffic counts
- Areas selected due to need for redevelopment of aging commercial stock

Changes recommended:

- Programs tailored to offer enhanced benefits (higher grant thresholds and/or lower interest rates) within areas
- Our existing Tax Increment Grant (TIG) would be revised to target these areas

Priority Redevelopment Areas



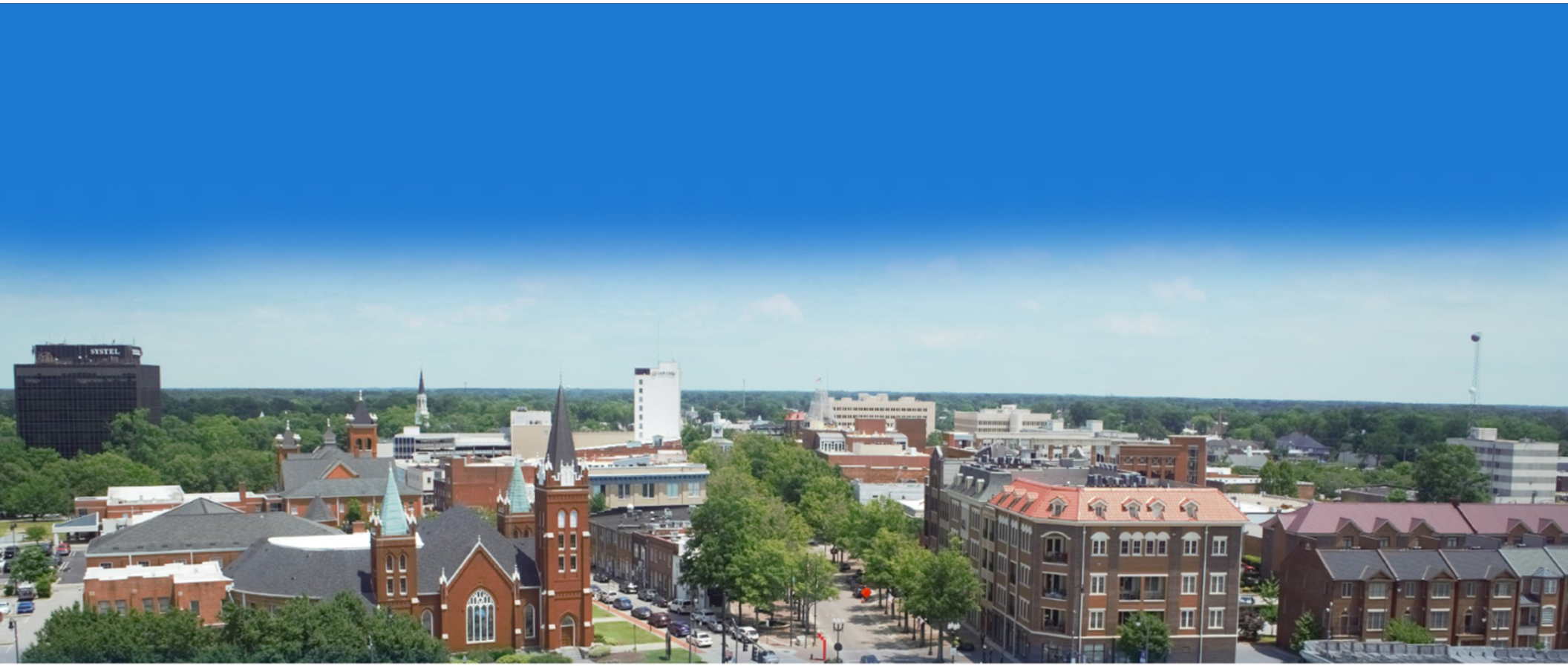
Staff Recommendation and Next Steps

Receive the updated information and provide consensus to adjust the Economic Development Programs and Priority Areas.

Upon receiving consensus approval staff will:

1. Revise programs, procedures, and applications;
2. Develop legal documents;
3. Update online application portal.

The goal will be to launch this on July 1, 2026.



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City Council Action Memo

File Number: 26-0261

Agenda Date: 5/4/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Work Session **File Type:** Other Items of Business

Agenda Number: 6.06

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**

FROM: **Christopher Cauley, Economic and Community Development Director**

DATE: **May 4, 2026**

RE:
Expanding Water and Sewer Assessment Assistance Program - Phase V Annexation

COUNCIL DISTRICT(S):
Districts 6, 7, and 8

Relationship To Strategic Plan:
GOAL II: The City of Fayetteville will have a Responsive City Government supporting a diverse and viable economy.
Objective 2.2: To invest in community places to ensure revitalization and increase quality of life
GOAL III: The City of Fayetteville will be a city invested in Today and Tomorrow.
Objective 3.2: To manage the City's future growth and strategic land use
GOAL IV: The City of Fayetteville will be a desirable place to live, work and recreate.
Objective 4.5: To ensure a place for people to live in great neighborhoods

Executive Summary:
City Council is asked to receive the following staff report and provide consensus direction regarding potential program modifications to the City's Water and Sewer Assessment Assistance Program associated with the Phase V Annexation Area where the Public Works Commission is currently expanding utility infrastructure.

Background:
In the spring of 2008, the City of Fayetteville and the PWC Board adopted an agreement to extend sewer service to approximately 8,000 parcels within the Phase V Annexation area. The plan is based on septic system repairs/failures, age of structures, percentage of improved lots without sewer, availability of existing approach mains, and lot density. Construction began in 2010, with a plan to install sewer service to approximately 500 lots per year until scheduled completion in 2037.

The Phase V Annexation area represents the final phase of PWC's utility infrastructure expansion. Residents annexed into the City in 2006 have not yet received utility infrastructure.

Council requested that staff evaluate options for expanding the City's sewer connection

assistance program to allow additional households to qualify for financial assistance, including increasing the income eligibility threshold up to 120 percent of Area Median Income.

Issues/Analysis:

The City's sewer connection assistance program was historically supported through Community Development Block Grant (CDBG)-based assistance parameters and is currently administered with General Fund resources.

The current program provides limited assistance to owner-occupied households at or below 80 percent of Area Median Income, including partial support for assessment costs and limited assistance for private plumber connection costs.

Staff reviewed the feasibility of expanding the program using local funds. The City Attorney's Office confirmed that the current 80 percent AMI threshold is not required when local funds are used, and that Council may consider expanding eligibility up to 120 percent of Area Median Income.

Staff developed two program options for Council consideration:

- **Option 1 (Recommended):** Maintain assessment assistance at $2,000 toward the $5,000 assessment for eligible homeowner-occupied properties, expand eligibility up to 120 percent AMI, remove the two-year application window, and provide tiered assistance for private plumber connection costs. Plumber assistance would be based on income level, with higher assistance for lower-income households.

- **Option 2:** Pay the full $5,000 assessment for eligible homeowner-occupied properties up to 120 percent AMI, retain the two-year application window, and provide up to $1,000 toward private plumber connection costs.

- **Option 3:** Retain eligibility at 80 percent AMI for eligible homeowner-occupied properties, maintain current assistance levels of up to $2,000 for assessment costs and up to $900 for plumber connection costs, and maintain the two-year application window.

Both options would expand eligibility to households up to 120 percent AMI and would require additional General Fund resources. Estimated program costs are approximately $80,000 annually for Option 1 and $120,000 annually for Option 2, based on preliminary participation assumptions.

Budget Impact:

Implementing an expanded program would require the appropriation of additional General Fund dollars and could be considered as part of the upcoming fiscal year budget process. Based on preliminary estimates, program costs assume approximately 20 households annually. Option 1 is estimated at an average subsidy of $4,000 per household, resulting in an annual cost of approximately $80,000 (20 households ×

$4,000). Option 2 is estimated at an average subsidy of $6,000 per household, resulting in an annual cost of approximately $120,000 (20 households × $6,000). Actual costs will vary based on participation levels and household eligibility. Council previously discussed allocating approximately $250,000 to support additional sewer connections. At this time, approximately $20,000 of General Fund resources are budgeted for the program.

Options:

- Receive the staff report and provide consensus direction regarding potential program modifications to the City's Water and Sewer Assessment Assistance Program.
- Do not receive the staff report and maintain the current program structure.
- Direct staff to take another action.

Recommended Action:

Receive the staff report and provide consensus direction regarding potential program modifications to the City's Water and Sewer Assessment Assistance Program.

Attachments:

Expanding Water and Sewer Assessment Assistance Program - Phase V Annexation Presentation

Expanding Water and Sewer Assessment Assistance Program

Phase V Annexation Area

City Council Work Session

May 4, 2026

FAYETTEVILLE NC

Program Background and Council Request

- Program established to assist homeowners with required water and sewer costs
- Phase V Annexation includes approximately 8,000 parcels; construction through 2037
- Residents annexed in 2006 are still awaiting service
- Council requested evaluation of potential program modifications, including eligibility up to 120% AMI

Current Program Structure

- Owner-occupied households only
- Income eligibility capped at 80% AMI
- Provides up to $2,000 toward $5,000 assessment
- Provides up to $900 for plumber connection costs
- Assessment financed over 10 years (~$40–$50/month; ~$25–$30 with assistance)
- Two-year application window
- Recent utilization: ~1–3 households annually

Policy Consideration

- Should eligibility be expanded up to 120% AMI?

- Should assistance focus on:
  - Upfront connection costs, or
  - Monthly payment reduction?

- What level of General Fund investment is appropriate?

Option 1 – Targeted Upfront Assistance (Recommended)

- Maintain $2,000 assessment assistance
- Expand eligibility to 120% AMI
- Remove two-year application window
- Allow assistance for assessment or facility investment fee (if not previously assisted)
- Tiered plumber assistance:
  - Workforce income (≤120% AMI): 10%, NTE $1,000
  - Moderate income (80–120% AMI): 50%, NTE $5,000
  - Low income (≤50% AMI): 100%, NTE $7,500
- Cost:~20 households × ~$4,000 = ~$80,000 annually

Option 2 – Full Assessment Coverage

- Provide 100% of $5,000 assessment
- Expand eligibility to 120% AMI
- Provide up to $1,000 for plumber costs
- Maintain two-year application window
- Focus on reducing monthly payment burden
- Cost:~20 households × ~$6,000 = ~$120,000 annually

Option 3 – Maintain Current Program

- Maintain eligibility at 80% AMI
- Maintain $2,000 assessment assistance
- Maintain up to $900 plumber assistance
- Maintain two-year application window
- No changes to current program structure or funding
- Cost: Current funding level: ~$20,000 annually

Key Tradeoffs

- Option 1
  - Targets lower-income households
  - Addresses upfront cash barrier
  - Moderate cost (~$80K)
- Option 2
  - Uniform assistance across households
  - Reduces monthly payments
  - Higher cost (~$120K)
- Option 3
  - No program changes
  - Lowest cost (~$20K)
  - Limited impact on connection rates

Council Direction

- Select one of the three program options:
  - Option 1: Tiered, cash-flow focused assistance
  - Option 2: Full assessment coverage
  - Option 3: Maintain current program
- Consider funding needs as part of the upcoming budget process
- Direct staff to revise the Standard Operating Procedure: Water and Sewer Assessment Assistance Program
- Direct staff to return with proposed revisions to City Council Policy 150.1, Water and Sanitary Sewer Utility Assessments, if required

Questions?

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City Council Action Memo

File Number: 26-0169

Agenda Date: 5/4/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Work Session **File Type:** Other Items of Business

Agenda Number: 6.07

TO: **Mayor and Members of City Council**

THRU: **Douglas J. Hewett, ICMA-CM, City Manager**

FROM: **Chris Williams, Management Analyst**

DATE: **April 13, 2026**

RE:
Public Notice Visibility Improvements

COUNCIL DISTRICT(S):
ALL

Relationship To Strategic Plan:
Goal II: The City of Fayetteville will have a Responsive City Government Supporting a Diverse and Viable Economy

Executive Summary:
This administrative report responds to the agenda item regarding opportunities to enhance public notice visibility and digital accessibility for City communications. Staff reviewed current signage, digital platforms, and outreach practices to identify opportunities to improve public awareness of zoning and development hearings. Findings indicate that visibility may be strengthened through improved signage design and placement, expanded use of digital communication tools, development of centralized online resources, and continued coordination of outreach efforts using existing channels

Background:
This agenda item requested a review of how the City can enhance public awareness and accessibility of zoning-related notices and hearings using existing resources and communication methods.

Issues/Analysis:
Staff identified several opportunities to improve public notice visibility and engagement:

Physical Signage Enhancements:
Opportunities exist to improve visibility through adjustments to sign size, placement, and design. Development Services is coordinating with Marketing and Communications to redesign signage for improved clarity and consistency. Updated posting practices now include placement along each street frontage and additional signage for larger properties.

Digital Accessibility and Communication Tools:
The City utilizes multiple digital platforms, including the website, social media, FayTV,

and email notifications, to expand outreach. Staff are developing a centralized webpage for zoning hearings that will include maps, agenda materials, and staff reports, with QR code integration to improve accessibility across platforms.

Expanded Outreach Opportunities:
Existing community engagement efforts, such as Community Watch meetings and Doug in the District events, provide additional opportunities to share information with residents. Staff are also exploring potential ordinance amendments to require applicant-hosted neighborhood meetings for certain development proposals to enhance early community awareness.

Promotion and Prioritization:
As outreach efforts expand, establishing clearer criteria for prioritizing notices and promotional activities may improve consistency, efficiency, and staff capacity management while aligning efforts with broader City communication goals.

Budget Impact:
No significant budget impact is anticipated. Most improvements can be implemented using existing communication platforms and in-house resources. Any enhancements requiring specialized materials or expanded signage would be evaluated on a case-by-case basis

Options:
This report is for information only

Recommended Action:
For information only, no action required unless Council moves to add to an upcoming Work Session.

Attachments:
Admin Report

FAYETTEVILLE NC
CITY MANAGER'S OFFICE

To: Mayor and City Council
Thru: Douglas J. Hewett, ICMA-CM, City Manager
From: Chris Williams, Management Analyst
Date: April 13, 2026
RE: Public Notice Visibility Improvements

Purpose
The purpose of this administrative report is to provide a response regarding the agenda item, *"Enhancing Zoning Public Notice Visibility and Digital Accessibility for City Communications."*

Discussion
This agenda item reviews public notice practices, including signage and digital communication methods, and opportunities to improve visibility and resident awareness of City actions and meetings.

Key Findings
Staff review identified the following:

1. Physical Signage Visibility Enhancements
Opportunities exist to improve public visibility of hearing notices through enhancements to sign size, placement, and design. The current signage measures 24" x 36"; however, larger formats would require increased durability and specialized materials, resulting in higher production costs.

The Development Services Department is currently collaborating with the Marketing and Communications Department to redesign signage for improved visibility and to create a consistent look that can be utilized across multiple forms of hearing-related advertising.

In addition, Development Services has recently implemented a policy requiring signage to be posted along each street frontage of a property and the placement of a minimum of two signs on properties exceeding three acres.

2. Digital Accessibility and Promotion Channels
The City maintains several official digital communication platforms, including its website, social media channels, FayTV/government access broadcasting, and email notification systems. When used strategically, these tools can significantly enhance public awareness of meetings and hearing-related activities.

The Development Services Department is currently working in coordination with the Marketing and Communications Department to develop a dedicated webpage that will serve as a centralized source for information on upcoming hearings. This information would include, maps, agenda packets, staff reports and more. This page will be accessible through the City's website and linked via QR codes placed on signage, mailings, and social media posts.

In addition, both departments are collaborating on a more structured approach to posting and promoting hearings across social media platforms. Once implemented, Marketing and Communications will also assist in producing short FayTV segments to inform the public on how to access and navigate this new resource.

3. Expanded Notification and Outreach Options
Community meetings and City-hosted engagement events, such as Community Watch gatherings and *Doug in the District*, provide valuable opportunities for neighborhood leaders and residents to receive and share information regarding City notices and initiatives. Leveraging these existing touchpoints can help broaden public awareness and improve overall community engagement.

For specific development proposals, the Development Services Department is exploring a potential ordinance amendment that would establish criteria requiring applicant-hosted neighborhood meetings for projects exceeding a defined size threshold or residential unit count prior to rezoning or Special Use Permit hearings.

4. Promotion and Event Prioritization Considerations
Staff coordinates closely across departments to identify promotional needs and ensure appropriate timing for outreach efforts. As these efforts continue to expand, establishing clearer criteria for prioritizing events and notices will enhance consistency, improve efficiency, and better manage staff capacity. This approach will also help ensure that outreach activities are strategically aligned with the City's broader goals and communication objectives, resulting in a more coordinated and effective public engagement process.

Conclusion
Collectively, these strategies represent a comprehensive approach to improving public awareness, accessibility, and engagement related to zoning and development hearings. By enhancing traditional notification methods, expanding digital communication tools, improving signage, and leveraging existing community engagement opportunities, the City can provide clearer, more consistent access to information.

Rather than expanding notification distances, which has not demonstrated increased participation, these recommendations focus on improving how information is delivered and accessed. Through continued coordination between Development Services and Marketing and Communications, these efforts will support a more transparent, efficient, and user-friendly notification process while better informing residents and encouraging meaningful public participation.

This memo is information only, no action required unless Council moves to add to an upcoming Work Session.

City of Fayetteville

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City Council Action Memo

File Number: 26-0267

Agenda Date: 5/4/2026 **Version:** 2 **Status:** Agenda Ready

In Control: City Council Work Session **File Type:** Other Items of Business

Agenda Number: 6.08

TO: **Mayor and Members of City Council**

THRU: **Michael Gibson, Interim Assistant City Manager**

FROM: **Tyffany Neal, MPA, Transit Director**

DATE: **May 4, 2026**

RE:
Receive Update Regarding Transit's (FAST's) Current Service Standards and Bus Stop Amenities Inventory

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal IV: Desirable Place to Live, Work and Recreate

Executive Summary:
City Council is asked to receive this update regarding Transit's current Service Standards which provide a basis for the open and equitable allocation of budget-limited service resources. These standards were adopted by City Council in May 2021 and serve as useful policy tools that reflect Transit's vision, mission and goals. FAST's Service Standards define the attributes of service design and delivery in addition to creating an objective set of criteria under which existing services, proposed alterations to services and prospective new services are evaluated.

Background:
As a condition of the Federal Transit Administration (FTA) grants it receives, the City is required to maintain service standards and policies for the Fixed Route bus services it provides. These standards and policies address how service is distributed across the transit system and ensure that the manner for distributing transit service and assets, including placement of bus stop amenities, are equitable and without discrimination.

The current service standards were adopted by City Council in May 2021 and, prior to that, the previous standards were adopted in August 2013. Transit services have changed over the years including the most recent updates/modernizations to bus stop amenities since 2023.

As City Council has recently expressed its desire to re-evaluate the established thresholds for these Service Standards and Policies, the information contained within this presentation provide Council with current bus stop amenities inventory in addition to potential impacts relative to approved modifications to the current standards.

Issues/Analysis:

There are no major impacts to review of FAST's current Service Standards and Policies. The standards and current inventory reflect the current operating environment as well as provide guidance in our efforts to ensure compliance with Council's expectations.

Budget Impact:

The overall budgetary impact is based upon any modifications made to the current Service Standards. Transit currently budgets approximately $250,000 annually for shelters, benches, trashcans as well as bus stop accessibility/sidewalk projects to support this effort. Rising costs in amenities, freight and contract labor have required Transit to significantly increase funding for this annual project.

Options:

1. Receive Update Regarding Transit's (FAST's) Current Service Standards and Bus Stop Amenities Inventory
2. Do Not Receive Update Regarding Transit's (FAST's) Current Service Standards and Bus Stop Amenities Inventory and Provide Direction To Staff

Recommended Action:

Staff recommends that Council receive the update regarding Transit's (FAST's) Current Service Standards and Bus Stop Amenities Inventory

Attachments:

FAST's Service Standards & Policies - Approved 2021
FAST's Current Bus Stop Amenities Inventory Presentation

FAYETTEVILLE NC
TRANSIT

Service Standards & Policies

Service standards and guidelines serve as useful policy tools that reflect the mission and goals of the transit organization. These define attributes of service design and delivery, as well as, create an objective set of criteria under which existing services, proposed alterations to services and prospective new services are evaluated. Service standards also provide a basis for the open and equitable allocation of budget-limited service resources in accordance with the Title VI and Environmental Justice requirements.

Vehicle Load:

Vehicle Load Factor (passengers on board/bus seating capacity) shall not exceed 1.3 (i.e., 30% standing) on any trip for more than 10 minutes.

Routes with Vehicle Loads exceeding 1.3 will be considered first for headway improvement.

Vehicle Headway/Frequency of Service:

Regular Fixed Route Vehicle Headway on any route shall not exceed 60 minutes (or one vehicle per hour frequency) between 6:00 a.m. and 7:00 p.m.

Regular Fixed Route Vehicle Headway may exceed 60 minutes before 6:00 a.m. and after 7:00 p.m. (weekdays and Saturday) or at any time on Sunday.

This headway standard shall not apply to express bus or suburban bus services.

On-Time Performance:

On-time is defined as the trips completed between one (1) minute early and five (5) minutes late as compared to schedule. Arriving at a trip's destination point early will not be counted as an early for calculations purposes as long as the bus does not depart the stop early.

System-wide on-time performance shall be a minimum of 95% of schedule at route origins and destinations (i.e., terminal points).

Individual route on-time performance shall be a minimum of 90% of schedule at route origins and destinations.

System-wide on-time performance shall be a minimum of 70% of schedule at published time points.

FAYETTEVILLE NC
TRANSIT

Service Availability:

Access to Service:	Sixty percent (60%) of service area residents shall have access to bus service. Access to bus service is defined as less than ½ mile walk from residence to bus stop from 6:00 a.m.to 7:00 p.m. on weekdays
Bus Stop Spacing:	Stops shall be no closer than 800 feet, unless land use and passenger demand indicate a need for closer stops. Minimum four (4) stops per mile in core Minimum two (2) stops per mile in outlying areas (depending on density and land use Flag Stops may be used is areas where installation of ADA accessible bus stops is very difficult.) Bus stop spacing standards shall not apply to express or limited stop bus service

Route Design:

Routes shall operate on major thoroughfares or arterial streets to the maximum extent possible. Exceptions will be allowed for turnaround loops or major destinations located on non-arterial streets. Services should be designed to operate in two directions on the same street whenever possible in order to reduce confusion to passengers and maximize service effectiveness. However, due to street configurations, some loop routes maybe necessary.

Route Deviation	Fixed routes may deviate off their primary alignment for a variety of reasons – to serve a major destination, to avoid a bottleneck and to provide coverage. Deviations off the basic alignment of a fixed route should be minimized whenever possible. Any deviations considered as a part of a route change should meet the following criteria: a) The additional time necessary for the deviation should not exceed five minutes, or 10% of the one-way travel time of the existing route without deviation. b) Deviations should result in an increase in overall route productivity.

Distribution of Transit Amenities:

Bus Shelters	At stops with 15 or more boardings per day or locations where 3 or more routes converge
Bus Benches	At stops with 6 or more boardings per day
Bus Stop Signs	At all stops. Bus stop signs should display FAST name, information contact number and route/schedule information.
Sponsorships	Shelters or benches may be placed at stops that have less boardings than noted above when a non-City entity agrees to provide funding to sponsor such stop.

Vehicle Assignment:

Vehicle Equipment	Revenue vehicles shall be clean, in good condition, with working ramp or lift and working air conditioning or heat (depending on season)
Route Assignment	Higher capacity buses shall be used on routes with the highest ridership and load factors
Vehicle Age/Mileage	Vehicles shall be distributed equally throughout the route system. Vehicle assignments shall be evaluated a minimum of every three (3) months to ensure equitable aging (accumulated miles) and distribution of equipment, including onboard technology features, to all routes.

Evaluating and Altering Services

FAST strives to allocate service resources equitably and efficiently. Circumstances may change requiring that routes be evaluated and adjusted to ensure effectiveness and proper allocation of resources. Routes will be evaluated at least annually. Although several factors are considered, the primary route productivity measure FAST will use is Average Daily Passengers per Revenue Service Hour.

Routes to Review	Less than 80% of system average Passengers per Hour
Routes to Modify	Less than 60% of system average Passengers per Hour

Maturing Service	New routes do not generally generate stable ridership levels immediately. A two-year period permits adequate time to build a transit market. Routes that have operated for less than two years will be considered maturing. Maturing routes will be monitored but may be exempted from corrective actions to provide opportunity to meet ridership expectations. FAST anticipates making fine-tuning adjustments to maturing routes over its first two years.
Lifeline Routes	Factors such as percentage of population below federal poverty guidelines, elderly population, and zero-vehicle households will be examined when considering route modifications.

Corrective Actions:

Targeted Marketing	Low ridership may result from a lack of awareness of routes and services available. A targeted marketing campaign before a service reduction may be considered.
Route Realignment	A route may miss several key locations which can be accessed with short route deviations or extensions. A route may also have unproductive segments. Careful evaluation of boardings by stop can result in route revisions that can help to build ridership and improve service productivity.
Alternative Service	An area with scheduled fixed route with low productivity may better be served by other service delivery methods, such as flex-route, on-demand services, etc.
Service Reduction	A route may have more frequent service than warranted by load factors or ridership. Headway adjustments, reductions in hours of operation, and/or elimination of service on weekends may improve route productivity with limited negative impacts.
Service Elimination	If ridership is consistently poor with little hope for future growth, a route may be eliminated. Service elimination is a last resort and generally follows prior actions to improve productivity. Elimination of service does not preclude restoration of service at a later time, but new factors supporting ridership demand must exist before such a step is considered.

FAST's Service Standards

Transit

May 4th, 2026

FAYETTEVILLE NC

Purpose

- To review Transit's (FAST's) current *Service Standards & Policies* (approved by Council – 2021) that serves as useful policy tools reflecting our vision, mission and goals
- To provide current data regarding current and future bus stops and the corresponding amenities

Purpose of Service Standards

- To ensure compliance with Federal regulations and Local expectations
- To define attributes of service design and delivery
- To create an objective set of criteria under which existing services, proposed modifications to services and prospective new services are evaluated
- To provide a basis for the open, equitable allocation of *budget-limited* service resources

Current Standards

Vehicle Load Factor

- # of cust. on vehicle (seating cap.)

Vehicle Headway / Freq. of Service

- Shall not >60 mins. (or (1) vehicle/hr.) from 6am – 7pm

On-Time Performance

- Vehicle arrives (1) min. early to (5) mins. late

Service Availability

- Access to Service
- Bus Stop Spacing - no closer than 800ft. (unless land use and passenger demand indicate otherwise)
- <4 stops/mi.

Route Design

- Designed to operate in (2) directions on the same street to reduce confusion to customers and maximize service effectiveness

Distribution of Transit Amenities

- Shelters – (15+) boardings/day
- Benches – (6+) boardings/day
- Pole – All bus stops
- Sponsorships – (1+) boardings/day when non-City entity agrees to provide funding to sponsor such stop

Vehicle Assignments

- Vehicle Readiness & Assignments

Current Inventory

Bus Stop Sign (Pole) - Old

- Cost: $0/ea.
- Stops: 0%

Bus Stop Sign (Pole) - New

- Cost: $20/ea.
- Stops: 66%

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Current Inventory (cont'd)

Bench - Old

- Cost: $0/ea.
- Stops: 1%

Bench - New

- Cost: $750/ea.
- Stops: 0%

Current Inventory (cont'd)

Bench & Trash Can - Old

- Cost: $0/ea.
- Stops: 4%

Bench & Trash Can - New

- Cost: $3,305/ea.
- Stops: 3%

Current Inventory (cont'd)

Shelter Package - Old

- Cost: $0/ea.
- Stops: 12%

Shelter Package - New

- Cost: $17,200/ea.
- Stops: 2.5%

Compliance & Costs

Installations

Compliance – *Adherence To FTA Regulations (incl. Service Standards)*

- ADA Accessibility
  - Minimum Concrete Pad (8’ x 5’)
  - Connection to Accessible Pathway (i.e. Street, Sidewalk, Facility, etc.) *
  - Compliant Curb Ramps *

Cost - *Depends On Amenities*

- ~$175 - $1,200/ea.

Add’l Costs
(i.e. curb & gutter, sidewalk, etc.)

Removals

Compliance – *Adherence To FTA Regulations (incl. Service Standards)*

- If usage is (+/-), upgrades/downgrades required upon changes to stop.

Cost - *Depends On Amenities*

- ~$175 - $700/ea.

Example of Sponsorship

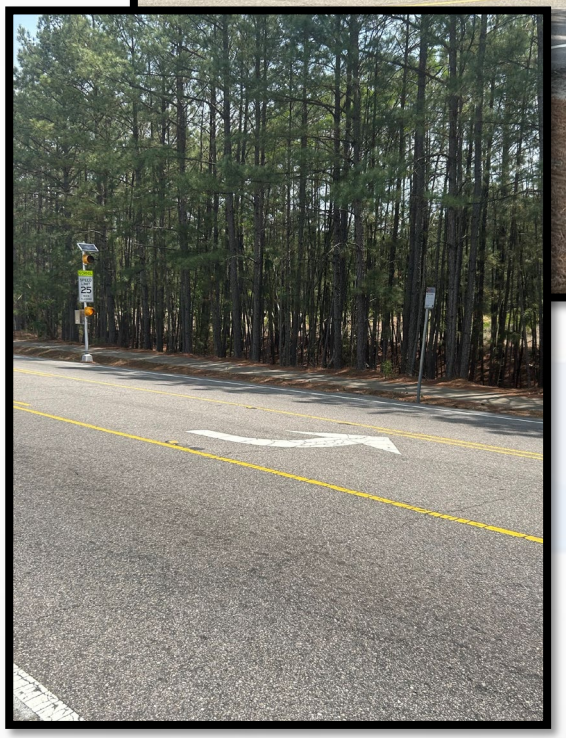
Gardner's Methodist

Criteria - *"Shelters or benches may be placed at stops that have less boardings than noted above when a non-City entity agrees to provide funding to sponsor such stop"*

Daily Ridership* – *4 / 3*

Cost - *~$67K*

- ~$47K - Construction (i.e. mobilization, traffic control, curb & gutter, sidewalk, etc.)
- ~$20K – New Amenities & Installation



** Does not meet current Service Standards criteria*

Example of Sponsorship (cont'd)

Kinlaws

Criteria - *"Shelters or benches may be placed at stops that have less boardings than noted above when a non-City entity agrees to provide funding to sponsor such stop"*

Daily Ridership* – *11 / 7*

Cost - *~$84K*

- ~$64K - Construction (ie mobilization, traffic control, curb & gutter, sidewalk, retaining wall, etc.)
- ~$20K – New Amenities & Installation

** Meets current Service Standards criteria for bench & trash can*

Example of Add'l Stop

Hoke Loop Road

Criteria - *"Shelters or benches may be placed at stops that have less boardings than noted above when a non-City entity agrees to provide funding to sponsor such stop"*

Daily Ridership* – *Flag Stops*

Cost - *~$15K*

- ~$10K - Construction (ie mobilization, traffic control, curb & gutter, sidewalk, retaining wall, etc.)
- ~$5K – New Amenities & Installation

* *Grant-Funded Project*

Example of Add'l Stop (cont'd)

Modifications to Standards

Current Needs – New Amenities

- **Benches & Trash Cans**
  - *Compliance w/Current Level - 6*
  - *Cost - $20K+*
  - *Timeline – 6 months*
- **Shelter Packages**
  - *Compliance w/Current Level - 59*
  - *Cost - $1.2M+*
  - *Timeline – 5 years*

Future Changes – New Amenities

- **Benches & Trash Cans**
  - *Potential Upgrades - 37*
  - *Cost - $150K+*
  - *Timeline – Based Upon Funding*
- **Shelter Packages**
  - *Potential Upgrades - 11*
  - *Cost - $235K+*
  - *Timeline – Based Upon Funding*
- **New Stops**
  - *Considerations - 12*
  - *Cost - Based Upon Amenities*
  - *Timeline – Based Upon Funding*

Modifications to Standards (cont'd)

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Impacts To Modifications of Service Standards

- Budgetary impact
- Increase in timeframe to replace current amenities
- Delayed implementation of approved changes without additional funding
- Continued assessments to prevent disparate impacts on minority and low-income customers and communities

In Conclusion…

Come Ride With Us…

FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

City Council Action Memo

File Number: 26-0278

Agenda Date: 5/4/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Work Session **File Type:** Other Items of Business

Agenda Number: 6.09

TO: **Mayor and Members of City Council**

THRU: **Jodi Phelps, Assistant City Manager**

FROM: **Jennifer Ayre, MMC, City Clerk**

DATE: **May 4, 2026**

RE:
City Council Policies Review Committee Recommendations to City Council Policies 115.15, 135.1, and 155.2

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal III: A city invested in Today and Tomorrow

Executive Summary:
The City Council Policies Review Committee met on Thursday, March 19, 2026. During the meeting the Committee unanimously approved revisions to three Council policies. During the April 13, 2026, Council Meeting, this item appeared on the Consent Agenda. A motion was made by Council Member Greene and seconded by Council Member Hondros to move this item to the May Work Session.

The Committee Members are Mayor Pro Tem Derrick Thompson (Chair), Council Member D.J. Haire, and Council Member Stephon Ferguson

Background:
Staff presented City Council Policy 115.15 - Mayor and City Council Protocol and Code of Conduct, 135.1 - Outside Organizations Funding, and 155.2 - Surplus Property - Disposal of Property Valued at Less than $30,000.00. Policy 115.15 was created on April 8, 2013, with revisions in 2023 and 2025. Policy 135.1 was created on January 23, 1995, and has never been revised. Policy 155.2 was created on June 6, 1983, with revisions in 2006.

Issues/Analysis:
City Council Policy 115.15 - Mayor and City Council Protocol and Code of Conduct

The recommended change is to add a paragraph at the beginning of the policy stating "information or research requiring staff time of more than one hour requires a City Council Agenda Item Request and consensus of City Council."

City Council Policy 135.1 - Outside Organizations - Funding

The recommended changes include:

- Section I outlines the purpose and intent of this policy. The City does not give out grants; rather, it contracts with private organizations to carry out public purposes.
- Section II defaults to the Internal Revenue Service's (IRS) definition of what a nonprofit is and now refers to them as nonprofit community partners, explains what the General Fund is and the public purpose.
- Section III outlines the eligibility requirements for a nonprofit contract and has updated the requirement for a nonprofit to have a central office in the City, changing it to "located in" or "provides direct services in" the City. This change reflects those larger nonprofits, such as the Salvation Army, may have a headquarters located outside the City. The section will also allows for a volunteer board, rather than a board of trustees or board of directors and requires the nonprofit to provide a clear public benefit that aligns with Council's priorities.
- Section IV states that nonprofits must apply through the process designated by the City Manager, or their designee, and they must submit the list of required documents.
- Section V states that appropriations will be made for a fiscal year period beginning July 1 and ending June 30. Paragraph B discusses the Chief Financial Officer's responsibilities in the disbursement of monies and setting the minimum required documentation. Paragraph C states that the City Manager or their designee shall establish performance measures and deliverables.
- Section VI states that at the end of the fiscal year, the nonprofit will provide, or make available, an audit of funds and anything left over will be returned to the General Fund, unless otherwise designated by the City Manager.

City Council Policy 155.2 - Surplus Property - Disposal of Property Valued at Less Than $30,000.00

The recommended change is to add language regarding the disposal of personal property and the required advertisement of an item for sale on GoveDeals.com

Budget Impact:
N/A

Options:
1. Approve City Council Policies Review Committee Recommendations to City Council Policies 115.15, 135.1, and 155.2
2. Do not approve Council Policy Committee recommended revisions to City Council Policies 115.15, 135.1, and 155.2 and provide further direction to staff.

Recommended Action:
Approve Council Policy Committee recommended revisions City Council Policies 115.15, 135.1, and 155.2

Attachments:

City Council Policy 115.15
Proposed Revised City Council Policy 115.15
City Council Policy 135.1
Proposed Revised City Council Policy 135.1
City Council Policy 155.2
Proposed Revised City Council Policy 155.2

City Council Requests for Information from Staff:

Protocol 1 – Simple Information (Readily available – Typically taking less than 5 minutes but occasionally up to 20 minutes)

a. Contact the appropriate Assistant City Manager, Department Director or designated departmental employee
b. City Manager may choose to handle matters personally whenever he/she deems it appropriate
c. Not necessary to share with entire City Council

Protocol 2 – Complex Information or Research (Requiring staff time of more than 20 minutes but less than one hour)

a. Contact the City Manager or appropriate Assistant City Manager
b. City Manager will seek City Council direction if necessary
c. City Manager must respond with information to entire City Council

Protocol 3 – Question on Agenda Item

a. Contact the City Manager, appropriate Assistant City Manager or the City Attorney
b. The City Manager's Office or City Attorney will respond with information to entire City Council
c. "Okay" to re-ask the question at the City Council meeting
d. Motions are to be clear and concise and should be restated by the Mayor or City Clerk to ensure the motion is correctly recorded and appropriate and clear direction is provided to staff.

Protocol 4 – City Council Request for Lobbying or Legislative Advocacy

a. Council Member should submit request to City Manager for assignment to staff or lobbyist as appropriate. This ensures the City is able to coordinate efforts.
b. City Manager shall generally use previous City Council positions, Strategic Plan, and NCLM Legislative Advocacy Goals to guide current legislative positions in the absence of specific direction
c. In the event the City Manager determines that the legislative interest of the City is unclear, City Manager will refer the issue to City Council for direction

Protocol 5 – City Council Request of PWC for Information

a. Council Member should submit information request to City Manager for assignment to staff.

City Council Service Request From Citizens:

Protocol 6 – Citizen Service Requests

Intent:

- Help citizens to understand the City's process and City Council responsibility
- Provide a timely, accurate response
- Be accountable for City actions
- Recognize that some citizens have special needs – limited capacity to learn, use the system or access to technology

Protocol:

a. If the Citizen has not contacted the City:
    1. Refer the citizen to Fay-Fix-It, 433-1FAY or www.1fay.com work order system or,
    2. Link the citizen to appropriate person or department
    3. The Chief of Staff or Designee is the City Council point of contact for follow-up tracking

b. If the Citizen has an unresolved or unsatisfactory response to an issue:
    1. Ask citizen for name and/or department of concern
    2. Contact the Corporate Communications Director for follow up
    3. Chief of Staff or Designee will coordinate with appropriate Department Director or Assistant City Manager
    4. Chief of Staff or Designee will respond to City Council Member with resolution

c. For police matters, Council Members should request citizens call the Police Department (9-1-1) directly

City Council Staff Expectations:

Protocol 7 – City Staff Response Time

a. Staff will acknowledge City Council email or voicemail within 48 hours (refers to business days; excludes weekends)
b. Staff will respond with information to the entire Council if protocol 2 or 3 applies
c. Response not required on weekends unless it is an emergency
d. **Emergency** – Place call to the City Manager

Protocol 8 – Public Meetings Held by Staff

a. The ranking City Council Member (Mayor, Mayor Pro Tem, District Council Member, or Senior Member) should be invited to give welcoming remarks of less than 1 minute. This also applies when staff is invited to meetings held by others.
b. All City Council Members present should be recognized by the ranking member of City Council in the welcoming remarks. If no remarks are given, staff shall recognize members of Council present.
c. City Council Member will not campaign or make stump speeches.

City Council Interactions:

Protocol 9 – Communication among Mayor and City Council

a. To be determined by City Council
b. Adhere to Code of Conduct
c. It is recommended for Council Member Requests, that Council Members reach out to one another in advance of the Work Session.

Protocol 10 - Council Work Session Policy

a. Council does not take formal votes.
    1. Formal Votes at Work Sessions are only permissible in the event a final policy decision is required prior to the next regular City Council meeting.
    2. In the event Council desires to take a formal binding vote during a Work Session:
        i. A procedural motion must be made and approved to add the agenda item. (Requires ¾ of Body or 8)
        ii. A substantive motion and vote can then be taken on the item. (Requires simple majority)
b. Normal options include:
    1. No Action – Council simply accepts information and provides comment as appropriate
    2. Forward for Action – Majority of Council votes to forward item to Regular Council meeting for action.
    3. Additional Information – Council directs staff to obtain additional information or develop revised proposal(s). Item will be brought back by staff to a future Work Session.
    4. No Direction – Staff work completed. No majority of Council to move item forward.

c. Once discussion of item has ended, the item can come back to future Work Session via Council Request Process. (see below)

Protocol 11 – Council Member Request to Add Agenda Items (Replaces current code)

a. All Council agenda requests will be presented at a monthly Work Session.
b. The request will be submitted prior to close of business Monday one week prior to the Work Session meeting.
c. The Councilmember making the request will be given 5 minutes at the end of the Work Session to make a presentation in support of their request and 5 minutes will be allotted for questions for a total of 10 minutes
d. It requires a majority vote to direct staff to incorporate the requested item into staff's work plan and bring it back to a future Work Session or regular Council meeting.

Protocol 12 – Council Modification of Existing Agenda

a. In the event Council desires, or the City Manager requests to add an item to a published regular meeting agenda:
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Protocol 13 – Review of Agenda Items

Consistent with Section 2-3(b) of the City Code, the agenda for any meeting of the City Council shall be prepared by the City Manager. The City Manager shall make agenda items available for review by the Mayor and Mayor Pro Tem prior to the items being placed on the agenda.

Code of Conduct

1. Adhere to the City's Core values. Serve the citizens and lead the organization with R.E.S.P.E.C.T.
2. Focus on what is "best for the City"
3. Communicate in an open, transparent, direct and truthful manner
4. Share information openly
5. Do not speak for another City Council Member
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7. Make direct contact with individuals for conflict resolution
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7. Make direct contact with individuals for conflict resolution
8. Keep confidences
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10. Decide as a Council and support the City Council decision

SUBJECT – OUTSIDE ORGANIZATIONS Funding	Number 135.1	Revised	Review Date	Effective Date 1-23-95	Page 1 of 3

I. Definition:

A. An outside organization is defined as a nonprofit organization incorporated by the State of North Carolina and which is not a Joint City-County Agency.

II. Eligibility:

A. Eligibility is limited to nonprofit organizations which have a central office in the City and which have a community service function considered to be of significant importance to the City and which have been established for at least 90 days.

B. The organization must be governed by a Board of Trustees or a Board of Directors. Either Board must have minority representation.

C. The organization must assure that it does not aid or perpetuate discrimination on the basis of handicap in providing any aid, benefit, or service as pursuant to Section 504 of the Rehabilitation Act of 1973, as amended.

III. Application:

A. Each applying organization must submit a copy of its Bylaws, a list of the membership on the governing board, a satisfactory statement of problem definition and anticipated solution and a proposed budget showing anticipated revenues and expenditures. These materials along with the request for appropriation must be submitted by March 22 to the City Manager's Office. Along with the proposed budget the agency must submit a statement of previous funding sources as well as funding sources for the fiscal year for which funding is requested in such detail as may be required by the City Manager.

IV. Funding:

A. Appropriations shall be made for a fiscal year period beginning July 1 and ending June 30.

B. Monetary disbursements shall be made by quarter and only after a review of quarterly operations and financial statements and pre-audit by the Internal Audit office of the Finance Department. Quarterly operational and financial statements shall be in such detail as required by the Finance Director acting in compliance with the fiscal control laws of the State of North Carolina pertaining to local government. These quarterly reports must be submitted to the office of Internal Audit in the Finance Department, City Hall, 433 Hay Street, Fayetteville, North Carolina. If after a review of the previous quarterly financial report, it is determined that expenditures were made which were not in compliance with the fiscal control laws, the amount of those expenditures may either be deducted from the next quarter's appropriation or the next quarter's appropriation may be withheld, depending on whichever is recommended by the City Manager.

C. At any time the City Manager deems necessary or appropriate, an Internal Audit may be made of the organization's books or records to assure the accuracy and reliability of the financial condition of the organization.

V. Early Termination:

A. The City Council may terminate any grant at the end of any quarterly period.

VI. End of Fiscal Year:

A. Organizations must provide the City a certified audit or other audit by independent auditors approved by the City Manager of their financial operation for the grant period.

B. All unused funds, on a proposed basis of the entire certified revenue and expenditure audit, must be returned to the City's General Fund.

C. Application for renewal grants, for each one-year period, must be made on the same requirement basis as the original grants. The City Council, at its option, may deny renewal grants.

SUBJECT – OUTSIDE ORGANIZATIONS Nonprofit Funding	Number 135.1	Revised	Review Date	Effective Date ~~1~~X-~~23~~XX- ~~95~~25	Page 1 of ~~3~~5

I. Purpose and Intent:

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A. Under §160A-20.1 of North Carolina General Statutes, a local government may contract with a nonprofit to carry out any public purpose that the local government is authorized by law to engage in.

B. This policy establishes the framework for funding nonprofit community partners through the General Fund to carry out a public purpose while ensuring transparent and equitable allocation of funds.

C. This policy applies to all nonprofit community partners that do not fall under other North Carolina General Statutes that prescribe a process to fund and are not Joint City/County Agencies, regardless of award size.

D. This policy does not apply to the funding of nonprofit organizations through state or federal grants where the granting agency prescribes the process to evaluate and allocate funds.

II. Definitions:

A. Nonprofit Community Partner: ~~An outside organization is defined as a~~A nonprofit organization incorporated by the State of North Carolina and ~~which is not a Joint City-County Agency~~determined by the Internal Revenue Service (IRS) to be organized under Section 501c3 of the United States Tax Code or other relevant tax-exempt organizations.

B. General Fund: The General Fund is the principal fund of the City of Fayetteville. This fund accounts for all financial transactions except those more appropriately recorded in another fund. This fund includes the majority of city services including police, fire, emergency communications, inspections, streets, parks, recreation, and administrative functions. Revenues come from intergovernmental revenues, property taxes, user fees, permits and licenses, internal transfers, and other sources of revenue.

C. Public Purpose: Defined as projects, services, or activities that the local government is authorized by law to fund and undertake.

III. Eligibility:

A. Eligibility is limited to Nnonprofit Community Partners organizations which are located in or provide direct services to have a central office in the City and which have a community service function considered to be of significant importance to the City and which have been established and active in providing services to the community for at least 90 days.

B. The organization must be governed by a volunteer Board of Trustees or a Board of Directorsthat includes a majority of members with no familial or business relationships as further defined by the IRS and is representative of the community. Either Board must have minority representation.

C. The organization must provide a clear public benefit that aligns with City priorities identified through Council direction, strategic plans, or community needs and agree to comply with reporting, documentation, and contractual obligations established by the City. assure that it does not aid or perpetuate discrimination on the basis of handicap in providing any aid, benefit, or service as pursuant to Section 504 of the Rehabilitation Act of 1973, as amended.

D. The organization must comply with all applicable local, state, and federal laws to ensure nondiscrimination when providing services and appropriate record keeping of financial and operational information.

IVII. Application:

A. Organizations must apply through the process designated by the City Manager or their designee.

B. ~~Each applying o~~Organizations ~~must~~ shall submit at least the following: IRS Determination letter, most recent financial statement, a copy of its b~~B~~ylaws, a list of the membership on the governing board, a ~~satisfactory~~ statement of ~~problem definition~~need and ~~anticipated~~ proposed solution, and a proposed budget showing anticipated revenues and expenditures. ~~These materials along with the request for appropriation must be submitted by March 22 to the City Manager's Office. Along with the proposed budget the agency must submit a statement of previous funding sources as well as funding sources for the fiscal year for which funding is requested in such detail as may be required by the City Manager.~~

~~I~~V. Funding:

A. Appropriations shall be made for a fiscal year period beginning July 1 and ending June 30. The amount and intent of such appropriations will serve as the basis for the application process designated by the City Manager or their designee.

B. Monetary disbursements shall be made in accordance with each funding agreement and ~~by quarter and only after~~shall be subject to a review of ~~quarterly~~ operations and financial statements. ~~and pre-audit by the Internal Audit office of the Finance Department. Quarterly o~~Operational and financial statements shall be in such detail as required by the Chief Financial~~e Director~~ Officer acting in compliance with the local government budget and fiscal control act ~~laws~~ of the State of North Carolina. Each funding agreement shall include at a minimum clear guidelines and directives to the nonprofit community partner as to how and for what purposes public monies may be spent, and require documentation to demonstrate the use of city funds and delivery of services. ~~pertaining to local government. These quarterly reports must be submitted to the office of Internal Audit in the Finance Department, City Hall, 433 Hay Street, Fayetteville, North Carolina. If after a review of the previous quarterly financial report, it is determined that expenditures were made which were not in compliance with the fiscal control laws, the amount of those expenditures may either be deducted from the~~

~~next quarter's appropriation or the next quarter's appropriation may be withheld, depending on whichever is recommended by the City Manager.~~

C. The City Manager or their designee shall establish appropriate performance measures and deliverables in sufficient detail as to determine the effectiveness of the funding to provide a public purpose. These performance measures shall be incorporated into the funding agreement and may be provided as summary reports to Council as requested.

D. The funding agreement shall impose requirements upon each nonprofit community partner that the City's funding be acknowledged in advertising, media, or literature associated with the funded program.~~At any time the City Manager deems necessary or appropriate, an Internal Audit may be made of the organization's books or records to assure the accuracy and reliability of the financial condition of the organization.~~

~~V. Early Termination:~~

~~A. The City Council may terminate any grant at the end of any quarterly period.~~

VII. End of Fiscal Year:

A. ~~Organizations N~~Nonprofit community partners receiving $5,000 or more annually must provide or make available to ~~the City~~any member of the public ~~a certified~~an audit or other financial statement~~audit~~ by an independent ~~auditors~~third party in accordance with S.L 2012-169. Pursuant to G.S. §159-40(a), the City may require an audit or an independently prepared financial statement from nonprofit community partners receiving $1,000 or more in public funds, as specified in the funding agreement ~~approved by the City Manager of their financial operation for the grant period as required by North Carolina General Statutes.~~ The City Manager or their designee may~~, through the funding agreement, require the same for those receiving smaller amounts~~ establish such requirements through the funding agreement.~~.~~

B. All Any unused unspent funds, on a proposed basis of the entire certified revenue and expenditure audit, must be returned to the City's General Fund unless otherwise authorized by the City Manager or their designee. Funding agreements should be structured as reimbursement-based whenever possible. Alternatively, funding may be provided on a quarterly basis, with the first quarter advanced and all subsequent quarterly payments issued on a reimbursement basis.

C. Application for renewal grants, for each one year period, must be made on the same requirement basis as the original grants. The City Council, at its option, may deny renewal grants.

SUBJECT – CITY COUNCIL Surplus Property – Disposal of Property Valued at Less Than $30,000.00	Number 155.2	Revised 1-09-06	Reviewed Date	Effective Date 6-6-83	Page 1 of 2

SUBJECT: Disposal of Surplus Property

PURPOSE: To adopt an official policy establishing regulations prescribing procedures for disposing of personal property valued at less than $30,000.00 for any one item or group of items owned by the City of Fayetteville including property acquired by its Public Works Commission.

COVERAGE: This policy, upon adoption by the City Council, shall be applicable to the disposal of any personal property belonging to the City that is valued at less than $30,000.00 per item or groups of items until such time as this policy is altered, modified, or rescinded by the City Council.

POLICY: Pursuant to G.S. § 160A-266, as amended, the City Council of the City of Fayetteville hereby establishes the following procedures:

1. The City Manager or his designee may declare surplus any item or group of items of personal property reported to him/her in writing as surplus by a department head and which is valued at less than $30,000.00 by the City Manager or his designee.

2. The City Manager or his designee may set the market value and convey title to items valued at less than $30,000.00.

3. The City Manager or his designee may discard any personal property that: (i) is determined to have no value; (ii) remains unsold or unclaimed after the City has exhausted efforts to sell the property using any applicable procedure available under G.S. § 160A-266; or (iii) poses a potential threat to the public health or safety.

4. Notification of such declaration of surplus property may be sent to the City Manager, all department heads, and any other appropriate staff members for possible re-utilization before disposition is made.

5. The City Manager or his designee shall dispose of the property so as to secure a fair market value for the City, and to accomplish the disposal efficiently and economically. Accordingly:

   a. Public notices of such disposition are not required.

   b. The City Manager or his designee may set the fair market value of each item, and convey title to the property.

   c. Disposals may be made by either public or private sales and exchanges. Method of disposition shall be determined by the City Manager or his designee.

6. The City Manager or his designee, and the Public Works Commission or its designee, shall submit in writing to the City Council annual reports of the items sold or exchanged, to whom it was sold or with whom exchanged, and the amount of money or other consideration received for each sale or exchange.

7. The Public Works Commission or its designee are authorized to declare personal property, valued at less than $30,000.00, surplus and take all necessary steps to dispose of the property in accordance with Sections 1 through 5 of this policy for property acquired by the Public Works Commission.

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2. The City Manager or his designee may set the market value and convey title to items valued at less than $30,000.00.

3. The City Manager or his designee may discard any personal property that: (i) is determined to have no value; (ii) remains unsold or unclaimed after the City has advertised the item for sale on GovDeals.com at least one time and exhausted any other efforts to sell the property using any applicable procedure available under G.S. § 160A-266; or (iii) poses a potential threat to the public health or safety.

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City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

City Council Action Memo

File Number: 26-0255

Agenda Date: 5/4/2026

Version: 1

Status: Agenda Ready

In Control: City Council Work Session

File Type: Other Items of Business

Agenda Number: 6.010

TO: **Mayor and Members of City Council**

THRU:

FROM: **Council Member Malik Davis**

DATE: **May 4, 2026**

RE:
City Council Agenda Item Request - Downtown Development Coordinator-Manager - Council Member Davis

COUNCIL DISTRICT(S):
2

Relationship To Strategic Plan:
Goal IV - The City of Fayetteville will be a desirable place to live, work, and recreate
Priority 2: Enhance economic growth throughout the City

Executive Summary:
Downtown is the front door to our city, and we are in need of a dedicated Downtown manager/coordinator to support is continued growth.

This individual would serve as a staff liaison to business' and others for the City, with a sole focus on downtown management, development, and revitalization efforts.

Background:

Issues/Analysis:

Budget Impact:

Options:

Recommended Action:

Attachments:
City Council Agenda Item Request Form

FAYETTEVILLE NC
CITY COUNCIL

City Council Agenda Item Request

Date of Request: 03/31/2026 **Requester:** CM Davis

Agenda Item Title: Downtown Development Coordinator/Manager

Estimated Cost: Unknown **Anticipated Funding Source:** Unknown

City Department(s) Support Requested:

Estimated Staff Time Required: Unknown

Anticipated Date for Future Council Work Session Discussion: 05/4/2026

Which City Council approved Goal(s) within the Strategic Plan does this request directly support?

Goal IV

What do you envision accomplishing with this agenda item request?

Downtown is the front door to our city, and we are in need of a dedicated Downtown manger/coordinator to support its continued growth. This individual would serve as a staff liaison to business's and others for the city, with a sole focus on downtown management, development, and revitalization efforts.

Additional Comments:

City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

City Council Action Memo

File Number: 26-0207

Agenda Date: 5/4/2026 **Version:** 2 **Status:** Agenda Ready

In Control: City Council Work Session **File Type:** Other Items of Business

Agenda Number: 6.011

TO: **Mayor and Members of City Council**

THRU:

FROM: **Mayor Colvin**

DATE: **May 4, 2026**

RE:
City Council Agenda Item Request - Feasibility Study for Downtown Convention Center - Mayor Colvin

COUNCIL DISTRICT(S):
2

Relationship To Strategic Plan:
Goal II: Enhance Economic Growth & Opportunity
Goal III: Desirable Place to Work, Live & Recreate

Executive Summary:
Have staff research a feasibility study for a downtown convention space and comparison to stop 10 largest cities in North Carolina

Background:

Issues/Analysis:

Budget Impact:

Options:

Recommended Action:

Attachments:
City Council Agenda Item Request

FAYETTEVILLE NC
CITY COUNCIL

City Council Agenda Item Request

Date of Request: 4/17/26 **Requester:** Mayor Colvin

Agenda Item Title: Feasibility Study Downtown Convention Center

Estimated Cost: N/A **Anticipated Funding Source:**

City Department(s) Support Requested:

Estimated Staff Time Required:

Anticipated Date for Future Council Work Session Discussion: May

Which City Council Priorities within the Strategic Plan does this request directly support?

Goal 2 – Enhance Economic growth & opportunity
Goal 3 – Desirable place to work, live, & Recreate

What do you envision accomplishing with this agenda item request?

Feasibility of Downtown Convention Space And Comparison to top 10 Largest cities in NC

Additional Comments:

CC-101 (8/18)