FAYETTEVILLE!

City of Fayetteville

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

Meeting Agenda - Final City Council Work Session

Monday, January 5, 2026	2:00 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	<u>25-5024</u>	·	ie Redevelopment Efforts Update Receive the report from staff and give feedback on the process.
6.02	<u>25-5045</u>		tion from Redeploying American Veterans on a Tiny Home Community Receive the Redeploying American Veterans presentation.
6.03	<u>25-5062</u>		tion from the Fayetteville-Cumberland County e on the annual Point in Time Count Accept the Fayetteville-Cumberland County Continuum of Care PIT Count presentation.
6.04	<u>26-0026</u>	Receive Presentate Museum Recommendation:	tion Regarding Completed Study - Black Voices For information only.
6.05	<u>26-0023</u>	Parks & Recreatio Project Update Recommendation:	n Bond Project Update and Public Safety Bond Accept the report
6.06	<u>26-0017</u>	Downtown Municip View Townhomes Recommendation:	oal Service District Boundary and Inclusion of Park For information only.
6.07	<u>26-0008</u>	Consider Changes Lease <u>Recommendation:</u>	s to City Council Policy 155.6 - Real Property - Provide recommended revisions for City Council Policy 155.6.

6.08 <u>26-0021</u> Consider Proposed Amendments to Parades, Motorcades, Special

Events and Demonstrations Ordinance

Recommendation: Staff recommends that Council approves all changes and place

on an upcoming regular meeting agenda.

7.0 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

January 5, 2026 - 2:00 p.m.

Cable Channel 7 and streamed "LIVE" at FayTV.net



Five Council Strategic Priorities



Ongoing commitment to a comprehensive approach to community safety



Continue the City's commitment to revitalization efforts and housing needs



Increase Parks and Recreation opportunities for youth engagement and interaction



Enhance economic growth throughout the City



expand transportation and other connectivity for residents



City of Fayetteville

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

City Council Action Memo

File Number: 25-5024

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

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

Business

Agenda Number: 6.01

File Number: 25-5024

TO: Mayor and Members of City Council

THRU: Kelly Strickland, Assistant City Manager

FROM: Christopher Cauley, Director of Economic and Community

Development

Derrick McArthur, Economic Development Manager

DATE: January 5, 2026

RE:

Blount and Gillespie Redevelopment Efforts Update

COUNCIL DISTRICT(S):

District 2

Relationship To Strategic Plan:

Strategic Plan FY 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 4.5 - To ensure a place for people to live in great neighborhoods

Executive Summary:

City Council is asked to receive a report on the plan for redevelopment of the Blount & Gillespie site. HR&A Advisors was contracted by the City to evaluate the site and conduct community engagement and feasibility analysis for a potential public-private partnership.

Background:

From 2008 to 2024, the City acquired a total of 41 individual parcels, using local funding allocated as the City's leverage for the HOPE VI Redevelopment Project. In 2016, the Red Rock Global Study further highlighted the site as one with catalytic development potential. In 2018, the City explored plans for the site including the Centre City Business Park concept. In 2020 it was determined that Centre City Business concept would not move forward due to inability to attract private developers and shifting market conditions amidst the Covid-19 pandemic.

In 2025, the City contracted HR&A Advisors to conduct a market scan and existing conditions analysis to determine feasible redevelopment options. Community engagement was conducted on June 11, 2025, at J S Spivey recreational center. HR&A Advisors, Inc. has evaluated redevelopment opportunities for the City-owned property at Blount and Gillespie Streets. The purpose of this initiative is to attract private investment,

File Number: 25-5024

expand the local tax base, and deliver community benefits through strategic public-private partnerships (P3). The presentation to Council recaps the prior work by City staff and HR&A, reviews the concepts developed by market information, and seeks guidance from City council on next steps.

Issues/Analysis:

Analysis indicates demand for mixed-use development, particularly retail and residential. Residents desire cultural preservation, artistic space and housing. Redevelopment may require City participation through land write downs, infrastructure investments, or incentives. The Blount & Gillespie Site is a City owned parcel identified as a key redevelopment opportunity within the downtown area.

Budget Impact:

No direct budget appropriation is needed at this stage. Budgetary impacts will be presented once HR&A completes the next phase of its work and presents City Council with options to move forward.

Options:

- 1. Receive the report from staff and give feedback on the process.
- 2. Receive the report from staff and do not give feedback on the process.
- 3. Do not receive the report.

Recommended Action:

Receive the report from staff and give feedback on the process.

Attachments:

Blount and Gillespie Council Work Session Presentation



Agenda

Recap Study Context

Review Concepts

Discuss Next Steps

Study Context

The City of Fayetteville created a development vision for the Blount & Gillespie site.

The Blount & Gillespie site represents one of Fayetteville's most significant opportunities to expand Downtown's footprint through new housing, retail ground-floor uses, and community public space.

To advance this opportunity, the City partnered with HR&A and MKSK to study the site's market potential, test redevelopment scenarios, and assess the financial and regulatory tools needed to make a mixed-use vision feasible.



Site History

The City's early redevelopment efforts faced setbacks, calling for a new approach to create a feasible vision for the site.

1902 In 1902, the E.E. Smith House was built on what was then a small FSU campus on Gillespie Street.

The City acquired a total of **41 individual parcels** over several years, leveraging **\$6M of HOPE VI funding**.

The **Red Rock Global Study** further highlighted the site as one with catalytic development potential.

The City explored plans for the site including the **Centre City Business Park** concept, which focused on **enhancing the character of Gillespie Street** through placemaking activities and community partnerships.

The **Fayetteville-Cumberland Economic Development Corporation** prepared an Opportunity Zone Prospectus that highlights this site as a future opportunity.

The Centre City Business concept was **not realized** due to an inability to attract private developers and shifting market conditions amidst the COVID-19 pandemic.

The City partnered with **HR&A Advisors** and **MKSK** to revisit the site and **create a viable development concept.**



2025

2019

2020

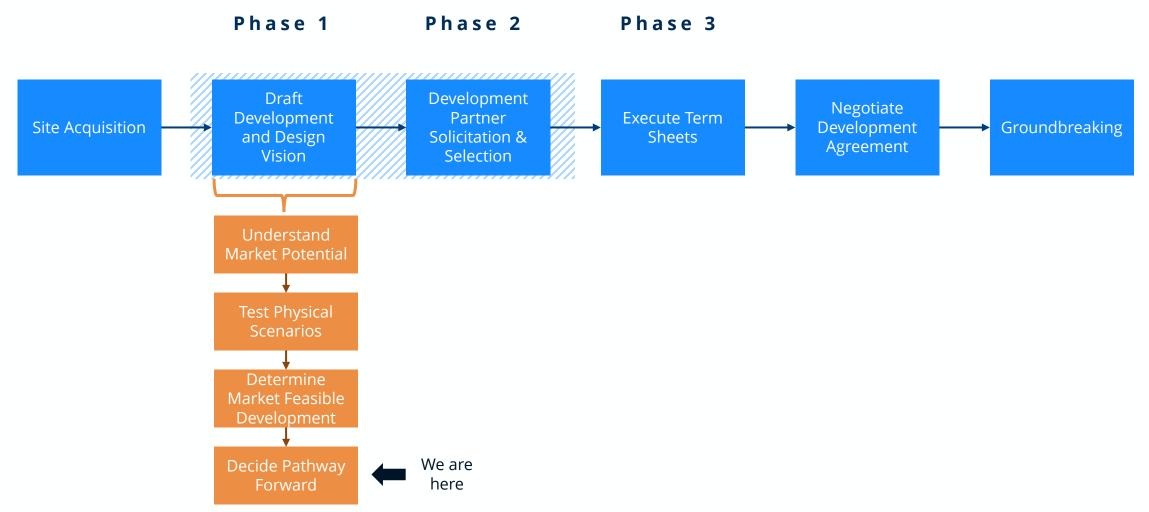
Red Rock Global Foundational Plans

The Red Rock Global Study (2016) created the impetus for this study. The Red Rock Study identified four focus areas of opportunity within the City, including further study of public-private partnerships.

Focus Area	Action	Update
Upper Murchison	NCDOT Improvements	Investment for roads and multi-use paths (\$52M+)
	Industrial Development	FCEDC working with property owners as opportunity arises
Lower Murchison Baseball Stadium Located across th		Located across the intersection in Downtown (\$40M+)
	Business Center	FSU HUB re-invested in entrepreneurial growth (\$500k)
Massey Hill	New Highschool	N/A
Center City Action Park	EE Smith House	Acquired, renovated, Parks programming
	Land Assemblage	Last lot acquired in 2024
	Public/Private Partnership	Engaged HR&A to explore

Development Process

We have completed programmatic and design visioning phase for the site. The City is now positioned to advance a solicitation to develop the site.



Market Scan

Fayetteville's market conditions favor the development of multi-family residential and retail, while office and hotel uses may be less feasible in the current context.

Residential

Downtown Fayetteville has experienced slow population growth (+11% since 2010), in part due to the lack of new homes being built Downtown. Despite this, the combination of healthy vacancy rates Downtown (4.3%) and consistent absorption city-wide (240 units annually since 2015) demonstrates the potential for the Blount and Gillespie site to **spark a new move towards Downtown**.

Office

Slow overall job growth (7% city-wide since 2015) limits the near-term potential for new, speculative office space. However, a **targeted tenanting strategy** could support office space for **professional services workers**, as professional services industries have grown by 42% since 2015.

Hotel

Downtown has demonstrated an ability to **drive new visitation by leveraging catalytic investments**, such as the minor league baseball stadium. Because of this Fayetteville needs to continue **identifying strategic opportunities** to enhance Downtown hotel demand.

Retail

Downtown Fayetteville is home to a host of restaurants and clothing stores, comprising over a third of Downtown retail spending, but **lacks more unique and experiential retail offerings.** The Blount and Gillespie site has the potential to provide residents with **new types of retail offerings**, such as jazz bars, art galleries, and complementary attractions.

Community Meeting

During the study, the City hosted a community event that generated valuable insights from over 45 participants.

Input from local residents reflected the following priorities:

- Strong support for mixed-use development with activated public space
- Desire for outdoor dining, plazas, and cultural/entertainment uses
- Need for more experiential downtown activities (e.g., art, music, games)
- Residents voiced interest in family-friendly and youth-oriented amenities
- Broad support for new housing options near walkable amenities



Community Survey

To collect additional input from residents who could not attend the in-person event, the City captured 92 online survey responses.

Public Space



In terms of public space, nearly **40%** of respondents preferred natural play and lounge areas. Shaded seating and disability-accessible spaces came up repeatedly as priorities. Residents want places that feel inclusive and intergenerational, with amenities that suit diverse needs, including third places (e.g. spaces to relax, hang out, and connect without spending money).

Housing



When it comes to housing, **61%** of respondents favored relatively dense (3–4 story and 4–6 story) mixed-use buildings. There is a desire for more housing options downtown with a diverse set of price points. Residents reported seeing mixed-use housing as a way to activate downtown and spread its footprint beyond Hay Street.

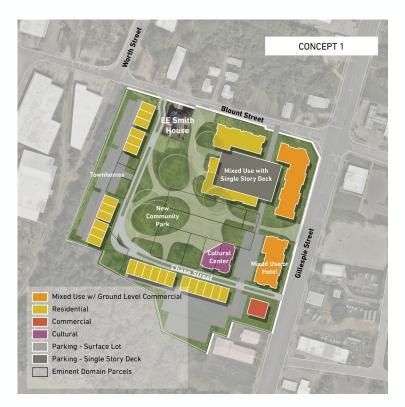
Downtown Experience



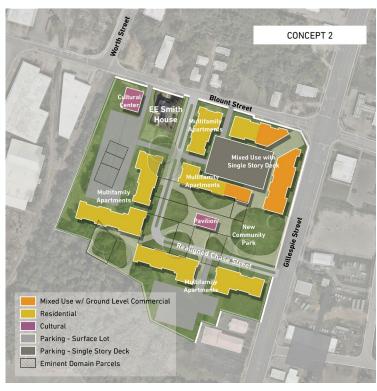
People want downtown to feel safer, more central, and more walkable. Downtown accessibility challenges are reportedly related to walkability, parking, and sidewalk infrastructure. Residents want to see cultural representation in food and retail options. While **37%** of visitors are drawn downtown only by special events, there's a desire for more everyday reasons to visit.

Redevelopment Scenarios

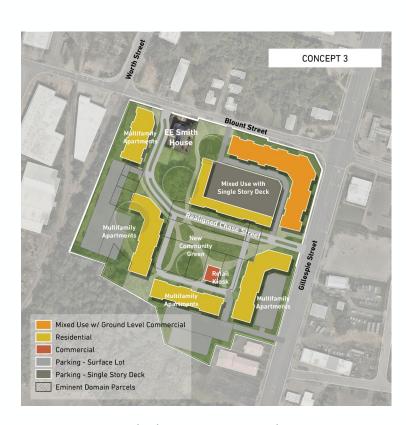
Redevelopment concepts vary in multifamily, retail, and public realm density. While concept 1 favors open space and retail, concepts 2 and 3 prioritize dense multifamily development.



Concept 1 includes approximately 100 multifamily units and 21,000 square feet of retail or dining space, with a 2.5-acre community park connected to the E.E. Smith House.



Concept 2 includes approximately 200 multifamily units and 17,000 square feet of retail or dining space, with a 1.5-acre community park anchored by a pavilion visible from Gillespie Street.



Concept 3 includes approximately 240 multifamily units and 20,000 square feet of retail or dining space, with a 1-acre community green or neighborhood park featuring a small retail/dining kiosk.

Concept 1

Concept 1 reimagines the site as a mixed-use development with a large central community green space and cultural center.

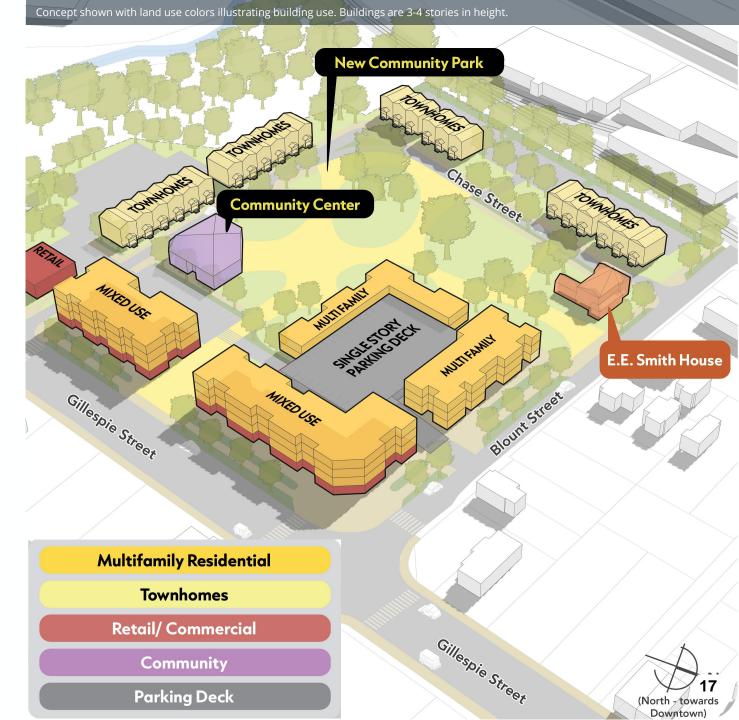
Example Images











Concept 2

Concept 2 reimagines the site as a mixed-use development with a community park anchored with by a pavilion

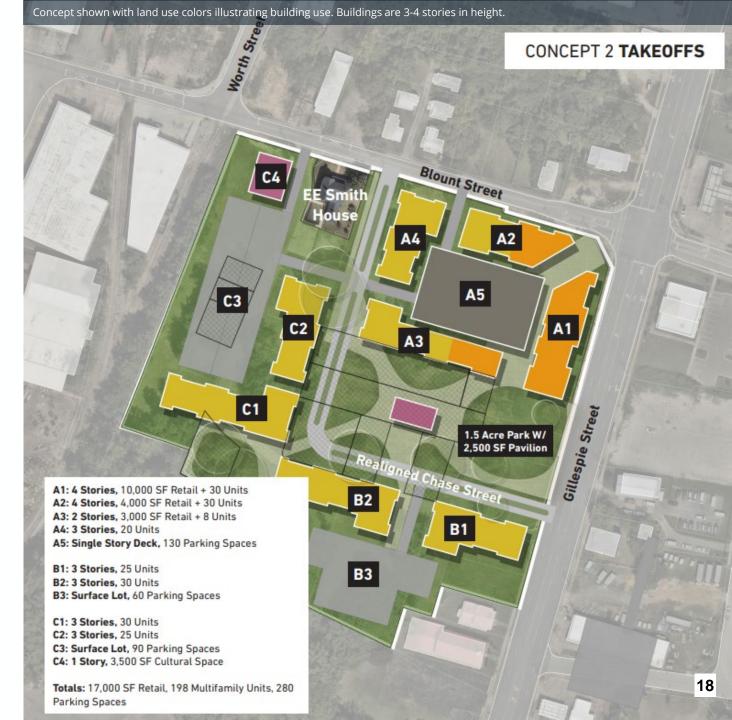
Example Images











Concept 3

Concept 3 reimagines the site as a mixed-use development with a small neighborhood park or community green on a realigned Chase Street

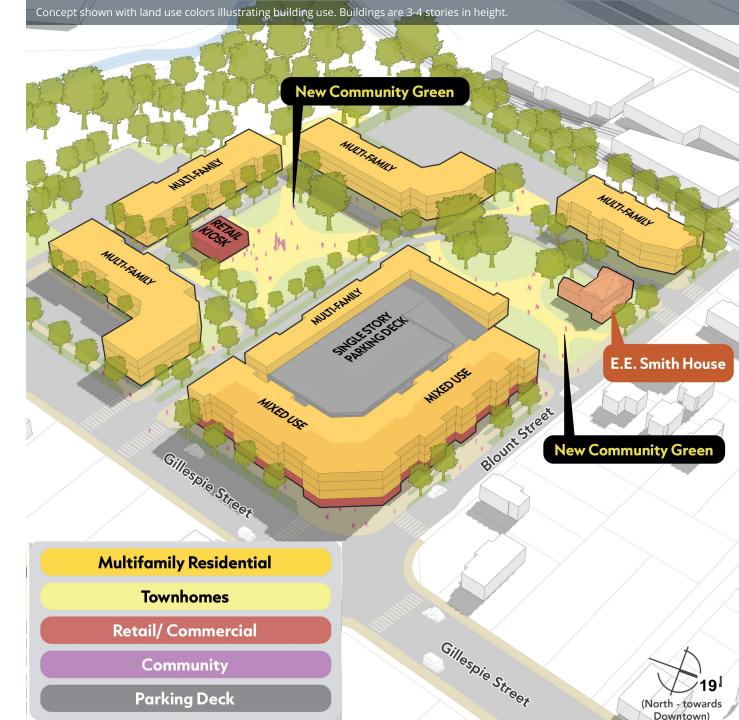
Example Images











Public Realm Development

Public investment is likely necessary to deliver the public amenities in this project, which will ultimately yield new tax revenues for the City. Without the public amenities, Scenarios 2 and 3 are feasible.

Feasibility Breakdown

	With Public Investment	Without Public Investment
Scenario 1	Not feasible	Not feasible
Scenario 2	Feasible	Not feasible
Scenario 3	Feasible	Not feasible



Source: HR&A Analysis DRAFT

Next Steps

Fayetteville's market conditions favor the development of multi-family residential and retail, while office and hotel uses may be less feasible in the current context.

Advance a **two-stage solicitation process** (RFQ and RFP) to identify a qualified development partner who can deliver the project.

Before releasing a request for proposals (RFP) to develop the site, **proactively rezone the site** to ensure the project can accommodated mixed-use development.

Explore the viability of providing a **tax increment grant (TIG)** to the project in order to support public aspects of the project, such as open space and cultural amenities.

Solicitation Process

The City is positioned to prepare a solicitation to deploy the site for development. A two-stage process will help identify a qualified offeror and ensure a successful outcome.

If the City chooses to advance to solicitation, it should consider a **two-stage process**, which will enable the City to gather a set of interested development partners before selected a shortlist of developers to respond to a full RFP. This process enables the City to further study potential demand for development, while also identifying a set of three to five qualified development partners who will be incentivized to provide a higher quality RFP response than they may otherwise with a single-stage process.



Rezoning

If the City advances to a solicitation process, it should proactively rezone the property to enable dense, mixed-use development to occur on site. This should occur before the RFP stage.

Current Zoning Challenges

- The site's mix of CC, LC, and MR-5 zoning prevents a unified development plan.
- MR-5 caps residential density at moderate levels, limiting the number of units needed to support mixed-use activation.
- CC and LC allow retail/services but not true mixed-use buildings with residential above active ground floors.
- Varying height and building form standards make it difficult to deliver consistent streetscapes and integrated public spaces.

Target Zoning Improvements

- Adopt a single mixed-use zoning district that applies uniformly across the site.
- Allow mid- to high-density residential beyond MR-5 limits to strengthen feasibility and support walkability.
- Permit mixed-use building typologies with residential above retail or community-serving uses.
- Establish consistent height, form, and open-space requirements.
- Enable the site to pursue a flexible parking strategy that improves feasibility.



Tax Increment Grant

The City should also consider the extent to which it is willing to support a TIG application to provide additional certainty to the development partner that TIG will be available.

A development partner will closely evaluate the timing and predictability of the TIG approval process. TIG is a critical tool for financing infrastructure, site preparation, and structured parking, which are components that directly impact the feasibility of a mixed-use development.

If the City is willing to support the TIG application, it can meaningfully reduce perceived development risk and help ensure that the project remains competitive relative to other opportunities in the region.

Developer Benefits

- Reduced upfront capital requirements
- Stronger returns and financial viability
- Lower uncertainty and financial risk
- Ability to deliver higher-quality, higherdensity product
- Enhanced lender and investor confidence

City Benefits

- Enables development that would not occur otherwise
- Captures and reinvests future tax growth on site
- Supports public realm improvements
- Attracts more competitive proposals
- Generates long-term tax base growth





City of Fayetteville

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

City Council Action Memo

File Number: 25-5045

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

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

Business

Agenda Number: 6.02

File Number: 25-5045

TO: Mayor and Members of City Council

THRU: Council Member Brenda McNair, Committee Chair

FROM: Homelessness and Mental Health Committee

DATE: January 5, 2026

RE:

Receive Presentation from Redeploying American Veterans on a Proposed Veteran Tiny Home Community

COUNCIL DISTRICT(S):

ΑII

Relationship To Strategic Plan:

Goal IV: The City of Fayetteville will be a highly desirable place to live, work and recreate.

Executive Summary:

City Council is asked to receive an informational presentation from Redeploying American Veterans (RAV), a nonprofit organization outlining its conceptual vision for a veteran-focused tiny home community.

Background:

On September 4, 2025, the Homelessness and Mental Health Committee received a presentation by Redeploying American Veterans. The Committee voted to move the information presented to full Council for consideration.

Redeploying American Veterans (RAV) is a non-profit organization whose purpose is to determine a solution to end veteran homelessness by 2030. Their presentation includes a proposal for a tiny home community for veterans and outlines the support services that would be provided to residents of the tiny home community.

In their presentation to the Committee, RAV stated the community would be built at no cost to the City, with funding being provided by Fortune 500 companies. The only request of the City was for land to be donated or leased to RAV for the location of the tiny home community.

Issues/Analysis:

Redeploying American Veterans (RAV) will provide City Council with an informational presentation regarding its mission to address veteran homelessness through a tiny-home village concept and associated support services. The presentation outlines the organization's goals, statewide veteran homelessness statistics, general challenges

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faced by unhoused veterans, and broad program components such as mental-health evaluation, job placement, and financial literacy training. No property has been identified or requested from RAV for consideration of lease or purchase

Budget Impact:

None. RAV is not requesting financial assistance from the City.

Options:

- Receive the Redeploying American Veterans presentation.
- Do not receive the Redeploying American Veterans presentation.

Recommended Action:

Receive the Redeploying American Veterans presentation.

Attachments:

Redeploying American Veterans Presentation



REDEPLOYING AMERICAN VETERANS

NORTH CAROLINA NON-PROFIT 501(C)(3)

Joining Forces to House Unhoused Veterans by 2030, Train Them for Local Jobs, Establish Financial and Food Independence, and Produce the Leaders of Tomorrow

Presented By: Jimmy Plater, President and CEO, Extension Enterprise Group (E2G)



INTRODUCTION

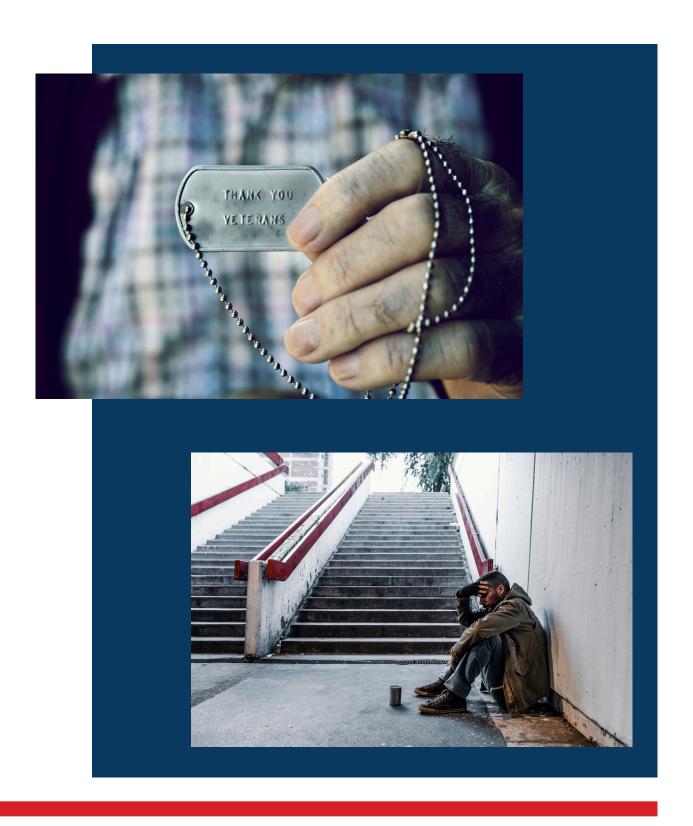
Executive Summary - Joining Forces to Unlock the Power of Veterans

GOAL: Eliminate Veteran Homelessness by 2030. Then Focus on Ending Homelessness for All.

"As long as one Veteran is without a place to call home in the country they served, there is work to be done."

U.S. Department of Veterans Affairs (VA)

The VA has said that "ending unhoused veteran homelessness is possible." This requires leadership and collaboration.





STATISTICS MATTER

As the number of veterans declines over the next 25 years, their demographics will shift. There has been a 7% or more increase year on year. According to Mission Roll Call, the number of unhoused veterans <u>rose 14%</u> from 2022 to 2023.



Unites States:

As of 2023, there are approximately 18.3 million veterans in the United States.



North Carolina:

Metro areas with the highest number of homeless veterans are Asheville/Buncombe County and Raleigh/Wake County.



Population:

As of 2024, approximately 32,882 unhoused veterans in the United States (about 22 out of every 10,000 veterans nationwide).



Majority:

Women, Hispanic, and Black adults, and adults under 50 will all make up larger shares of the total veteran population.

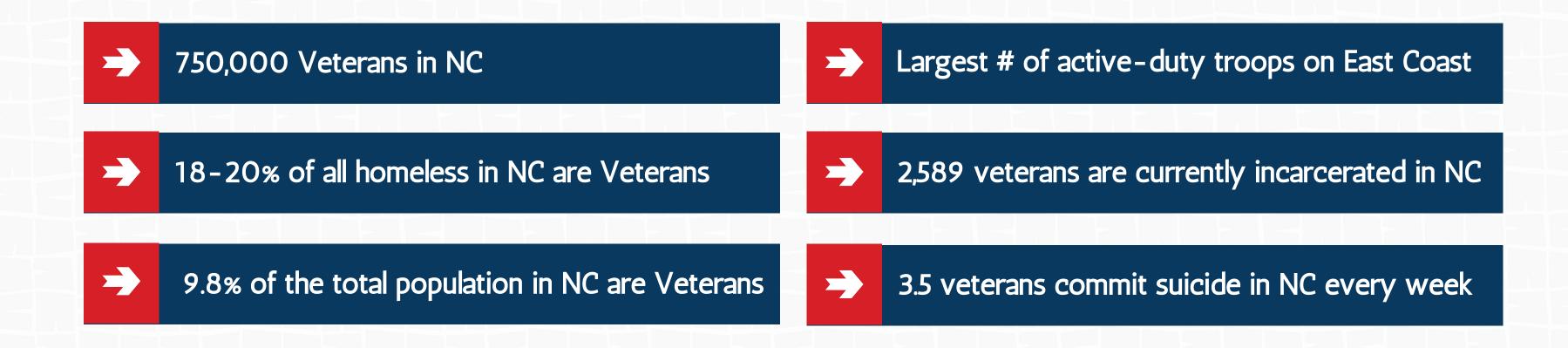




NORTH CAROLINA IN DETAIL

North Carolina is a Haven for Veterans, but the State Also Has Challenges With Unhoused Veterans.

Calculated in 2023, North Carolina has one of the largest military footprints of any state in the country, representing all our branches of service and totaling 90,679 active-duty service members and 41,622 in National Guard and the Reserve. The military and defense industries are the second largest employers in our state, and the military has an economic impact of \$66 billion annually.



THE CHALLENGES

Prolonged separation from traditional supports, such as family and close friends; stressful training and occupational demands; mental or physical injuries sustained in the military; and joining the military at a young age before acquiring skills that could be transferred to civilian jobs, all contribute to the problem. Additionally, the following are contributing factors:





Landlord discrimination
Limited housing inventory
Unattainable housing costs
Landlord refuses to accept vouchers



Current jobs don't keep up with inflation
Increase in cost of living
Skills mismatch
Possible criminal records

Insufficient Networks

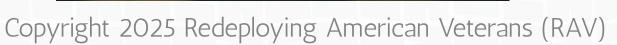
Lack of legal services
Current aid is insufficient

Gaps in Service Providers

Transportation system limited hours Mental and physical health Administrative gaps

THE SOLUTION





POTENTIAL SITES

City/Metro	# of Unhoused Vets	Community Colleges	Military Bases
Fayetteville	28	Yes	Fort Bragg
Jacksonville	17	Yes	Camp Lejeune
Durham	100	Yes	Fort Bragg/Army Research Office
Goldsboro	35	Yes	Seymore Johnson AFB





2025 PLANS



We have many plans for this year. In effort to move forward, we are seeking volunteers to write grants. Our local tiny home community initiative needs an advocate to find the appropriate land. We need involvement with zoning regulations and building code requirements for modular homes (tiny cottages).

To create community-centered growth, we need local partners to provide mental health and therapy and physical therapy. We have started to leverage digital reach by creating a website and LinkedIn page.

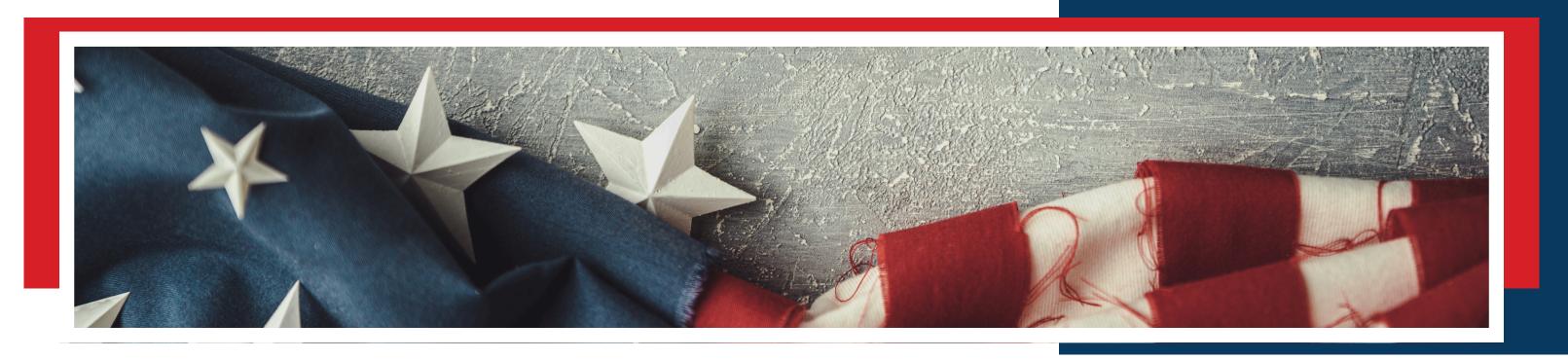
Financial contributions are always helpful in pushing this mission forward. We have a strict process of managing funds. Every penny goes towards RAV and benefits unhoused Veterans.



CITY AND STATE BENEFITS

- Relieve the burden on state and city resources and budgets, such as emergency healthcare, law enforcement, etc
- Accelerate transition off the streets, contributing to residents' and visitors' safety, public health, and well-being
- Increase qualified labor pool and decrease the unemployment rate
- Position cities within these states as prosperous "total military AND vet-friendly cities"
- Leverage all the goodwill generated by working on a shared national priority meeting the needs of men and women who find themselves unhoused, after they have served in the US military, and whose homelessness is often a direct result of that military service
- Support local training institutions from grants receieved
- Opportunity to host conferences, workshops with the public and private sectors, to learn more about the model, thereby increasing tourism and community recognition





SOCIETAL OUTCOMES

Providing individualized support for veterans in employment, financial stability, and housing yields broad societal benefits, including economic gains, reduced public service burdens, improved mental health, and stronger communities.

Reduce suicides and the negative mental effects of knowing someone who committed suicide.

Contribution to the economy through consistent work and taxes.

Reduce reliance on emergency services, healthcare, and crisis intervention, saving public funds.

Alleviate pressure on state and county shelters and public resources.

Reduce the risk factors associated with criminal behavior and recidivism.

Reinforce military values and encouraging future service.

Increase job retention and productivity, benefiting employers and the broader workforce.

RAV LEADERSHIP



Proven, Veteran, Multi-Sector Experience as Trusted Innovators and Leaders



Jimmy Plater Sr. CW5(R) Founder/President



Jerome McNair CW4(R) Vice President



Ferd Irizarry BG(R)
Principal Advisor



Cory Lamkins Program Director



Amber Davis
Assistant Director

THANK YOU

Thank you for attending this presentation! We hope you are more aware of our Veterans in need. If you have any questions, please don't hesitate to contact us





City of Fayetteville

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

City Council Action Memo

File Number: 25-5062

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

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

Business

Agenda Number: 6.03

File Number: 25-5062

TO: Mayor and Members of City Council

THRU: Council Member Brenda McNair, Committee Chair

FROM: Homelessness and Mental Health Committee

DATE: January 5, 2026

RE:

Receive Presentation from the Fayetteville-Cumberland County Continuum of Care on the annual Point in Time Count

COUNCIL DISTRICT(S):

ΑII

Relationship To Strategic Plan:

Goal IV: The City of Fayetteville will be a highly desirable place to live, work and recreate.

Executive Summary:

City Council is asked to receive the presentation from the Fayetteville-Cumberland County Continuum of Care on the annual Point in Time (PIT) Count. A HUD Continuum of Care (CoC) is a regional planning body mandated by the U.S. Department of Housing and Urban Development (HUD) to coordinate funding, housing, and services for people experiencing homelessness within a specific geographic area, aiming for a community-wide strategy to end homelessness through collaboration and resource integration. It brings together nonprofits, local governments, service providers, and advocates to create a unified system for housing, support, and moving people toward self-sufficiency.

Background:

On September 4, 2025, the Fayetteville-Cumberland County Continuum of Care presented a homelessness overview and update on the Point-in-Time (PIT) Count to the Homelessness and Mental Health Committee.

The Point in Time (PIT) Count is a federally required, community-led census that measures the number of sheltered and unsheltered people experiencing homelessness on a single night each year. The 2025 PIT Count was conducted on January 24, 2025. While data is still in the preliminary until confirmed by the US Department of Housing and Urban Development, initial results indicate a slight increase in homelessness compared to the previous year.

Issues/Analysis:

Because the PIT Count reflects only one night, it may not capture the full extent of

File Number: 25-5062

homelessness in the community and can underestimate the true scale of need. For this reason, the PIT Count is best used alongside other data resources such as HMIS, local service provider reports, and trend analyses to assess system strengths, identify gaps, and guide strategies to improve housing outcomes in Fayetteville.

Budget Impact:

None.

Options:

- Receive the Fayetteville-Cumberland County Continuum of Care PIT Count presentation.
- Do not receive the Fayetteville-Cumberland County Continuum of Care PIT Count presentation.

Recommended Action:

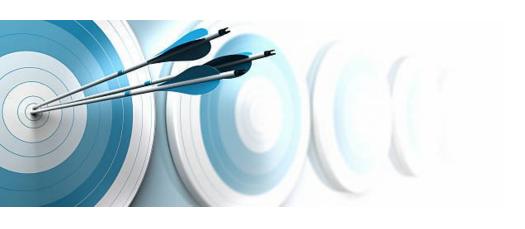
Accept the Fayetteville-Cumberland County Continuum of Care PIT Count presentation.

Attachments:

NC-511 CoC Presentation Fayetteville City Council

NC-511 CoC Presentation





Objectives

Point In Time Count HMIS Data Coordinated Entry Housing

2025 Point in Time Count Totals

Preliminary Numbers

Total Unsheltered Count: 272

Total Emergency Sheltered Count: 47

Total Transitional Housing Count: 64

TOTAL PIT COUNT NUMBER: 383

Difference from 2024 +3

Four Year Comparison – PIT Count

2025

Emergency Shelters: 47

Transitional Housing: 64

Total

Unsheltered: 272

Total Homeless: 383

2024

Emergency Shelters: 82

Transitional Housing: 45

Total

Unsheltered: 253

Total Homeless: 380

2023

Emergency Shelters: 54

Transitional Housing: 32

Total Unsheltered: 388

Total Homeless: 474

2022

Emergency Shelters: 43

Transitional Housing: 40

Total Unsheltered: 392

Total Homeless: 475

Homeless System Performance Overview 10/1/2021 – 9/30/2024

Total # of Households & People Served: 10/1/2021-9/30/2022

467 Households 770 People Served





Total # of Households & People Served: 10/1/2022-9/30/2023 530 Households 801 People Served





Total # of Households & People Served: 10/1/2023-9/30/2024 553 Households 845 People Served





Average Days Homeless – Exits to Permanent Destinations - Returns

10/1/2021 – 9/30/2022

205

Average Cumulative Days Homeless

10/1/2022 - 9/30/2023

121

Average Cumulative Days Homeless

10/1/2023 - 9/30/2024

75 🛌

Average Cumulative Days Homeless

41%

Exits to Permanent Destinations

38%

Exits to Permanent Destinations

36%

Exits to Permanent Destinations

% 5

Returns after exits to Permanent Destinations

2%

Returns after exits to Permanent Destinations

3%

Returns after exits to Permanent Destinations

Days Homeless by Race and Ethnicity

10/1/2021-9/30/2022	
RACES	AVERAGE DAYS HOMELESS
American Indian, Alaska Native or Indigenous	95
Asian or Asian American	43
Black or African American or African	194
Multiple Races	291
Native Hawaiian or Pacific Islander	241
White	235
Hispanic/Latin(a)(o)(x)	158

10/1/2022-9/30/202	23
RACES	AVERAGE DAYS HOMELESS
American Indian, Alaska Native or Indigenous	40
Asian or Asian American	35
Black or African American or African	124
Multiple Races	418
Native Hawaiian or Pacific Islander	238
White	103
Hispanic/Latin(a)(o)(x)	78

10/1/2023-9/30/2024			
RACES	AVERAGE DAYS HOMELESS		
American Indian, Alaska Native or Indigenous	44		
Asian or Asian American	56		
Black or African American or African	79		
Multiple Races	104		
Native Hawaiian or Pacific Islander	78		
White	58		
Hispanic/Latin(a)(o)(x)	80		

Exits by Race and Ethnicity

10/1/2021-9/30/2022	207 Head of Households	
RACES	PERCENT	# of HOUSEHOLDS
American Indian, Alaska Native or		
Indigenous	1	3
Asian or Asian American	1	1
Black or African American or African	75	156
Multiple Races	5	10
Native Hawaiian or Pacific Islander	1	3
White	16	34
Hispanic/Latin(a)(o)(x)	6	12

10/1/2022-9/30/2023	306 Head of Households	
RACES	PERCENT	# of HOUSEHOLDS
American Indian, Alaska Native or		
Indigenous	4	11
Asian or Asian American	0	0
Black or African American or African	70	214
Multiple Races	2	5
Native Hawaiian or Pacific Islander	1	3
White	23	69
Hispanic/Latin(a)(o)(x)	6	19

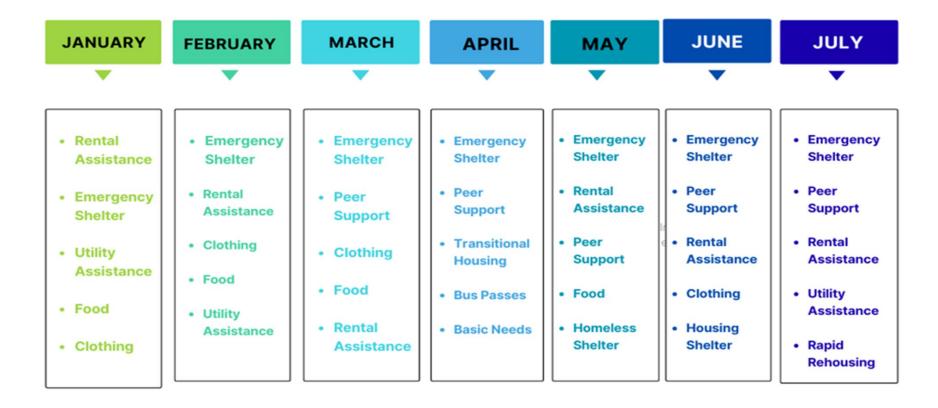
10/1/2023-9/30/2024	404 Head Of Households	
RACES	PERCENT	# of HOUSEHOLDS
American Indian, Alaska Native or Indigenous	2	10
Asian or Asian American	1	3
Black or African American or African	75	303
Multiple Races	1	6
Native Hawaiian or Pacific Islander	1	5
White	17	69
Hispanic/Latin(a)(o)(x)	3	13

COORDINATED ENTRY REFERRALS



MONTH	# of Referrals	Days Worked	Referrals per day	
January	323	15	19.19	
February	175	17	10	
March	332	21	15.81	
April	302	21	14.38	
May	393	21	18.7	
June	568	21	27	
July	487	22	22	

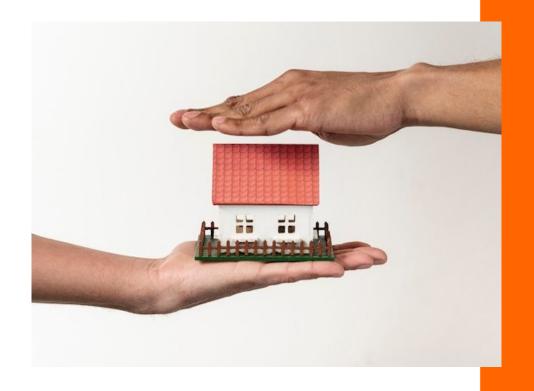
Top 5 Needs Requested from Coordinated Entry



NC-511 HOUSING PLACEMENT

Period Covered: January 1, 2022 – December 31, 2024





Primary Housing categories used in the data provided

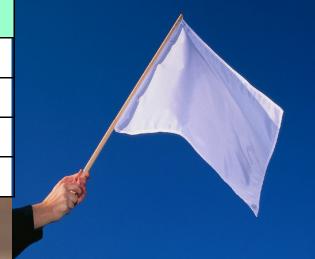
Transitional Housing: Temporary housing designed to help individuals move from homelessness or unstable living conditions to permanent housing.

Permanent Supportive Housing: Long-term housing that includes both stable living arrangements and supportive services (e.g., mental health services, addiction recovery, etc.). A person must have a disability that is long and continuing, substantially impedes independent living, and is improved by receiving suitable housing and support services.

Permanent Housing: Stable, long-term housing without the additional supportive services provided in permanent supportive housing.

Shelter Stays: Short-term emergency shelter services for individuals or families in immediate crisis.

Year	Transitional Housing	Permanent Supportive Housing	Permanent Housing	Rapid Rehousing	Shelter Stays
2022	74	73	193	225	202
2023	55	65	167	201	406
2024	84	15	423	254	490
Total	213	153	783	680	1098





Year	One Night Stays
2022	0
2023	412
2024	883





City of Fayetteville

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

City Council Action Memo

File Number: 26-0026

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

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

Business

Agenda Number: 6.04

File Number: 26-0026

TO: Mayor and Members of City Council

THRU: Douglas Hewett, ICMA-CM, City Manager

FROM: Robert M. Van Geons, FCEDC & CDF

DATE: January 5, 2026

RE:

Receive Presentation Regarding Completed Study - Black Voices Museum

COUNCIL DISTRICT(S):

ALL

Relationship To Strategic Plan:

Goal IV: Desirable Place to Live, Work and Recreate Goal VI: Collaborative Citizen and Business Engagement

Executive Summary:

Mr. Robert Van Geons & Michael Gibson will introduce the Project team.

Presenters include:

Dr. Davu Evans, Associate Director for the Black History Museum Project Mr. Bill Cassell, Project Coordinator for the Learning Together Company Design team from Gensler Architecture, Design, and Planning (remotely)

Background:

In 2024, The City of Fayetteville and Cumberland County provided funding to begin a robust community engagement effort to understand the community's interest in a Black Voices Museum. Envisioned as the centerpiece of a revitalized downtown in the heart of Fayetteville and a worldclass cultural destination. Over the past year, through the efforts of project volunteers and the professional services of consultants from Gensler and MBP, the CDF has advanced the approved scope of work for the Black Voices Museum Project (BVM).

Effectively engaging the community to solicit insights, ideas, and recommendations, the BVM team has:

- Conducted personal interviews and stakeholder meetings with individuals, institutions, and potential funders
- Launched a dedicated project website www.blackvoicesmuseum.com
- Continued to gather feedback through a Community Survey
- Hosted three community input sessions with a combined attendance of 60 attendees
- Developed preliminary renderings based on the input received, which are now complete and ready for presentation

File Number: 26-0026

- Promoted the project at events including the MLK Breakfast, Umoja Kwanzaa Celebration, Dogwood Festival, and more.
- Hosted a Community Conversation that shared renderings, concepts, and programing recommendations

The Black Voices Museum is designed to be more than a space to explore history - but also a dynamic center for learning and forward-thinking dialogue. Through immersive storytelling, cutting-edge exhibitions, learning spaces, and educational programming focused on science, technology, engineering, arts, and math, BVM will also equip future generations with the tools to imagine limitless attainment, building a more equitable future.

The Project Team looks forward to sharing the results of their work as well as proposed next steps. We are grateful for the City's support of this effort.

Issues/Analysis:

Budget Impact:

None at this time.

Options:

For presentation only

Recommended Action:

For information only.

Attachments:

Black Voices Museum Presentation

BLACK VOICES MUSEUM

Council and Commissioner Meeting • December 2025





Agenda

Our Charge

(what we were asked to do)

Executive Summary

(what we heard and accomplished)

Where To Go Next

(how to fund the Project)

Path Forward

(what do we need to do next)













Project Vision

SECTION 1

Making a Difference

SECTION 2

Vision Statement and Four Pillars

SECTION 3

A Look at Precedents in the Region

SECTION 4

Preliminary Concept Design

SECTION 5

Institutional Planning and Economic Feasibility Study





SECTION 1 Making A Difference































The Voices Behind the Vision

The dedication demonstrated by the following individuals, who shared their invaluable time, local expertise, and insights across various outreach efforts to help shape the community's vision for the Black Voices Museum, was instrumental to developing a strong foundation for concept design and future phases of the project.

Interviewees

Candida Mobley Deborah Mintz Donald Waddell LaHuffman Dorothy Fielder Dr. Jasmine Gaston* **Evelyn Shaw** Jimmy Harvey Leatha Parker Nicholle Young St. Leone*

Workshop Attendees

Apostle Georgia Walker Ashanti Bennett Bishop Mark Rowden Th.D., Ph.D. Brenda Gordon Carmela McKellar-Smith Cassandra Haire Cassandra Standifer Christopher Davis Crystal Edmonds Damien Mathis Daphne Fuller Dr. D.J. Haire Dr. Francena Turner Dr. Linda Tomlinson Dwight Smith

Eric Winfrey George Breece Isabella Effon J. Carl Manning Jemn Hershberger Jimmy Buxton, Jr. John Smith Joyce McLeod Kennon Jackson, Jr. Lila Washington Mario Benavente Marvin Price Moisbiell Alvarez Morineki Brooks Pastor Demetria Davis Paula Quick Hall Renee Wilson Rolanda Lovett Rosemarie Harris Santresa Jamison Shea-Ra Nichi Takieyah Mathis TaTyana German Tawanna Branch Tyrone Johnson Tyshica Smith-Tucker Veronica Jones Virgil Sneed Wanda Wesley Yamile Nazar





^{*}Also participated in the Community Advisory Committee workshops

Black Voices Museum Outreach Summary

Through a series of engagement and outreach activities, the project team embarked on an in-depth discovery process to uncover the Fayetteville and Cumberland County community's vision for a future Black Voices Museum.

The outreach process – which included interviews, vision workshops, a project website, community survey, and pop-up events – focused on answering three key questions:

What are the stories that will be important to host in the Black Voices Museum space?

What does it mean to empower Black voices?

What are the possibilities for this museum?





Outreach Overview



Interviews 9 participants



Vision Workshops 3 workshops

47 participants



Project Website 703 site visits



Pop-Up Events 2 events



Community Survey 51 respondents Open through Mar. 31

Nine community leaders were interviewed throughout the course of outreach; the team gathered their perspectives on creating a successful outreach process and their visions for the Black Voices Museum.

The Community Advisory Committee engaged in interactive exercises and discussions to explore ideas and understand opportunities for the museum. These sessions occurred between Dec. 2024 and March 2025.

A dedicated website was set up as the go-to place for project related information including the history, goals, vision, frequently asked questions (FAQs), contact information, and an email sign-up for project updates.

The outreach team attended two events (Umoja Kwanzaa Celebration in Dec. 2024 and MLK Jr. Day Brunch in Jan. 2025) to spread the word about the Black Voices Museum project to a broader audience.

A web-based survey was distributed to the community to provide an even more diverse range of voices to help shape recommendations for the museum and guide decision-making.





Outreach Themes & Key Takeaways

01

The Power of Storytelling

Storytelling fosters connection while uncovering hidden histories, correcting inaccuracies, and deepening understanding of Black history, race, and identity. The museum will be a platform for truth-telling and preservation.

02

Honoring Local Voices & Histories

Preserving and sharing local artifacts, uncovering hidden stories, and ensuring the accuracy of Black history are essential to educating future generations.

03

Community-Centered Approach

Engaging longtime residents, diasporic communities, and diverse age groups through transparent outreach and trust-building is key to the Black Voices Museum's success.

04

A Catalyst for Revitalization

The museum's location near the Market House and its connection to Black-owned businesses present opportunities to redefine and uplift the area.

05

Integration with Fayetteville's Cultural Ecosystem

Aligning with existing institutions and fostering collaboration will enhance the museum's impact and role in the city's broader cultural landscape.

06

A Dynamic & Inclusive Space

The museum should be a multigenerational learning hub with interactive experiences, quiet spaces, and highly flexible areas that can evolve with community needs over time. 07

Empowerment & Advocacy

The museum should prioritize programs supporting skills development, small businesses, and policy change to uplift Black voices across the state of North Carolina and beyond.

08

Youth as a Priority

Centering youth education and engagement, from immersive learning to inclusive design, ensures the museum's lasting influence on future generations.





Why Fayetteville?

We anticipate this museum to hold a significant role in the story it tells about this part of North Carolina, but also serve as a center for advocacy and policy driving the conversation in the state about equity and opportunity for its Black residents.



Historical, Cultural, & Geographic Significance

The items below reflect significant stories that make Fayetteville, NC the ideal location for the Black Voices Museum.

Local Freedmen's Settlements

Communities established by formerly enslaved people in the Fayetteville area highlight self-sufficiency and resilience.

Civil Rights History

Fayetteville has been a site of critical civil rights activism in North Carolina, with local leaders shaping state and national movements.

HBCU Presence

Fayetteville State University is one of the oldest HBCUs in the country, providing a strong intellectual and cultural foundation for the Black Voices Museum's mission.

Cape Fear River: A Pathway of History

This historic waterway was a critical route for trade, commerce, and forced migration. Enslaved people were transported along this river, and later, free Black communities used it as a lifeline for economic and social mobility making it a site of remembrance and empowerment.

Proximity to Fort Bragg

One of the largest military installations in the world, Fort Bragg has a significant Black population, creating an opportunity to explore the role of Black service members in U.S. military history.

Black Agricultural & Land Legacies

Fayetteville and surrounding areas have a strong history of Black farming and land ownership, despite systemic challenges. The museum could highlight stories of resilience and land justice.

A Place to Tell Untold Stories

Unlike other major cities in the state, Fayetteville does not yet have a major cultural institution dedicated to Black voices - a gap this museum can fill.

Fayetteville's Crossroads Position

Situated between North Carolina's coastal plains and the Piedmont, Fayetteville has long been a meeting place, making it a fitting location to connect rural and urban Black experiences.

Economic & Cultural Revitalization

The museum can serve as an anchor that drives tourism, local business growth, and community engagement, empowering Black entrepreneurs and the broader Fayetteville economy.





Fayetteville Reimagined & Revitalized

The Black Voices Museum + Centers for Equity

will be a signature attraction exploring and celebrating Black Voices in America. This world class centerpiece will signify Fayetteville as a must-see destination on the Civil Rights, heritage, and educational tours between Washington, DC and Charleston, SC.

- The Black Voices Museum is envisioned as a starting point for discovery—both a portal to the past and lens into a more hopeful future.
- "Best in class" exhibitions will frame Black Voices in America through the stories of residents and communities of the Fayetteville region.
- Highlighted histories will include those that have shaped Fayetteville and national African American culture in literature, the arts and beyond—Charles Chesnutt's pioneering role in American storytelling; Addison Scurlock's groundbreaking documentary photography; and the accomplishments of Dr. Ora Mobley Sweeting, Omar ibn Said, and many others.
- An emphasis on youth programming such as a Black Youth Fine Arts Consortium, K-12 educational activities, and collaborations with local colleges and universities are expected.







Fayetteville Reimagined & Revitalized

- Fayetteville will become a unique "must see" tourist stop with visitors from the National African American Heritage Tour, other DC-Charleston Civil Rights tours, and I-95 travelers, leading to new revenue streams for educational and enrichment attractions, while generating tourism tax revenues that benefit the entire community.
- By stimulating this redevelopment and revitalizing Fayetteville's core, these critical public spaces will attract both residents and tourists alike, expanding economic activity and benefits throughout the region.
- · Reconceptualizing and recontextualizing the Market House will demonstrate how a defining symbol of community division can be transformed into a hopeful symbol of a better future.







SECTION 2 Vision Statement and Four Pillars

Vision Statement

The Black Voices Museum in Fayetteville, North Carolina, is dedicated to honoring and preserving the rich history and culture of our Black community, from the first Africans who arrived in North Carolina, through the Civil Rights Movement, to today, and beyond.

As a landmark institution of state and national importance, a must-see destination, and a vital hub for positive change, the BVM will have a multidimensional impact by addressing public education challenges, preparing a diverse workforce for the future, foster business independence and economic empowerment, and focus efforts on health and environmental justice.

Our vision is to create a dynamic center for history, education, storytelling, and social justice, inspired by voices of our ancestors and all generations. Together, we will build a legacy that uplifts every voice and paves the way for a more just and equitable tomorrow.

Fayetteville holds a significant place in American history, particularly in the context of the civil rights movement, with its legacy of activism, resilience, and growth. Located in a region that has long been shaped by racial and social struggles, the Black Voices Museum and Centers for Equity is grounded in four pillars: Arts & Culture, Centers for Social Equity, Empowerment Hub, and Haven for Healing. These pillars guide the museum's mission, providing spaces for emotional healing, promoting social equity, fostering economic empowerment, and celebrating cultural heritage. Together, they create a holistic approach to addressing the needs of the Black community, while driving positive change and fostering long-term well-being.







Arts & Culture

This space fosters cultural expression and creativity by providing space for artistic projects, performances, and exhibitions that reflect the diversity and stories of the community. The arts are also a platform for celebrating cultural heritage and traditions, which can serve as a powerful tool for healing and community building.





















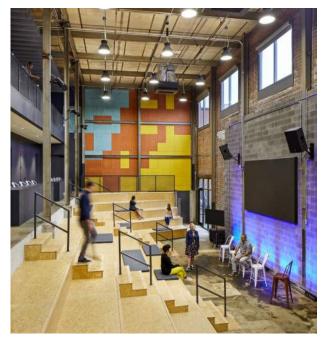
Empowerment Hub

The Empowerment Hub serves as an incubator for economic empowerment, equipping both youth and adults with vocational training, skills-building, and small business development. Through access to technology, hands-on learning, and mentorship, it creates pathways to education, employment, and longterm opportunity.



















Centers for Social Equity

This space advances equity in legal, healthcare, education, and environmental issues by providing direct resources, driving policy change with institutional partners, and building strategic collaborations. Combining researchdriven advocacy with hands-on support, it bridges policy innovation with real-world impact.



















Haven for Healing

This is a restorative space for reflection, meditation, and healing, offering calm environments to process its stories and personal significance. Through holistic wellness programs, mental health services, and community support, it nurtures both collective and individual healing while providing resources for those seeking to move forward.

















SECTION 3 A Look at Precedents in the Region

The Equal Justice Initiative | Legacy Museum

Montgomery, AL









VISION & MISSION

• To serve as a space for truth-telling and reflection about racial injustice and its lasting impact on the country while promoting healing and understanding

KEY FACTS

- Situated near the site of a former market where enslaved people were sold
- Featured 800+ six-foot-tall monuments that represent a U.S. County where a racial terror lynching occured, angraved with the names of over 4,000 victims, as part of the Community Remembrance Project.
- Houses sculptures and works by prominent artists and writers like Dana King and Dr. Martin Luther King lr.

TARGET AUDIENCE

 Community Leaders and Activists, Educators and Students, General Public.





Newark Community Museum of Social Justice

Newark, NJ







Gensler

VISION & MISSION

• To serve as a place for learning, healing, and storytelling with a focus on preserving the local history of activism and fostering a more equitable future

KEY FACTS

- Located in the historic 1st Police Precinct, where the 1967 Newark Rebellion began, transforming this site of conflict into a space for progress and reconciliation
- Uses the site's landscape, including a garden and grove of 26 trees, to honor lives lost in the pursuit of equality and justice
- Will house the Office of Violence Prevention and Trauma Recovery and a Conflict Resolution Center

- Intergenerational local residents
- Activists and scholars

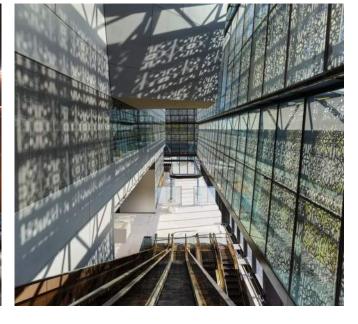
National Museum of African American History & Culture

Washington, DC









VISION & MISSION

• To be a place where all Americans can learn about the richness and diversity of the African American experience, what it means to their lives, and how it helped shape the nation

KEY FACTS

- Part of the Smithsonian Institution, gaining national recognition and credibility
- Houses over 40,000 artifacts that chronicle the African American experience including contributions, struggles, and triumphs
- Offers a global perspective with a wide range of exhibits that allow visitors to engage with history through multiple lenses

- General public
- Researchers and historians

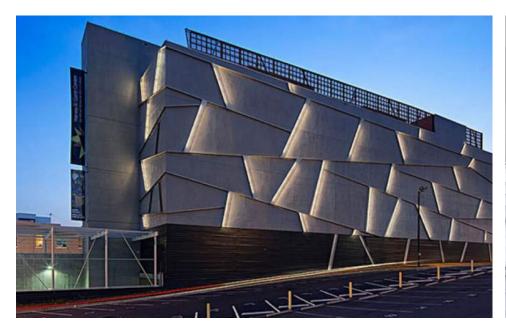




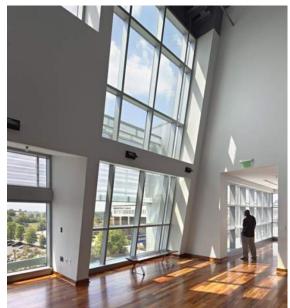


Harvey B. Gantt Center for African-American Arts & Culture

© Charlotte, NC









Gensler





VISION & MISSION

 To preserve and celebrate the contributions of Africans and African-Americans to American culture and serve as a community epicenter for music, dance, theater, visual art, film, arts education programs, literature, and community outreach

KEY FACTS

- Architecture inspired by a historically black school, incorporating a modern interpretation of "Jacob's Ladder" through stairs and escalators that symbolize enlightenment and advancement through education
- Part of a vibrant cultural hub surrounded by other prominent arts institutions

- Local and regional visitors of all ages
- Students and educators

International African American Museum

Charleston, SC









MBP Gensler

VISION & MISSION

• To honor the untold stories of the African American journey, from ancient African civilizations to present day, fostering deeper understanding of the African American experience

KEY FACTS

- Located on the historically significant site of Gadsden's Wharf, where many enslaved Africans first arrived in America
- Houses a Center for Family History that offers genealogy resources and assistance for individuals researching their African American ancestry

- Educators and students
- Researchers and genealogists
- General public

Reginald F. Lewis Museum

Baltimore, MD









VISION & MISSION

To document, interpret, and preserve the complex experiences, contributions, and culture of Black people in Maryland while serving as a catalyst for sustained change

KEY FACTS

- Hosts a collection of over 11,000 documents and objects (photographs, artwork, and artifacts), including those donated by members of the local community, that represent over 400 years of history
- Engages with the local community and sparks dialogue around issues of race, identity, and history through events, exhibits, and outreach

- Students and educators
- General public (Maryland and beyond)





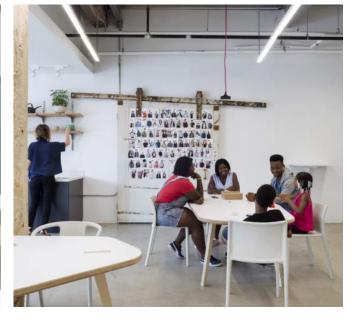
Impact Hub Baltimore

Baltimore, MD









VISION & MISSION

• To support a community of innovators and entrepreneurs to scale and sustain their initiatives. They are building an innovative local economy that advances equity and civic wealth.

KEY FACTS

- A coworking space to catalyze positive growth. They aim to change systems and drive civic wealth by bringing people together.
- Hosts a skillsharing workshop series to allow social entrepreneurs and community leaders to spread Baltimore's knowledge capital across the city.

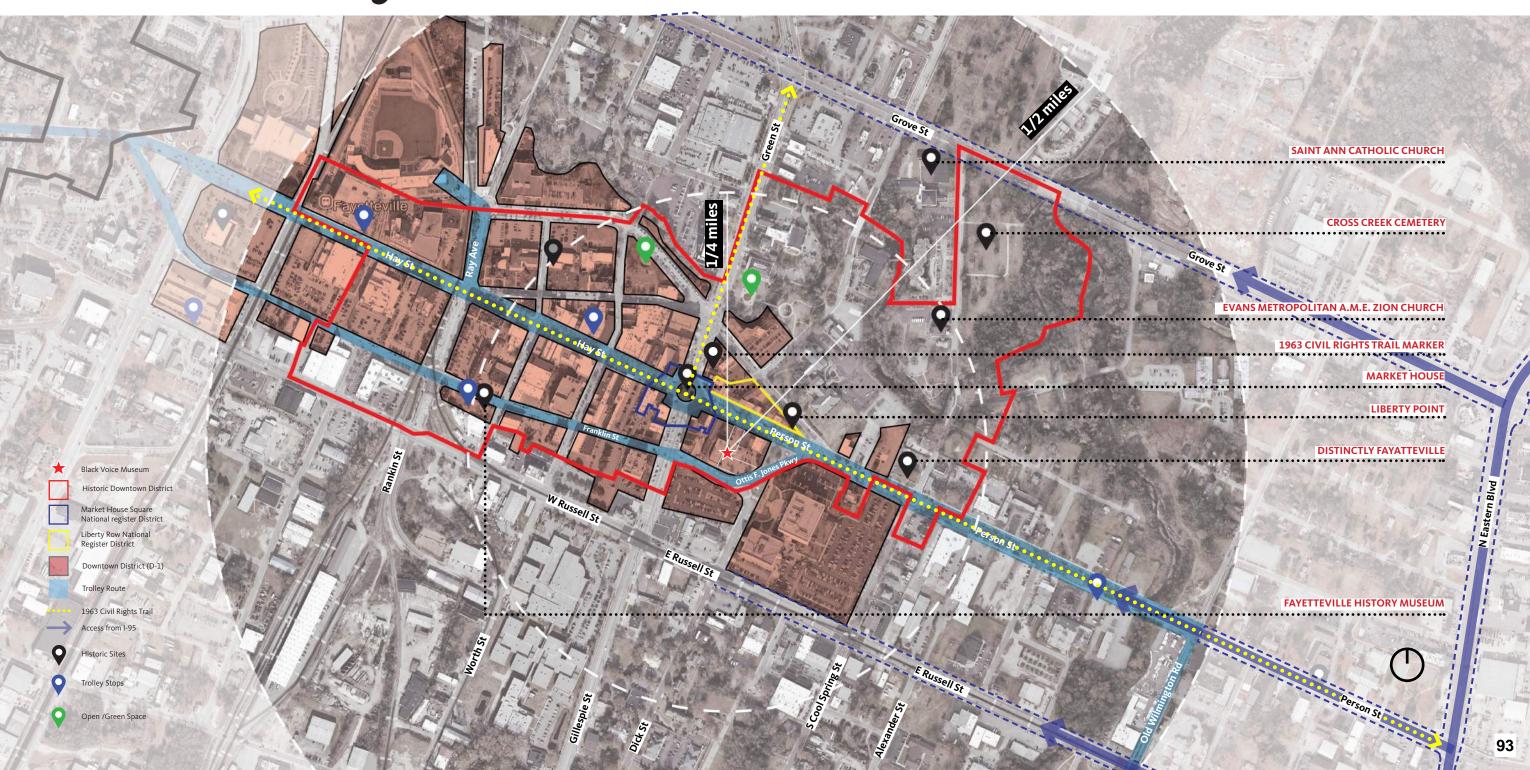
- Local Entrepreneurs
- Community Leaders



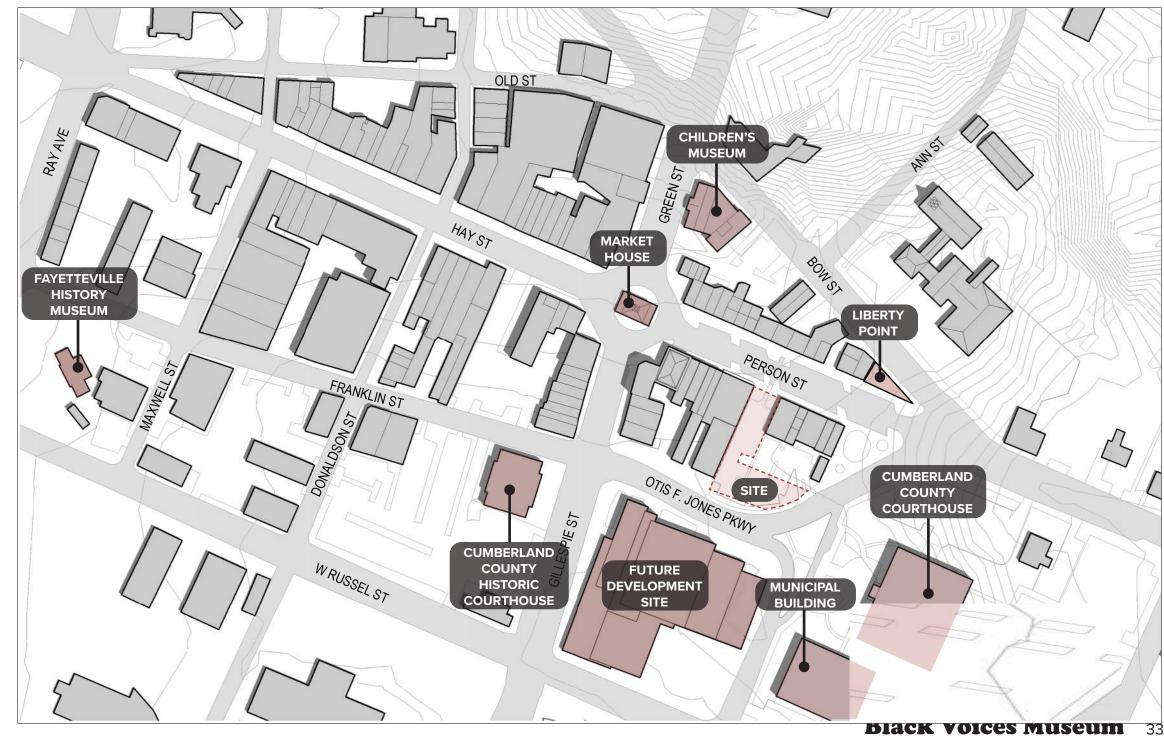


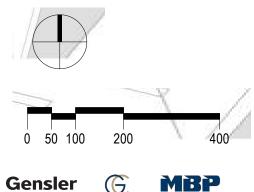
SECTION 4 Preliminary Concept Design

Downtown Fayetteville



Neighborhood Site Plan







Streetscape

Person Street - South



Person Street - North



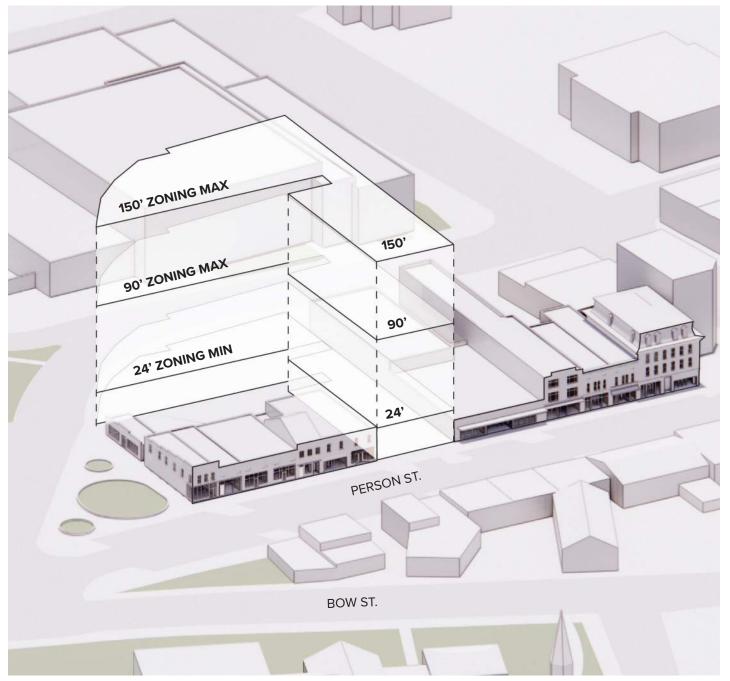
← to Market	— Built 1850s —	Built 1900-1920	—Built 1850—	Built 1890-1910 —————	-Razed 2014-	-Built 1900-	— Built 1791 —	— Liberty Point —
House	101	105-111	113	117-131	133-135	137	Oldest known	At this site on June 20,
House							commercial structure	1775, a group of 55 patriots
							in Fayetteville	signed an early Declaration
							-	of Independence

Opera House Site Demolished 1950





Zoning



LOT COVERAGE MAX: 100%

HEIGHT, MIN: 24'-0"

HEIGHT, MAX: 90'-0". up to 150' for buildings with street level restaurants. Increases available through provision of sustainable development features.

FRONT SETBACK, MIN: None for the first 4 stories; 10 for stories 5-8, 20 for stories 9+

FRONT SETBACK, MAX: Museums exempt from max setback requirements provided setback is landscape or hardscapes and accommodated pedestrian congregation

SIDE SETBACK, MIN: None; 10 where abutting a single-family zoning district.

REAR SETBACK, MIN: none; 20 where abutting an alley or single-family zoning district

MIN PRIMARY FRONTAGE OCCUPIED

BY BUILDING WALL: 100 for interior lots,
80 for corner lots

GLAZING FENESTRATION MIN FOR
WALLS ABUTTING THE STREET: 40%
at the first floor, 20% at the upper floors.
20% at visible side elevations. no tinted or
mirrors glass at front facade.

PARKING REQUIREMENTS (30-5.A.2.c)

Development within the DT-1 district is exempted from the minimum number of off-street parking spaces required in Table 30-5.A.4.b,

LOADING REQUIREMENTS (30-5.A.2.c)

Development within the DT-1 district is exempted from the minimum number of off-street loading spaces required in Table 30-5.A.10, Required Off-Street Loading Spaces.

https://maps.viewprogis.com/ecp/fayetteville-nc

https://online.encodeplus.com/regs/fayetteville-nc/doc-viewer.aspx?secid=11554&keywords=DT-1#secid-11554





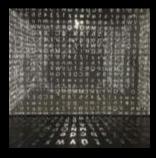




ACTIVISTS | CIVIC LEADERS



WRITERS | POETS | SCHOLARS

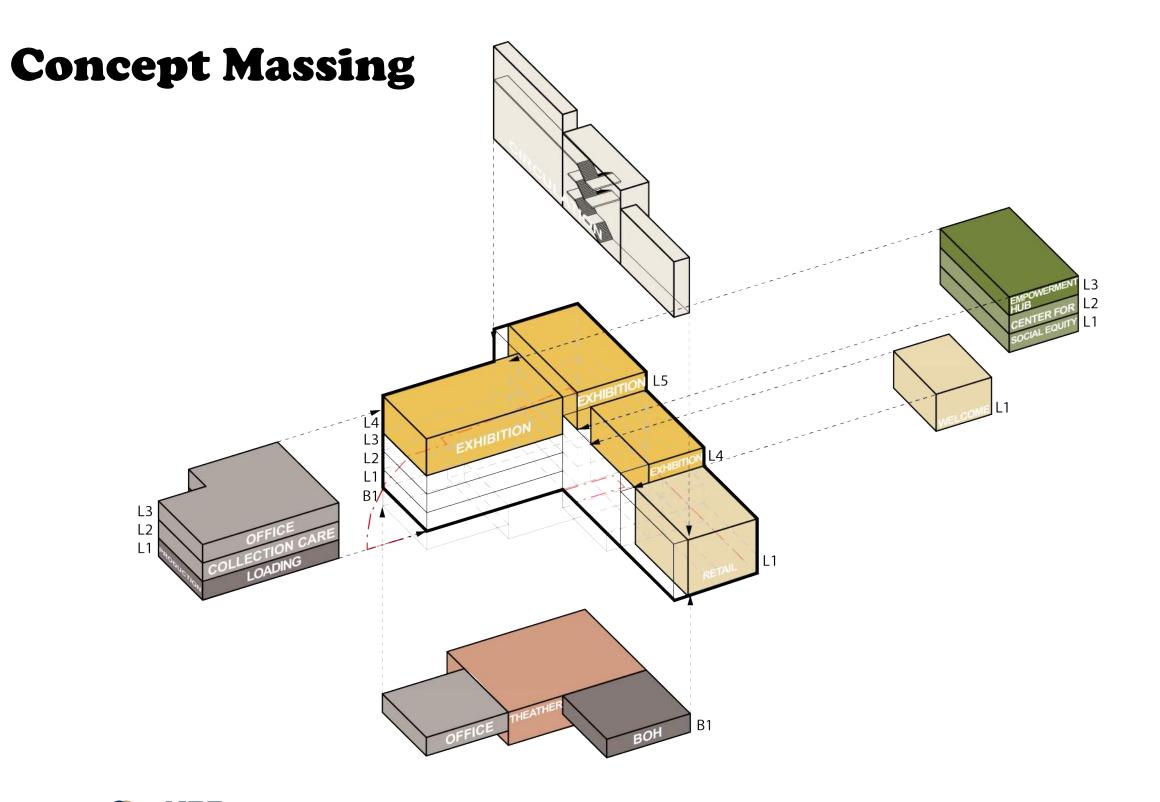


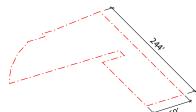
ARTISTS | MUSICIANS

ART + HISTORY + CULTURE

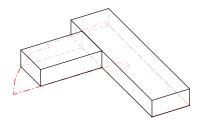




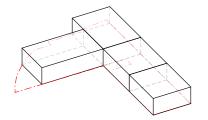




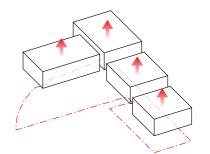
Site Parameters



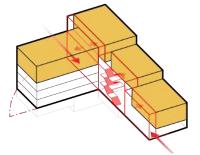
Exhibition Space Defined by Site



Exhibition Space Articulated into Four Zones



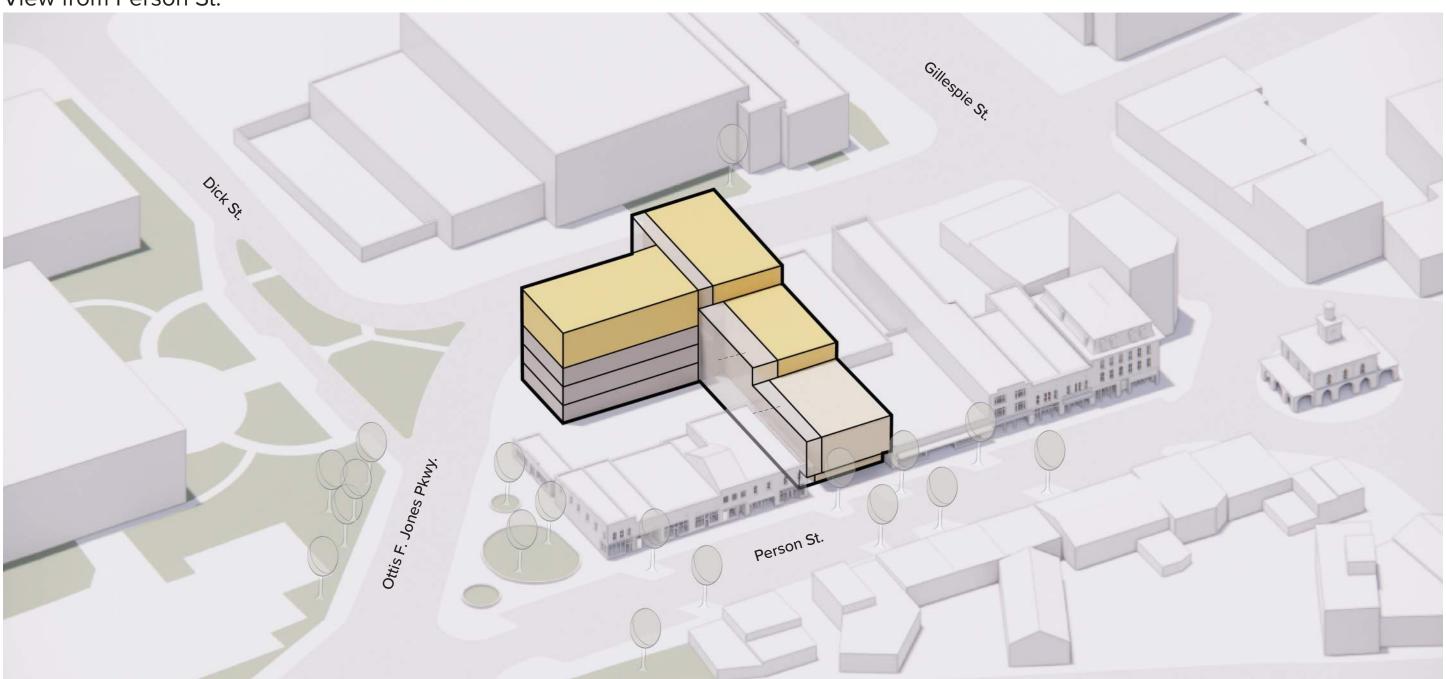
Exhibition Space Raised Above Ground



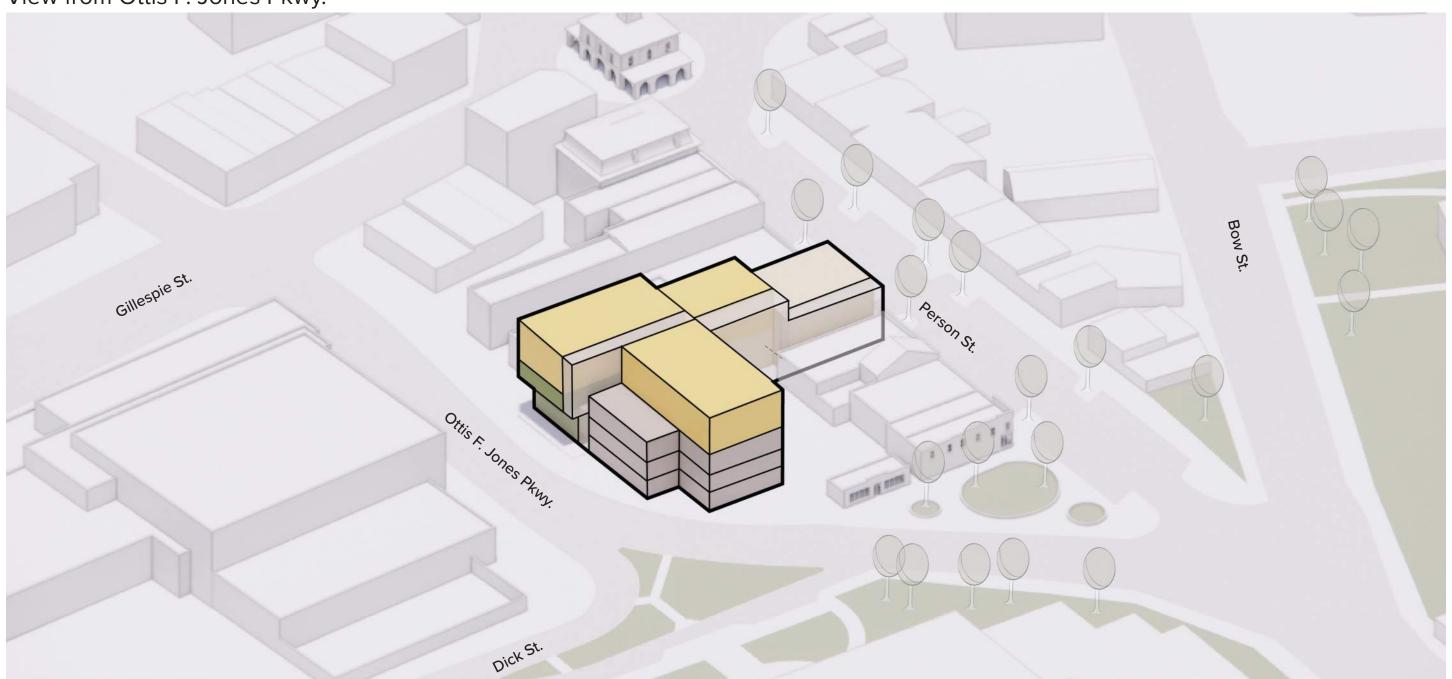
Circulation Spine Connecting Entries and Exhibition

Concept Massing

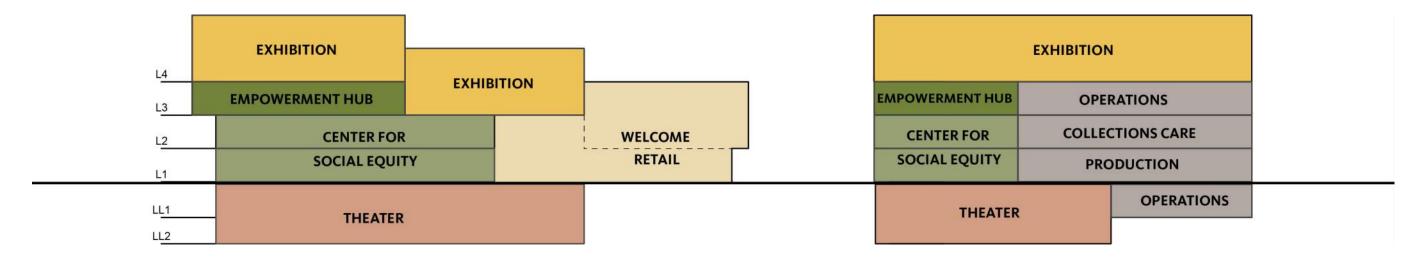
View from Person St.



Concept Massing View from Ottis F. Jones Pkwy.



Section Diagrams



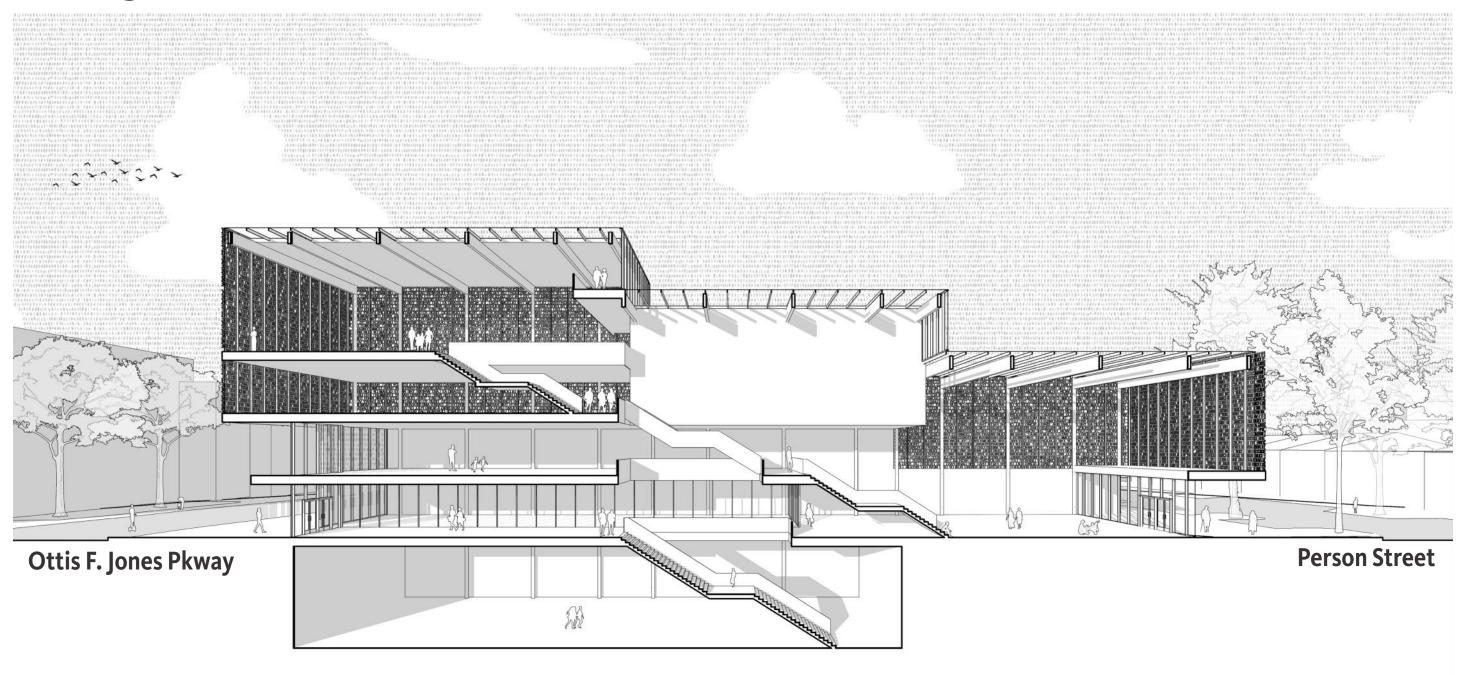
Longitudinal Section

Transverse Section



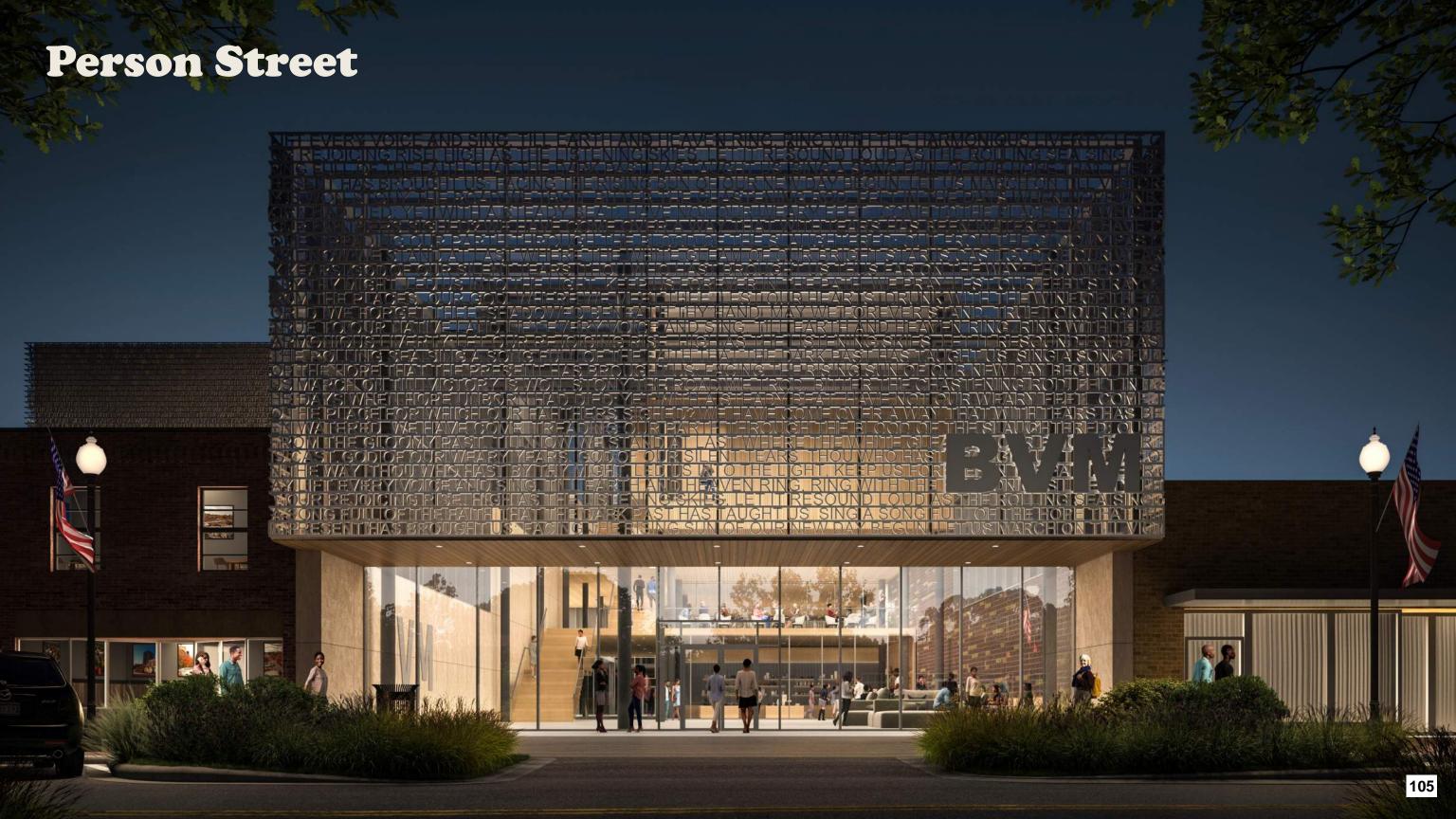


Perspective Section













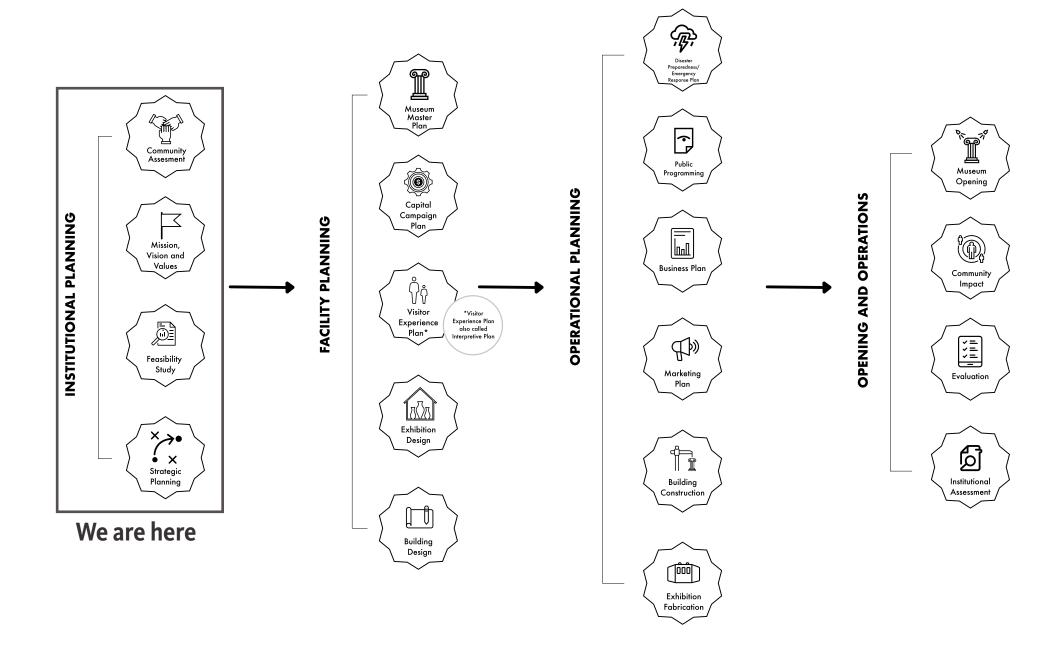




SECTION 5

Institutional Planning and Economic Feasibility Study

Institutional Planning Process Overview

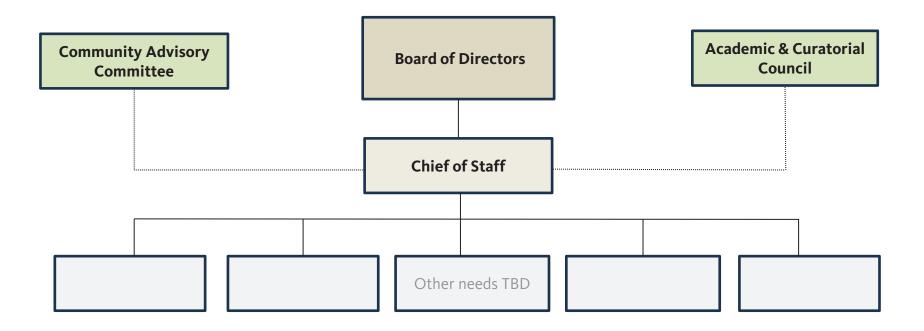








Museum Organizational Structure Initial Phase



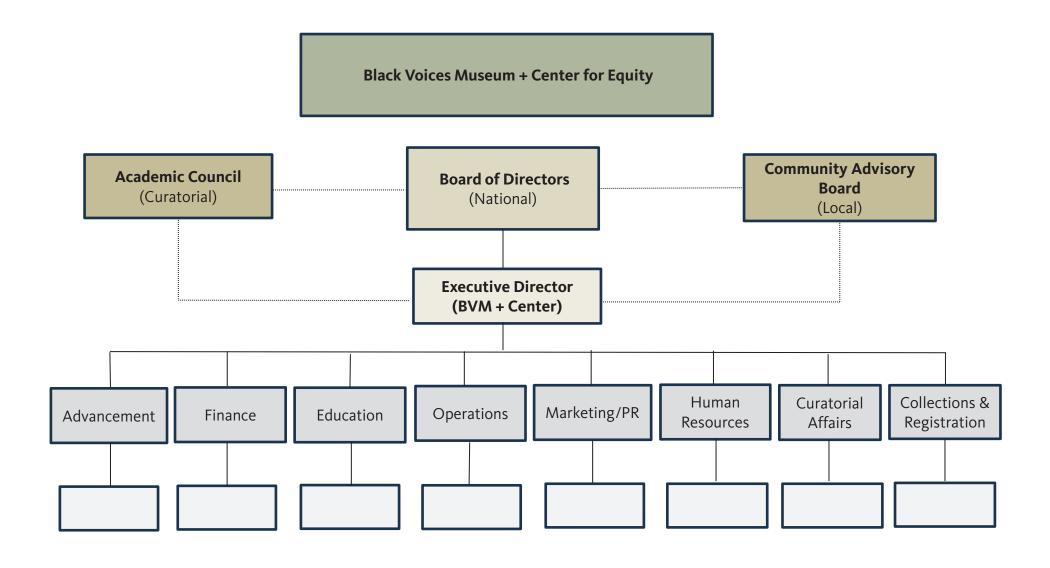
- The Chief of Staff will help support PLT during initial phases, while efforts to identify and recruit a Founding Director are underway
- Dr. Dauv Evans to lead Community Advisory Committee in partnership with Gensler's Outreach Team







Museum Organizational Structure at Launch





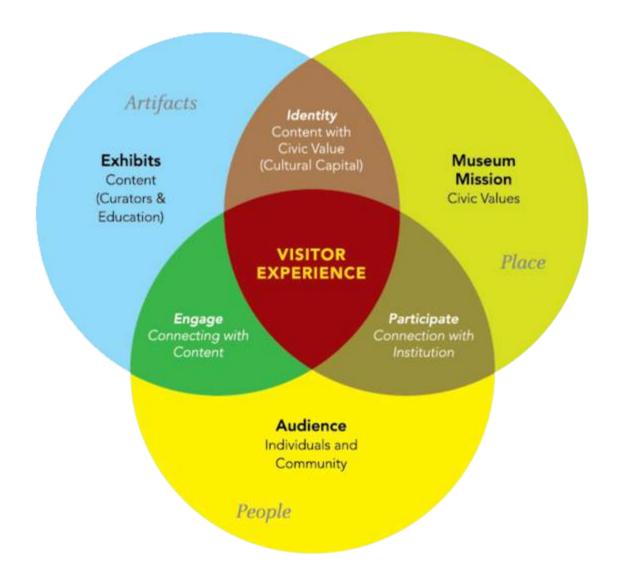


Institutional Planning Visitor Experience

Transformative and immersive experiences are multi-dimensional:

- People (Audience)
- Place (Museum)
- Artifacts (Content)

The Black Voices Museum will celebrate and share the important stories of residents and communities in the Fayetteville region, fostering an understanding and appreciation of its legacy, while allowing guests to envision a more hopeful future.



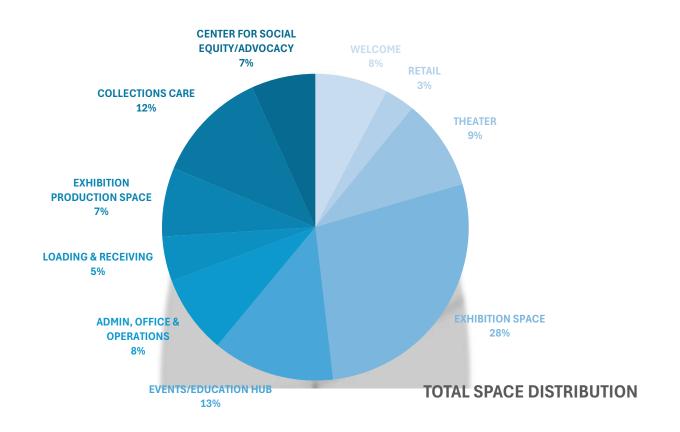




On-Site Program Summary

Fits on current site

COMBINED PROGRAM PER SPACE CATEGORY	MUSEUM		TOTAL	
1 WELCOME	4.050	7 70/	4.050	7 70/
1 11 2 2 1 1 2	4,250	7.7%	4,250	7.7%
2 RETAIL	1,750	3.2%	1,750	3.2%
3 THEATER	5,300	9.6%	5,300	9.6%
4 EXHIBITION SPACE	15,300	27.7%	15,300	27.7%
5 EVENTS/EDUCATION HUB	7,100	12.9%	7,100	12.9%
6 ADMIN, OFFICE & OPERATIONS	4,580	8.3%	4,580	8.3%
7 LOADING & RECEIVING	2,600	4.7%	2,600	4.7%
8 EXHIBITION PRODUCTION SPACE	4,010	7.3%	4,010	7.3%
9 COLLECTIONS CARE	6,610	12.0%	6,610	12.0%
10 CENTER FOR SOCIAL EQUITY/ADVOCACY	3,735	6.8%	3,735	6.8%
SUBTOTAL	55,235		55,235	
Grossing Factor (50%)	27,618		27,618	
TOTAL SPACE REQUIRED (GSF)	82,853		82,853	
INTERPRETIVE ART AND LANDSCAPE	TBD			
MEMORIAL	TBD			
ROOF TOP GARDENS/EVENTS	TBD			



Project Development Costs

The total project capital cost is estimated **between \$175** million and \$215 million with a total start-up budget of **\$10.2** million.

Cost estimates assume a construction start in Q1 2029 and completion in Q3 2031.

Capital Cost Estimate

Total Capital Costs

\$175 M - \$215 M

Based on 82,250 gross square feet (GSF) built on FCW current property. Assumes construction start of Q1 2029. Includes cost of design, construction, and exhibits. Excludes additional property acquisition.

Start-up Costs

Total Start-up Budge

\$10.2 M

Start-up costs include personnel, temporary office and collections storage rent plus allowances for legal fees and additional studies.

Project Calendar	Start	End
Pre-Design	Q1 2026	Q4 2026
Design	Q1 2027	Q4 2028
Construction/Exhibit Install	Q1 2029	Q4 2031







Projected Attendance, Earned Income, Operating Costs

Revenue and operating model assumptions assume stabilized operations in 2033.

ATTENDANCE AND EARNED INCOME

- The museum is projected to attract **150,000 visitors annually** with revenue expected from:
 - Admission fees
 - Annual membership fees
 - Retail sales
- The museum will also support a multi-purpose event space with capacity for 250-350 people that can be used for:
 - Business rentals
 - Community events
 - Retreats
- The space is projected to host ~100 events annually (24,000 visitors)
- Additional revenue is expected through
 - Event rental fees
 - Catering revenue

OPERATING COSTS

- Feasibility study includes the following operating costs:
 - Salaries, wages, and benefits to support full-time museum management and operating staff
 - Salaries, wages, and benefits to support personnel at each of the three museum Centers
 - Building expenses (e.g. utilities, insurance)
 - Ongoing exihibitions costs
 - Administrative expenses and marketing
 - Retail overhead

Source: 2025 Kentley Insights Market Research Report - Museums, Gensler analysis of data available on museum websites, Form 990 Submissions







Revenue and Operating Model Summary

Projected attendance for the Black Voices Musuem is 174,000 visitors at stabilization, which includes 150,000 from museum attendance and 24,000 from events attendance.

The Total Earned Income for the Black Voices Museum is projected to be \$2,196,000 during the first year of stabilized operations. This includes all anticipated direct revenues from admissions, memberships, retail sales, and events.

Total earned income is expected to contribute to approximately 60% of the museum's annual operating budget. An additional \$1,453,000 annually, or 40% of the projected operating budget, is required through a combination of private fundraising/sponsorships, government support, and/or investment income. Without event revenue, the percentage rises to approximately \$1.85 million, or 51% of operating expenses.

Earned income as a percentage of total operating expenses is in line with national benchmarks for comparable museums.

Total Attendance	Stabilized Year	%
Museum Attendance	150,000	86%
Events Attendance	24,000	14%
Total On-Site Attendance	174,000	100%

Annual Operating Summary	Total	%
Total Earned Income	\$2,196,000	
Total Operating Costs / Expenses	\$3,649,000	
Annual Fundraising / Grant Support Required	\$1,453,000	40%

Source: 2025 Kentley Insights Market Research Report - Museums, Gensler analysis of data available on museum websites, Form 990 Submissions

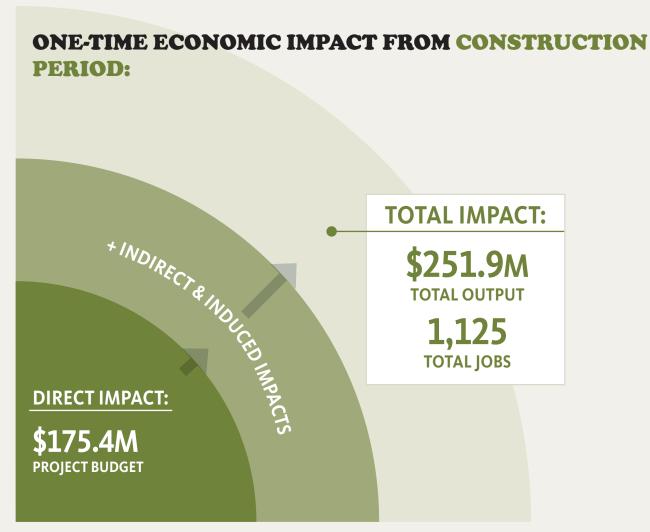


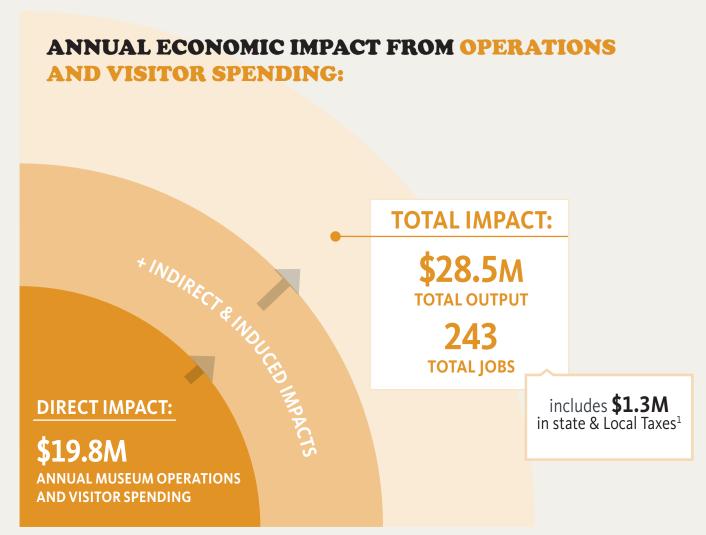




Summary of Total Economic Impact

The Black Voices Museum is projected to generate 1,125 jobs and \$251.9 million in economic output during construction, and 243 jobs with an annual economic output of \$28.5 million thereafter.²





¹ Direct state and local taxes of \$1.3M annually are included in the total Economic Output estimate from operations but are summarized separately for illustration purposes. Also includes sales tax revenue from museum operations. Detailed tax assumptions are included in the Appendix.

Source: BEA RIMS II Multipliers: Fayetteville, NC Metropolitan Statistical Area, Gensler





Other Project Benefits

The Black Voices Museum offers catalytic potential to spur additional development activity in downtown Fayetteville while improving the public realm and quality of life.



Increased Foot Traffic

The museum will attract additional pedestrian traffic to downtown Fayetteville, increasing vibrancy, economic activity, and well-being.



New Business Development

More downtown visitors will support new small business development while delivering additional shopping, entertainment, and F&B offerings to downtown.



Property Value Increases

A vibrant downtown will raise nearby real estate values, benefitting both commercial and residential property owners while increasing tax revenues.



Catalytic Investment

The museum's significant investment will catalyze additional residential and commercial development in downtown Fayetteville.



A Hub for the Community

The museum will serve as a strong community hub, encouraging social interaction and supporting the needs of local community organizations.







What is Our Collective Ambition?

We believe this project has the potential to become a world class museum of national prominence.

- 1) Should the Black Voices Museum have a regional focus or tell the statewide history?
- 2) What could be improved to make a more compelling case for support of this project? (E.g. co-located centers that address justice, health, education/STEM, arts, and entrepreneurship)
- 3) How would you suggest we prioritize our objectives given the current political/ economic landscape?









Upcoming Meetings

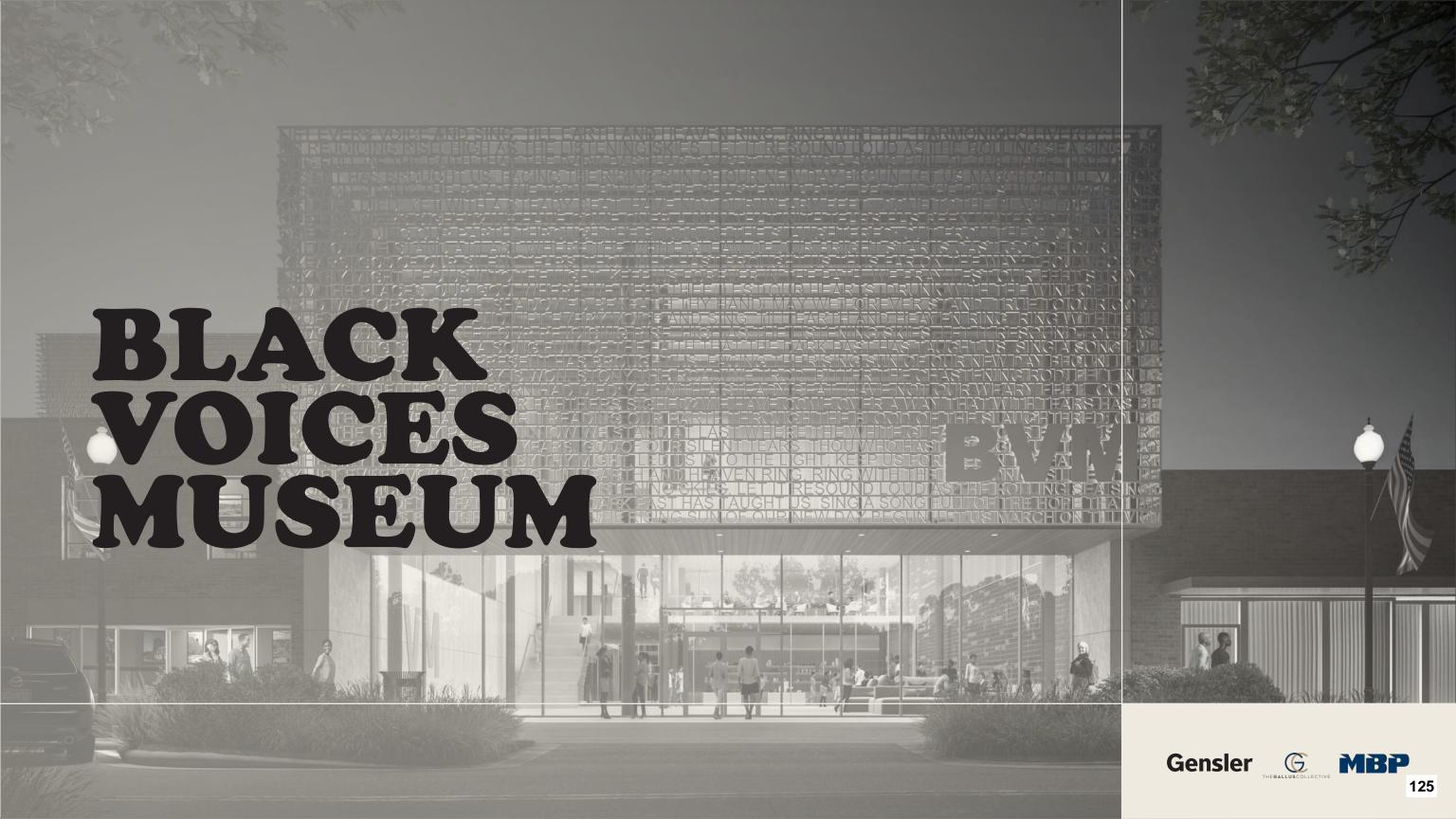
Elected Officials (small groups) - August 28th 2:30pm and 4:00pm

General Public presentation - September 30th 5:30pm (Location TBD)

Final presentations to Elected Officials in October **City Council (Tentatively October 6th or 13th) County Commissioners (Tentatively October 20th)**









City of Fayetteville

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

City Council Action Memo

File Number: 26-0023

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

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

Business

Agenda Number: 6.05

File Number: 26-0023

TO: Mayor and Members of City Council

THRU: Adam Lindsay, ICMA-CM, Assistant City Manager
Jeffery Yates, ICMA-CM, Assistant City Manager

FROM: Dan LaMontagne PE, Freese & Nichols, Construction Management Capital Program Manager

DATE: January 5, 2026

RE:

Parks & Recreation Bond Project Update and Public Safety Bond Project Update

COUNCIL DISTRICT(S):

ΑII

Relationship To Strategic Plan:

Goal 1: Safe & Secure Community

Executive Summary:

Update the community on progress towards major construction projects. The City is using multiple outside firms to enhance project delivery methods and project management efficacy.

Background:

In March 2016, Fayetteville voters passed a \$35 million bond referendum for parks and recreation. Several projects have been completed. The completed projects include Senior Center East, the Bill Crisp Senior Center, D. Gilmore Therapeutic Center, Rowan Street Skateboard Park, Jordan Soccer Complex improvements, multiple splash pads, Deep Creek Road Community Center and renovations to several parks. The major projects currently in progress include the Courts at Glenville Lake Tennis Center, McArthur Road Sports Complex, Cape Fear River Park, and Dr. Martin Luther King Jr. Park. All of these remaining projects are either nearing completion or in design phase.

In 2022, Fayetteville voters passed a \$60 million bond referendum for public safety needs. Projects identified are a 911 PSAP facility and several fire stations. Fire Station 16 design is underway. 911 PSAP programming and planning are underway while conversations with Cumberland County continue regarding consolidation interests. Land acquisition has taken place, and an architect selected for Fire Station 9 and planning and design will follow. Fire Station 2 is currently being explored as a renovation project.

Issues/Analysis:

This is informational to provide updates on progress and answer questions.

File Number: 26-0023

Budget Impact:

None

Options:

- 1. Accept the report.
- 2. Do not accept the report and provide staff with direction.

Recommended Action:

Accept the report

Attachments:

Fayetteville CMD Update Presentation

Construction Management Division

Project Updates

January 5, 2026





Program Highlights

20
Total
Projects

Projects In Design Phase

Projects In
Bid Phase

Projects In Construction Phase



votes:

There are 3 projects that are not included in the phases section of the Program Highlights

- 2 projects on hold (Hay Street Parking and Fire Station No. 4)
- 1 project that is considered a study (Airport Master Plan)



911 Public Safety Answering Point

- Current status:
 - Site location options under review by stakeholder team
 - Coordination with the County is ongoing
- Schedule:
 - Design and schedule are contingent upon site selection and consolidation decision





Fire Station No. 16

- Current status:
 - Architect progressing toward 60% design plans
 - Barr & Barr selected as Construction Manager at Risk (CMAR)
 - Coordination with Cumming Group as Owner's Advisor (OA) is ongoing
- Schedule:
 - Guaranteed Maximum Price anticipated March 2026





Fire Station No. 9

- Current status:
 - Land purchase complete
 - CMD negotiating with design architect, Davis Kane, on scope and fee
 - CMAR Request for Qualifications (RFQ) posted and will close January 2026
 - Coordination with MBP as Owner's Advisor (OA) is ongoing
- Schedule:
 - TBD pending architect contract execution



Cape Fear River Park

- Current status:
 - 95% plans delivered to the city December 2025
- Schedule:
 - Permitting anticipated completion: January 2026
 - Invitation to Bid anticipated: February 2026
 - Project anticipated completion: August 2026





Martin Luther King Jr. Park

- Current status:
 - 95% Design complete
 - Permitting in progress
 - MLK Committee coordination ongoing
- Schedule:

• Schedule is contingent on submission by MLK Committee design







Veterans Park II

- Current status:
 - 100% Design plans due to city January 2026
 - Permitting in progress
- Schedule:
 - Invitation to Bid anticipated: February 2026 (pending permitting approvals)





Blue Street Senior Center Up-Fit

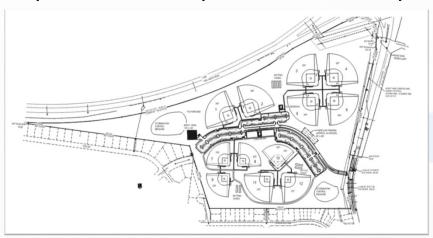
- Current status:
 - Architect has prepared preliminary design plans
- Schedule:
 - Finalize design January 2026
 - Prepare Invitation to Bid February 2026
 - Invitation to Bid anticipated: March 2026



Bid Phase

McArthur Road Sports Complex

- Current status:
 - Invitation to Bid posted December 2025
 - Construction Bids due February 2026
- Schedule:
 - Construction Completion Anticipated: March/April 2027





Construction Phase

Market House Repurposing

- Current status:
 - Lighting work complete
 - Kiosks being ordered
 - Road work Invitation to Bid (ITB) going out in early January 2026
- Schedule:
 - Construction Completion Anticipated: December 2026



Construction Phase

Courts at Glenville Lake

- Current status:
 - Building construction near completion
 - Exhibition court final grading underway
 - Paving beginning January 2026
- Schedule:
 - Construction Completion Anticipated: End of January 2026







Procurement Phase

Project	Current Status	Next Steps
Fire Station No. 2	 Architect to be selected from on-call solicitation (closed 12/4/2025) 	Select architectDetermine renovation versus rebuild option
FAST Center Buildout (Transit Multi-Modal Building Upfit)	RFQ responses received 12/2/2025Selection held on 12/16/2025	Provide architect recommendation to City Council (expected in January 2026)
Transit In-Ground Bus Lift	• RFP posted 12/15/2025	Mandatory pre-bid on 1/5/2026Proposals due 1/22/2026
Locker Room Renovations at Solid Waste	Architect to be selected from on-call solicitation	Work with on-call designer for scope and fee development
Tokay Tennis Courts	Construction bids received 12/8/2025	Project being rebid.
Mazarick 1 Tennis Resurfacing	Preparation of Invitation to Bid (ITB)	Advertise ITB
City Hall Renovations	 Coordinating with contractor on 3rd floor Developing scope for 1st and 2nd floor 	 3rd floor renovations anticipated to begin January 2026 Method of Procurement to be discussed



City of Fayetteville

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

City Council Action Memo

File Number: 26-0017

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

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

Business

Agenda Number: 6.06

File Number: 26-0017

TO: Mayor and Members of City Council

THRU: Kelly Strickland, Assistant City Manager

Jeffery Yates, Assistant City Manager

FROM: Christopher Cauley, MPA, Economic and Community Development

Director

DATE: January 5, 2026

RE:

Downtown Municipal Service District Boundary and Inclusion of Park View Townhomes

COUNCIL DISTRICT(S):

District 2

Relationship To Strategic Plan:

- GOAL 2: Responsive city government supporting a diverse & viable economy
 - 2.1: To ensure a diverse City tax base
 - 2.2: To invest in community places to ensure revitalization and increase quality of life
- GOAL 4: Desirable place to live, work, & recreate
 - 4.4: To provide a clean and beautiful community with increased green spaces
 - 4.5: To ensure a place for people to live in great neighborhoods
- GOAL 5: Financially sound city providing exemplary city services
 - 5.1: To ensure strong financial management with fiduciary accountability and plan for future resource sustainability by aligning resources with City priorities

Executive Summary:

At the September 2, 2025, City Council Work Session, staff was directed to review the inclusion of Park View Townhomes (Park View) in the Downtown Municipal Service District (MSD). The following report outlines the history, creation, legal framework for changes, and financial impact of this request.

Background:

The City established the Downtown MSD in 1978 under Article 23 of N.C.G.S. §160A, authorizing an additional ad valorem tax to fund enhanced downtown services. The district expanded in 1983 and has been renewed every five years since, most recently in June 2023 (Resolution R2023-024). The current rate for Fiscal Year 2026 is \$0.1489 per \$100 of assessed valuation.

The MSD supports activities such as downtown maintenance, marketing, economic development, and events that are beyond the scope of the City's general fund.

File Number: 26-0017

The Park View Townhomes development at 301 Bragg Boulevard was completed in 2013 on the former Days Inn property through a public-private redevelopment agreement with H&H Holdings. The project delivered 47 townhomes valued collectively at approximately \$12.98 million and is managed by the Park View Townhome Association. County Geographical Information Systems confirms these parcels are entirely within the current MSD boundary. There are other exclusively residential properties within the MSD boundary.

Issues/Analysis:

While Park View is a fully residential community, it lies within the established Downtown Municipal Service District. The MSD was initially designed to promote downtown revitalization through business development, events, and placemaking efforts. Over time, however, downtown has evolved into a mixed-use environment where residents, businesses, and visitors all share in the benefits of enhanced maintenance, security, marketing, and cultural programming.

Residents of Parkview directly benefit from the proximity to downtown amenities and events such as the Dogwood Festival, the International Folk Festival, and seasonal programming that enhance quality of life and property values. The continued investment and activation of downtown through the MSD have helped sustain higher demand and market appreciation for residential properties near the urban core, including Parkview.

If Council wishes to alter the Downtown MSD boundary, the procedure is governed by N.C.G.S. § 160A-538.1. In this case, subsection (a1) could apply. Under (a1), a property owner may submit a written request to the City Council to remove the owner's tract or parcel of land from a service district. The owner shall specify the tract or parcel, state with particularity the reasons why the tract or parcel is not in need of the services, facilities, or functions of the proposed district to a demonstrably greater extent than the remainder of the City and provide any other additional information the owner deems relevant.

Upon receipt of the request, the City Council shall hold a public hearing as required by N.C.G.S. § 160A-538.1. If the City Council finds that the tract or parcel is not in need of the services, facilities, or functions of the district to a demonstrably greater extent than the remainder of the City, the City Council may, by ordinance, redefine the service district by removing therefrom the tract or parcel.

The removal of any tract or parcel of land from any service district shall take effect at the end of a fiscal year following passage of the ordinance, as determined by the City Council, according to N.C.G.S. § 538.1(b).

Budget Impact:

Should Council amend the boundary to remove Parkview, the Municipal Service District (MSD) Fund would lose approximately \$19,300 in annual revenue. To maintain the current service level, Council could alternatively increase the MSD tax rate from \$0.1489 to \$0.1610 per \$100 of assessed valuation, an increase of \$0.0121 per \$100. Without a rate adjustment, the reduction in revenue would require either a proportional decrease in

File Number: 26-0017

the MSD management contract or an increase in the General Fund transfer to offset the shortfall.

Options:

Receive the report.

Recommended Action:

For information only.

Attachments:

Map of Municipal Service District Boundary with Park View Townhomes Highlighted Downtown Municipal Service District Boundary City Council Work Session Presentation





Council Request

- September 2, 2025, City Council Work Session
- Staff was directed to review the inclusion of Park View Townhomes (Park View) in the Downtown Municipal Service District (MSD).
- The following report outlines the history, creation, legal framework for changes, and financial impact of this request



MSD Background

- Downtown Municipal Service District (MSD)
 - Established the in 1978 under Article 23 of N.C.G.S. §160A
 - Authored an additional ad valorem tax
 - Fund enhanced downtown services.
- The district expanded in 1983 and has been renewed every five years since, most recently in June 2023 (Resolution R2023-024).
- The current rate for Fiscal Year 2026 is \$0.1489 per \$100 of assessed valuation



Park View Townhomes

- The Park View Townhomes development at 301 Bragg Boulevard was completed in 2013 on the former Days Inn property through a public-private redevelopment agreement with H&H Holdings.
- The project delivered 47 townhomes valued collectively at approximately \$12.98 million and is managed by the Park View Townhome Association.
- County Geographical Information Systems confirms these parcels are entirely within the current MSD boundary



Residential Property

• There are other exclusively residential properties within the MSD boundary.









Analysis

- Park View lies within the established MSD
- The MSD was initially designed to promote downtown revitalization through business development, events, and placemaking efforts
- Downtown has evolved into a mixed-use environment where residents, businesses, and visitors all share in the benefits
- Parkview directly benefits from the proximity to downtown amenities and events
- The continued investment and activation of downtown through the MSD have helped sustain higher demand and market appreciation



Budget Impact

- Should Council amend the boundary to remove Parkview, the MSD Fund would lose approximately \$19,300 in annual revenue.
- To maintain the current service level, Council could alternatively increase the MSD tax rate from \$0.1489 to \$0.1610 per \$100 of assessed valuation, an increase of \$0.0121 per \$100.
- Without a rate adjustment, the reduction in revenue would require either a proportional decrease in the MSD management contract or an increase in the General Fund transfer to offset the shortfall



Procedure for Removal

- If Council wishes to alter the Downtown MSD boundary, the procedure is governed by N.C.G.S. § 160A-538.1.
- A property owner may submit a written request to the City Council to remove the owner's tract or parcel of land from a service district.
- The owner shall specify the tract or parcel, state with particularity the reasons why the tract or parcel is not in need of the services, facilities, or functions of the proposed district to a demonstrably greater extent than the remainder of the City and provide any other additional information the owner deems relevant.
- Upon receipt of the request, the City Council shall hold a public hearing as required by N.C.G.S. § 160A-538.1.
- If the City Council finds that the tract or parcel is not in need of the services, facilities, or functions of the district to a demonstrably greater extent than the remainder of the City, the City Council may, by ordinance, redefine the service district by removing therefrom the tract or parcel.
- The removal of any tract or parcel of land from any service district shall take effect at the end of a fiscal year following passage of the ordinance, as determined by the City Council, according to N.C.G.S. § 538.1(b).





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City of Fayetteville

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

City Council Action Memo

File Number: 26-0008

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

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

Business

Agenda Number: 6.07

File Number: 26-0008

TO: Mayor Colvin and Members of City Council

THRU: Jodi Phelps, Assistant City Manager

FROM: Jennifer Ayre, MMC, City Clerk

DATE: January 5, 2026

RE:

City Council Policy 155.6 - Real Property - Lease

COUNCIL DISTRICT(S):

ΑII

Relationship To Strategic Plan:

Goal III: A city invested in Today and Tomorrow

Executive Summary:

The City Council Policies Review Committee met on Tuesday, November 18, 2025. During the meeting the Committee unanimously approved revisions to two Council policies.

During the Monday, December 8, 2025 City Council Meeting 155.1 - Real Property - Disposal and Sale was approved with amendments; City Council Policy 155.6 - Real Property - Lease was moved to the January Work Session for further discussion and review.

Background:

City Council Policy 155.6 was created on September 17, 2001, with revisions in 2009.

Issues/Analysis:

Councilman Shaun McMillan proposed additional changes to the policy and worked with staff to implement the changes.

Budget Impact:

N/A

Options:

- 1. Approve all revisions for City Council Policy 155.6.
- 2. Do not approve all revisions for City Council Policy 155.6.
- 3. Approve some revisions for City Council Policy 155.6.

Recommended Action:

Provide recommended revisions for City Council Policy 155.6.

File Number: 26-0008

Attachments:

City Council Policy 155.6 Proposed Revised City Council Policy 155.6

SUBJECT - CITY COUNCIL	Number	Revised	Reviewed	Effective	Page 1 of 2
Real Property - Lease	155.6	4-13-09	Date	Date	
	155.0			9-17-01	

I. SUBJECT:

Lease of City-Owned Residential Real Property and City-Owned Real Property to Nonprofit and For-Profit Organizations

II. PURPOSE:

To adopt an official policy establishing regulations for leasing residential real property and real property to nonprofits. Leases involving economic development projects that create jobs and invest money in the community are not covered by this policy.

III. PROCEDURES:

- A. The City Manager shall have the authority to lease or rent City property for terms of one year or less.
- B. The lease rate will be set at a level that recoups the City's cost to maintain the property while the lessee pays for utility, janitorial services, and parking.
- C. Application for lease must be made to the City of Fayetteville's Real Estate Division with a maximum lease term of one year. Each lease will be effective from July 1 through June 30 of each year. Value of the leased property will be revalidated at lease renewal.
- D. General Procedures for Properties Leased to Nonprofits and For-Profits: Lease rates will be based on the tax value of the leased property. Beginning July 1, 2009, nonprofits will pay 3 percent of tax/appraised value while for-profits will pay 9 percent of the tax/appraised value. For all existing leases at the time of this amendment, rates will be increased 10 percent yearly until such time as the rental rate is met. The first rate change will become effective July 1, 2009.

E. Residential Procedures:

1. The lease rate will be set at a level that reflects the fair market rate of the property. Properties located at the airport will be subject to a 10 percent reduction for airport noise.

SUBJECT - CITY COUNCIL	Number	Revised	Reviewed	Effective	Page 2 of 2
Real Property - Lease	155.6	4-13-09	Date	Date	
	133.0			9-17-01	

2. For airport properties, the Real Estate Division will submit applications for lease for review and approval by the Airport Commission, prior to the execution of the lease agreement. For other residential properties, the Real Estate Division will submit applications for lease renewal to the appropriate department head.

SUBJECT - CITY PROPERTY	Number	Revised	Effective	Page 1 of 3
Real Property - Lease	155.6	4-13-09	Date	
	133.0		9-17-01	
			10-25 <u>-25</u>	
			12-29-	
			25 01-12-	
			<u>26</u>	

I. SUBJECT:

Lease of City-Owned Residential Real Property and City-Owned Real Property to Nonprofit and For-Profit Organizations

II.PURPOSE:

To establish formal procedures and requirements for leasing municipal real property owned by the City of Fayetteville, North Carolina. The City leases to Nonprofit and For-Profit Organizations only, except as to City-owned residential properties. This policy ensures compliance with North Carolina General Statutes, particularly N.C.G.S. § 160A-272, and provides a framework for equitable, transparent leasing practices.

III. PROCEDURES:

A. Lease Authority and Approvals

- Lease authority and approvals on any property owned by the City of Fayetteville is governed by N.C.G.S. § 160A-272 unless otherwise provided herein.
- 2. The public notice requirement is governed by N.C.G.S. § 160A-272.Before executing any real property lease, including a renewal, the City shall provide public notice of the intent to enter into the lease, at least thirty (30 calendar)days before execution.
- In addition to the publication method used to satisfy the public notice requirement, the City willr e are multiple channels used to advertise the leasinge opportunitiess as they become available, by posting each leasing opportunity on such as the City's website and social media accounts for 10 calendar ten (10) days and other available channels that are cost effective.

B. Leasing Authority Delegated to City Manager

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			<u>26</u>	

- 1. The City Manager may approve and execute leases for terms of one year or less without City Council action under N.C.G.S. § 160A-272(b).
- 2. Such leases must remain consistent with the goals and standards of this policy and the City's Code of Ethics.
- 2.3. All conflict of interest laws as provided procedures underare governed by the City's Code of Ethicsapply, except that no City Council member or City employee may lease from the City.

C. Lease Terms and Agreement Requirements

1. All leases must be documented in a written lease agreement, signed by both the lessee, finance authority, and an authorized municipal official.

2. Leases must:

- Include a termination clause allowing the municipality to end the lease "for cause" or "if the property is required for a public purpose".
- Specify responsibilities for maintenance, utilities, and repairs.
- Require lessees to maintain adequate insurance and indemnify the municipality.
- Prohibit assignment or subleasing without prior written consent.

D. Rate Structure and Cost Recovery

1. General Lease Rates:

- Rates should reflect the fair market value unless a reduced rate is justified (e.g., public benefit, nonprofit use).
- Lessees are responsible for utility costs, janitorial services, and parking, unless otherwise specified in the lease.
- Rates will be re-evaluated on an annual basis and may include periodic CPI adjustments.

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- Late fees will be collected pursuant to the lease terms and fee schedule
- The City's Finance Department shall notify the Real Estate Division once lease payments, including all late fees, are more than 90 days in arrears.
- The Real Estate Division shall confer with the City Attorney's Office on the appropriate legal process moving forward.
- 2. Residential Properties:
 - Rates must reflect the fair market rental value.
 - Properties affected by special conditions (e.g., airport noise)
 may be eligible for up to a 10% rent reduction.

E. Special Cases

- 1. Nonprofit Organizations
 - The municipality may lease property to nonprofits for nominal or below-market rates when the use aligns with a recognized public purpose (e.g., education, cultural, or charitable functions) under N.C.G.S. § 160A-272.
- 2. Economic Development Projects
 - Leases associated with economic development are governed by N.C.G.S. § 158-7.1.

F. Review and Oversight

- 1. All lease applications must be submitted to the City of Fayetteville Real Estate Division.
- 2. Lease terms should align with the fiscal year (July 1–June 30) and property values must be revalidated annually.
- 2.3. No lease may be renewed without first publishing the notice of the leasing opportunity via the City's website and social media accounts. If multiple organizations (or individuals for residential leases) apply for the lease, each lease application

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shall be treated as a negotiated offer and be subject to the advertisement and upset bid provisions as outlined in N.C.G.S. § 160A-269.

- 3.4. Lease agreements shall be maintained in the office of the City of Fayetteville Real Estate Division and monitored for compliance with the aid of the City of Fayetteville Finance Division, including:
 - Rent payments.
 - Insurance coverage.
 - Renewal or termination deadlines.

G. Procedures by Lease Term

- 1. Term of the lease is one year or less: Public notice for 30 days before execution is required. The City Manager may approve and execute without City Council action.
- 2. Term of the lease is more than one year up to 10 years:
- a) Step 1 Publish advertisement of City Council's intent to authorize the lease in a newspaper of general circulation. The advertisement must describe the property to be leased, state the annual lease payments, and announce the City Council's intent to adopt a resolution authorizing the lease at its next regular meeting. Notice must be published once and at least 30 days prior to the regular meeting at which the City Council will adopt the resolution authorizing the lease.
- b) Step 2 City Council adopts a resolution at a regular meeting authorizing the lease.
- c) Step 3 The lease may be executed at any time after the City Council has adopted the resolution authorizing the lease.

SUBJECT - CITY PROPERTY	Number	Revised	Effective	Page 5 of 3
Real Property - Lease	155.6	4-13-09	Date	
	155.0		9-17-01	
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			12-29-	
			25 01-12-	
			<u>26</u>	

3. Term of the lease is over 10 years: The lease must be authorized using one of the three competitive sale methods authorized under Article 12 of Chapter 160A: sealed bid (N.C.G.S. § 160A-268), upset bid (N.C.G.S. § 160A-269), or public auction (N.C.G.S. § 160A-270).

IV. AMENDMENTS:

This policy may be amended by a majority vote of the City Council of the City of Fayetteville, NC at a regularly scheduled meeting.

V. EFFECTIVE DATE:

Approved and adopted by the **City Council** of the City of Fayetteville, North Carolina on **[Date]**.

Initiating Department:	
Approved By:	
Douglas J. Hewett, City Manager	Date



City of Fayetteville

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

City Council Action Memo

File Number: 26-0021

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

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

Business

Agenda Number: 6.08

File Number: 26-0021

TO: Mayor Colvin and Members of City Council

THRU: Erin Swinney, Police Attorney

FROM: Lachelle H. Pulliam, City Attorney

DATE: January 5, 2026

RE:

Consider Proposed Amendments to Parades, Motorcades, Special Events and Demonstrations Ordinance

COUNCIL DISTRICT(S):

ΑII

Relationship To Strategic Plan:

Goal I: Safe and Secure Community

Priority I: Ongoing Commitment to a Comprehensive Approach to Community Safety

Executive Summary:

The following changes are proposed to the Fayetteville City Code, Chapter 24 Streets and Sidewalks, Article VIII. - Parades, Motorcades, Special Events and Demonstrations:

24-282 - Picketing Permitted; Standards of Conduct for Picketing Activities:

- Creates a buffer limiting demonstrations near outdoor dining areas
- Relocates a provision from Section 24-285 prohibiting demonstrations at residences
- Prohibits the use of fighting words as well as threatening and indecent language by pickets
- · Clarifies enforceability

24-283 - Interference with Pickets Prohibited; Police Authority to Disperse Crowds; Failure to Leave When Ordered Declared Offense:

- Prohibits the use of fighting words as well as threatening and indecent language by spectators
- Conforms the Code with North Carolina General Statutes as it relates to commands to disperse from police officers

24-285 - Notice of Intent to Picket:

- Relocates/removes provisions that are not relevant to the notice of intent to picket
- Requires a receipt of notice for all pickets, not just groups of 10 or more persons

Background:

File Number: 26-0021

Review of the ordinances regarding parades, motorcades, special events and demonstrations revealed various updates and clarifications needed to enhance community safety.

Issues/Analysis:

These sections of the Code have not been reviewed and updated since 2013.

Budget Impact:

N/A

Options:

- 1. Approve all changes and place on an upcoming regular meeting agenda.
- 2. Reject all changes and provide additional direction to staff.
- 3. Approve specific changes and place on an upcoming regular meeting agenda; provide direction to staff as to any rejected changes.

Recommended Action:

Staff recommends that Council approves all changes and place on an upcoming regular meeting agenda.

Attachments:

- 1. Section 24-282 Redlined & Clean as Proposed
- 2. Section 24-283 Redlined & Clean as Proposed
- 3. Section 24-285 Redlined & Clean as Proposed



CHAPTER 24 - STREETS AND SIDEWALKS

Article VIII. - Parades, Motorcades, Special Events and Demonstrations

Sec. 24-282. Picketing Permitted; Standards of Conduct for Picketing Activities.

Peaceful picketing shall be permitted in the city, provided the picketing is done under the following conditions:

- 1. Picketing shall be conducted only on portions of the public ways not used primarily for vehicular parking or moving traffic.
- 2. Pickets may carry written or printed placards or signs not exceeding 36 inches promoting the objective for which picketing is done provided they do not contain profane language or the words used would not tend to incite violence.
- 3. If pickets promoting different objectives, causes, actions or policies desire to use a sidewalk that is already used for picketing, the city manager, or his designee, shall allot a number of pickets promoting each objective, to use such sidewalk, on an equitable basis, proportionate to the number of objectives being promoted.
- 4. Pickets shall be restricted to the use of the outermost half of the sidewalk or other public way nearest the street and shall not at any time nor in any way obstruct, interfere with, or block persons entering or exiting from vehicles; persons crossing streets or otherwise using the public way; the entrance or exit to any building or access to property abutting the street or sidewalk; or pedestrian or vehicular traffic.
- 5. Within a radius of 10 feet from the perimeter of any outdoor dining area, no person shall knowingly approach to engage in the following activities within eight (8) feet of another person that is making use of an outdoor dining area, without that person's consent:
 - a. passing a leaflet or handbill to:
 - b. displaying a sign to; or
 - c. engaging in oral protest, education, or counseling.
 - An outdoor dining area means an area in front of or adjacent to a restaurant and located on a public sidewalk or square whereon tables, chairs or benches are placed for dining purposes.
- 4.6. It shall be unlawful for any person to engage in picketing in front of or around the residence or dwelling of any individual.

- 7. No person observing, engaging in, or assisting in picketing shall bring to or allow to remain in the immediate area of picketing any vicious animal.
- 5.8. Pickets shall not use fighting words or language that is indecent or threating which would tend to provoke a reasonable person to a breach of the peace.
- 6.9. It shall be unlawful for a group of ten or more persons to picket without filing a notice as required by Section 24-285herein.
- 7.10. The provisions of this section are mandatory and not merely directory, and f<u>F</u>ailure to comply with the provisions of these sections is hereby declared to be a violation of this chapter and enforceable in accordance with Section 24-312 of this Code.

(Ord. No. S2008-013, § 5, 8-11-2008)

Effective on: 11/18/2013



CHAPTER 24 - STREETS AND SIDEWALKS

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An outdoor dining area means an area in front of or adjacent to a restaurant and located on a public sidewalk or square whereon tables, chairs or benches are placed for dining purposes.

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6. It shall be unlawful for any person to engage in picketing in front of or around the residence or dwelling of any individual.

- 7. No person observing, engaging in, or assisting in picketing shall bring to or allow to remain in the immediate area of picketing any vicious animal.
- 8. Pickets shall not use fighting words or language that is indecent or threating which would tend to provoke a reasonable person to a breach of the peace.
- 9. It shall be unlawful for a person to picket without filing a notice as required by Section 24-285.
- 10. Failure to comply with the provisions of these sections is hereby declared to be a violation of this chapter and enforceable in accordance with Section 24-312 of this Code.

(Ord. No. S2008-013, § 5, 8-11-2008)

Effective on: 11/18/2013

Fayetteville, NC 2



CHAPTER 24 - STREETS AND SIDEWALKS

Article VIII. - Parades, Motorcades, Special Events and Demonstrations

Sec. 24-283. Interference with Pickets Prohibited; Police Authority to Disperse Crowds; Failure to Leave When Ordered Declared Offense.

- a. It shall be unlawful for any person to physically interfere with pickets in the use of the sidewalk. Spectators shall not use fighting words or language that is or to address profane, indecent, abusive, or or threatening language to or at those pickets which which would tend to provoke the pickets or a reasonable personothers to a breach of the peace.
- b. The police officers of the city may issue a command to disperse in accordance with North Carolina General Statutes § 14-288.5 in the event of a riot or disorderly conduct by an assemblage of three or more persons.
- b. , in the event of the assemblage of persons in such numbers as to tend to intimidate pickets pursuing their lawful objective through numbers alone or through use of inflammatory words, direct the dispersal of persons so assembled and may arrest any person who fails to absent himself from the place of such assemblage when so directed by the police.
- c. Whenever the free passage of any street or sidewalk in the city shall be obstructed by a crowd, whether or not the crowd assembles as a result of or in connection with picketing, the persons composing such crowd shall disperse or move on when directed to do so by a police officer. It shall be unlawful for any person to refuse to so disperse or move on when so directed by a public officer as provided in this article.

(Ord. No. S2008-013, § 5, 8-11-2008)

Effective on: 11/18/2013

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CHAPTER 24 - STREETS AND SIDEWALKS

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Effective on: 11/18/2013

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CHAPTER 24 - STREETS AND SIDEWALKS

Article VIII. - Parades, Motorcades, Special Events and Demonstrations

Sec. 24-285. Notice of Intent to Picket.

Peaceful picketing shall be permitted in the city provided the picketing is done under the following conditions:

- 1. No picketing shall be conducted on the public ways or public property of this city and Nno person shall participate in the picketing unless notice of intent to picket has been given to the chief of police or his designated representative and unless a receipt of such notice has been issued.
- 2. A group of ten or more A persons shall give notice of intent to picket in writing and the notice given shall contain the following information: A group of fewer than ten persons may give written notice of intent to picket but is not required to do so.
 - a. The name, if any, of the organization or group sponsoring or proposing to picket unless the group indicates that it intends to picket anonymously, in which case no name is required;
 - b. The location or locations in the city where the pickets propose to assemble and demonstrate;
 - c. The date or dates on which the picketing is to occur;
 - d. The name of the person and organization giving notice of intent to picket unless the person or organization indicates that it intends to picket anonymously, in which case no name is required;
 - e. Whether or not persons below the age of 18 years are expected to participate; and
 - f.—The person to be in charge of the activity and who will accompany it and carry any receipt of notice at all times.
 - 3.f. It is unlawful for any person to engage in picketing before or about the residence or dwelling of any individual.
- 4.3. Upon the giving of notice of intent to picket, properly completed as set out in this article, the chief of police or his designated representative shall immediately issue a receipt of notice. The receipt shall contain all information stated in the notice. Notice shall be given

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by the holder of a receipt of notice to the chief of police or his designated representative immediately upon the cessation of such picketing for a period of 24 hours or more. Before resumption of picketing interrupted for any such period, a new notice shall be given and a new receipt issued.

(Ord. No. S2008-013, § 5, 8-11-2008)

Effective on: 11/18/2013

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 - e. Whether or not persons below the age of 18 years are expected to participate; and
 - f. The person to be in charge of the activity and who will accompany it and carry any receipt of notice at all times.
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