



City Manager's Office

March 21, 2017

Ms. Suzy Hrabovsky, Executive Director
Center for Economic Empowerment & Development
230 Hay Street
Fayetteville, NC 28301

Re: Allocated CIP Funding for Culinary Incubator/Training Station

Dear Ms. Hrabovsky:

As you know, the City of Fayetteville has been a consistent advocate and supporter of the proposed Culinary Incubator/Training Station proposal forwarded by CEED for development at the Russell Street warehouse property near the confluence of the Aberdeen & Rockfish Rail-tracks. This support has come in the form of an initial disbursement of \$100,000 in April, 2015 for design work, and then two separate fiscal-year inclusions (FY2016 & FY2017) of Capital Improvement Funding Allocations. This now totals a combined \$350,000, but remains un-released to CEED because of the lack of any identified or documented progress in actually moving the project forward, or assurances that it can be completed even if only in a "phased" manner—with one discreet "phase" following another.

To this end, and because the City is now faced with the task of finalizing its FY2018 Capital Improvement Budget and deciding whether or not to yet again "roll forward" the un-disbursed \$350,000 capital contribution to the CEED Incubator project, I want to share with you my planned recommendation to City Council.

If the Center for Economic Empowerment & Development (CEED) is unable to secure the necessary approvals for safe access to the planned location of the incubator by the first FY2018 City Council Budget Work Session, scheduled for May 1, 2017, then the \$350,000 in CIP

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Funding dedicated to the CEED Incubator should not be carried forward to the FY2018 City Budget and will instead be re-allocated to higher priority capital needs.

Specifically, the approvals that I believe are needed, are as follows:

- 1.) Written approval for the permanent ingress and egress to and from the Russell Street Warehouse site, either in the form of a permanent drive access permit off Russell Street from the transportation authority with jurisdiction over same; or, as a written permit/agreement with the Aberdeen and Rockfish Rail company to permanently construct a non-signalized, at-grade crossing of the tracks separating the warehouse property from the ROW of Ray Avenue extended.
- 2.) A detailed plan of action, with documented and itemized budget showing how CEED can and will (utilizing the \$350,000 and any other CEED-acquired, non-City Funds) move forward in calendar-year 2017 to fully fund a discreetly-identified, stand-alone phase, or all of the Culinary Incubator/Training Station as first proposed or since modified. Include a complete presentation on deliverables of the phase to be completed or of the modified plan.

As shown by both the City Council and staff's support of this project, I'm hopeful that this exciting project will move forward. Until then, if you would, please provide a written response at your earliest convenience indicating your receipt and understanding of this matter, and what you anticipate will be your response in moving the issue to conclusion.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Douglas J. Hewett

City Manager