

1. Potential Priority Uses

What are some potential uses for the properties the Task Force has been looking at? How would you rank any potential uses (highest priority for Town, next highest, etc.)?

Some ideas for potential priority uses are:

- Affordable housing, [including mixed income opportunities](#)
- [Non-profit and small business office/retail space at affordable rents](#)
- Parking
- Recreation [\[Does CH have a recreation master plan? Are any of these sites named?\]](#)
 - Indoor facilities
 - Outdoor facilities, such as playing fields
- Cultural Arts
 - Instructional
 - Gallery space
 - Workspace
 - [Performance space](#)
 - [Children’s museum or other family-focused amenity](#)
- Infrastructure [\[What does infrastructure mean in this context?\]](#)
- Schools [\[Have we asked the school system whether any of the sites are of interest? We should.\]](#)
- [Others?](#)
- [Town offices or other needed facilities](#)
- [Hold for future community needs not yet anticipated \(i.e., land bank\)](#)
- [Conventional market uses in high value locations, such as corner retail opportunities](#)

2. Guiding principles

What should be the guiding principles should the Town use when evaluating the future use of Town properties?

Some ideas for guiding principles are:

- [Property disposition shall be guided by Town Council-adopted community plans, and shall focus first on uses not likely to occur through dynamics of the private real estate market alone.](#)
- Town properties should not be disposed of solely for cash, [except in such cases where the proceeds will be invested to support strategic initiatives or where no “public use” is appropriate.](#) Disposition should always be in furtherance of the Town’s strategic goals.
- Insofar as possible, the Town should use long-term leases (50+ years) rather than outright sales in order to preserve control over uses and allow the possibility of reversion to the Town in the future.
- Land swaps/trades could be considered. [\[Makes sense in theory, seems dicey in practice.\]](#)
- Disposal of property could be considered if the property has no significant public value, results in high costs to the Town, or private ownership would bring new value to the community. [\[Pair with bullet point #1\]](#)
- A public benefit can be gained by banking publically owned properties until such time as they may be needed, even if there is no use for these properties at the present time.

- The Town should not accept donations of real property unless there is a significant public benefit. [\[Does this fit within the scope of our task force? And who determines this benefit?\]](#)
- Disposal/repurposing decisions should take into account current and anticipated future Town facilities and infrastructure needs.
- Maximize opportunities to collaborate with other public organizations to share resources and facilities. [\[What does this mean? A bit vague.\]](#)
- Actively seek out and consider input from stakeholder groups. [\[Who? What? And when?\]](#)
- Others?
- Town should consider the full economic value—sale proceeds plus projected property and sales tax revenues—in making disposition decisions.
- Town shall establish a disposition process that screens potential purchasers to ensure that they are qualified (track record) to carry out the development proposed. Even then, Town should reserve a right of reversion/re-purchase if buyer does not deliver proposed use within certain period of time from acquisition.
- Disposition will be in accordance with NC General Statute, meaning that *most* property sales will go through a public RFP or upset bid process. Certain uses, such as affordable housing, allow for private negotiated sale.
- Town shall make properties available at below market rate, as low as \$1, for uses that support public interests such as affordable housing. In such cases, the purchaser must demonstrate that it needs this in-kind subsidy.

3. Priority/schedule of properties to be considered

Which properties should the Town address first? [Focus on the obvious/easy ones first—e.g., vacant parcels downtown and other parcels with clearly no Town-specific need. Focus last on the complicated ones, especially those that require relocation of Town services like fire and police.](#)

What properties should the Town address in the short-term (3-5 years)?

What properties should the Town address in the long-term (5 or more years)?

What properties should the Town take no action on? [Any site that needs staff relocated first isn't worth considering now, other than to make a general recommendation that it be considered in the future when those facility needs are addressed.](#)