

**FAYETTEVILLE CITY COUNCIL  
SPECIAL MEETING  
LAFAYETTE ROOM  
JUNE 22, 2016  
4:00 P.M.**

Present: Mayor Nat Robertson

Council Members Katherine K. Jensen (District 1); Kirk deViere (District 2); Mitchell Colvin, Jr. (District 3); Chalmers McDougald (District 4); Robert T. Hurst, Jr. (District 5); William J. L. Crisp (District 6); Larry O. Wright, Sr. (District 7); Theodore Mohn (District 8); James W. Arp (District 9)

Others Present: Douglas Hewett, Interim City Manager  
Karen McDonald, City Attorney  
Kristoff Bauer, Deputy City Manager  
Rochelle Small-Toney, Deputy City Manager  
Jay Reinstein, Assistant City Manager  
Cheryl Spivey, Chief Financial Officer  
Tracey Broyles, Budget and Evaluation Director  
Kevin Arata, Corporate Communications Director  
Scott Shuford, Planning and Code Enforcement Director  
Jim Palenick, Economic and Business Development  
Director  
Michael Gibson, Parks, Recreation and Maintenance  
Director  
Darsweil Rogers, PWC Commission Chair  
Mark Brown, PWC Customer Relations Officer  
Byron Marshall, Project Manager, IPMS, LLC  
Dan Barrett, Barrett Sports Group  
Pamela Megill, City Clerk  
Members of the Press

**CALL TO ORDER**

After adjournment of the agenda briefing meeting on June 22, 2016, Mayor Robertson reconvened the June 20, 2016, special meeting at 4:45 p.m.

Ms. Rochelle Small-Toney, Deputy City Manager, provided Council with a copy of a letter from Mr. James Crane, Owner of the Houston Astros baseball team, pertaining to the proposed minor league facility in Fayetteville. Ms. Small-Toney stated this revised letter of intent now proposes the City provide a response by August 19, 2016. The Astros would like to know if the City of Fayetteville is serious.

**Consensus of Council was they do have an interest in exploring a proposed baseball stadium and minor league baseball team.**

Ms. Small-Toney gave an overview of the revised letter of intent.

Mr. Douglas Hewett, Interim City Manager, stated he expects Council will consider the letter at the June 27, 2016, regular City Council meeting; when staff will outline all of the steps that staff would have to take between June 28 and August 19, 2016, and included in that time line will be a date that we hope to have a financial model or models for the Council to consider.

Council Member deViere asked for a definition of the Memorandum of Understanding; we need to know what the expectation is.

Council Member Arp asked if Council is pursuing the proposed baseball stadium as an amenity or as an economic development capability it can bring to the community.

Council Member Mohn stated he would prefer Catalyst Site I for the location, as the Prince Charles location is land locked, and said

he views the proposed stadium as an amenity and would like to see something similar to the stadium in Pensacola, Florida.

Council Member Wright stated he sees this proposed venture as an economic development opportunity that will have a positive impact on the City.

Council Member deViere stated he sees this as an economic development opportunity, there is potential for secondary investment.

Mayor Pro Tem Colvin stated we have seen numerous examples of these facilities, with this model we will have economic impact, and as an amenity it enhances the surroundings.

Council Member Arp stated it is imperative to make the decision between economic development and an additional amenity. Economic development is the way to go. I do like the Columbia, South Carolina, facility; it has multi-uses, similar to a sports complex.

Council Member Jensen stated she will not favor a property tax increase to pay for a proposed baseball stadium and believes this is an opportunity for economic development and favors the Prince Charles Hotel location.

Council Member Hurst stated he thinks this is an economic development opportunity and favors the Prince Charles Hotel location; there is a lot of wiggle room for our finance team to bundle and provide us with options.

Council Member McDougald stated he would like to see some movement at Catalyst Site I, we need to do something in that area.

Council Member Arp said he does not think Catalyst Site I is the right fit for the proposed baseball park. We do need to do something nice for the Catalyst Site I, maybe with Parks and Recreation.

Council Member Wright stated he did not want to see Catalyst Site I left empty; it has great potential.

Council Member Crisp stated Catalyst Site I was created for the purpose of redevelopment and it was never specified it would be a site for a baseball park. He further stated he liked the Prince Charles Hotel location for the proposed baseball park. Also, Council might consider selling the Festival Park Plaza building (an albatross around our necks) and the PWC Building located at 201 Hay Street.

Mayor Pro Tem Colvin stated there have to be clear expectations for Catalyst Site I.

Council Member deViere stated we do need economic impact for Catalyst Site I and inquired if there was a capacity for Red Rock to see options of what can be done for this area.

Mr. Hewett stated Red Rock is due to return in August; staff will contact them to ask if they have capacity to provide economic development options for that area, and we can report back to Council on this on Monday.

**Consensus of Council was to select the Prince Charles Hotel location as the primary focus of a location to build a proposed baseball stadium.**

**Consensus of Council was to form a sub-Committee for the Proposed Baseball Stadium; Council Members Colvin, Arp, deViere and Wright.**

Council Member deViere asked if direction would be given to staff pertaining to Catalyst Site I. Mr. Hewett responded it is an identified Target for Action.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:40 p.m.