

**MINUTES OF
VILLAGE COUNCIL WORK SESSION
JUNE 2, 2015**

**395 MAGNOLIA ROAD
COUNCIL CONFERENCE ROOM
PINEHURST, NORTH CAROLINA
4:30 P.M.**

The Pinehurst Village Council held a Work Session at 4:30 p.m. on Tuesday, June 2, 2015 in the Council Conference Room of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. Clark H. Campbell, Councilmember
Mr. John R. Cashion, Mayor Pro-Tem
Ms. Claire L. Phillips, Councilmember
Mr. John C. Strickland, Councilmember
Mr. Jeffrey H. Batton, Interim Village Manager
Ms. Lauren M. Craig, Village Clerk

And approximately 9 attendees, including 2 staff and 1 press.

1. Call to Order.

Mayor Nancy Fiorillo called the meeting to order.

2. Presentation by the Development Finance Initiative (DFI) of the School of Government.

Rory Dowling and Mike Lemanski, of the Development Finance Initiative introduced the presentation regarding predevelopment services for the Village of Pinehurst on Village Place. Mr. Lemanski reviewed the purpose of DFI, its history with the UNC School of Government, and his experience with redeveloping areas in downtown Durham, NC and Wilmington, NC. Mr. Lemanski explained the predevelopment process includes a market analysis, site analysis, public process, and financial feasibility and once the plan is set, proposals would be accepted by private partners. Mr. Dowling shared DFI's experience working with Davidson, NC for a redevelopment project on a portion of their Main Street and then covered objectives for the Village Place project.

The team from DFI discussed the proposal fee and noted DFI charges a portion of the developer's fee to the private development partner once secured. Mr. Lemanski discussed publically owned land for consideration in the project and the possibilities with privately owned parcels. Mayor Fiorillo shared that the Village has received a \$50,000 anonymous donation to pursue the plan with DFI. Mr. Dowling explained that a steering committee would be formed to meet monthly on the project and every 2-3 months milestones would be presented back to the Village Council at large. Council held a discussion with DFI regarding the Village's potential risk and the Village's role in the project.

Pat Corso, from Partners in Progress, explained his involvement in this master planning process over the years and noted the minimum good that would come out of this is to identify the community norm and this would justify the expense. Council held a discussion about the DFI proposal and the already developed 2011 Comprehensive Master Plan.

Upon discussion, Council determined to funnel specific questions to Jeff Batton for the DFI representatives and to have a continued discussion at the June 9 Village Council meeting.

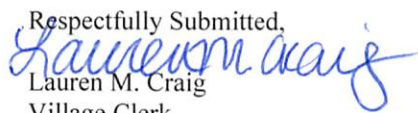
3. Village Council's work session discussion.

Council did not hold a discussion on any additional items.

4. Motion to Adjourn.

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Councilmember Campbell moved to adjourn the Work Session. The motion was seconded by Councilmember Strickland and carried unanimously. The Regular Meeting adjourned at 6:20 p.m.

Respectfully Submitted,

Lauren M. Craig
Village Clerk