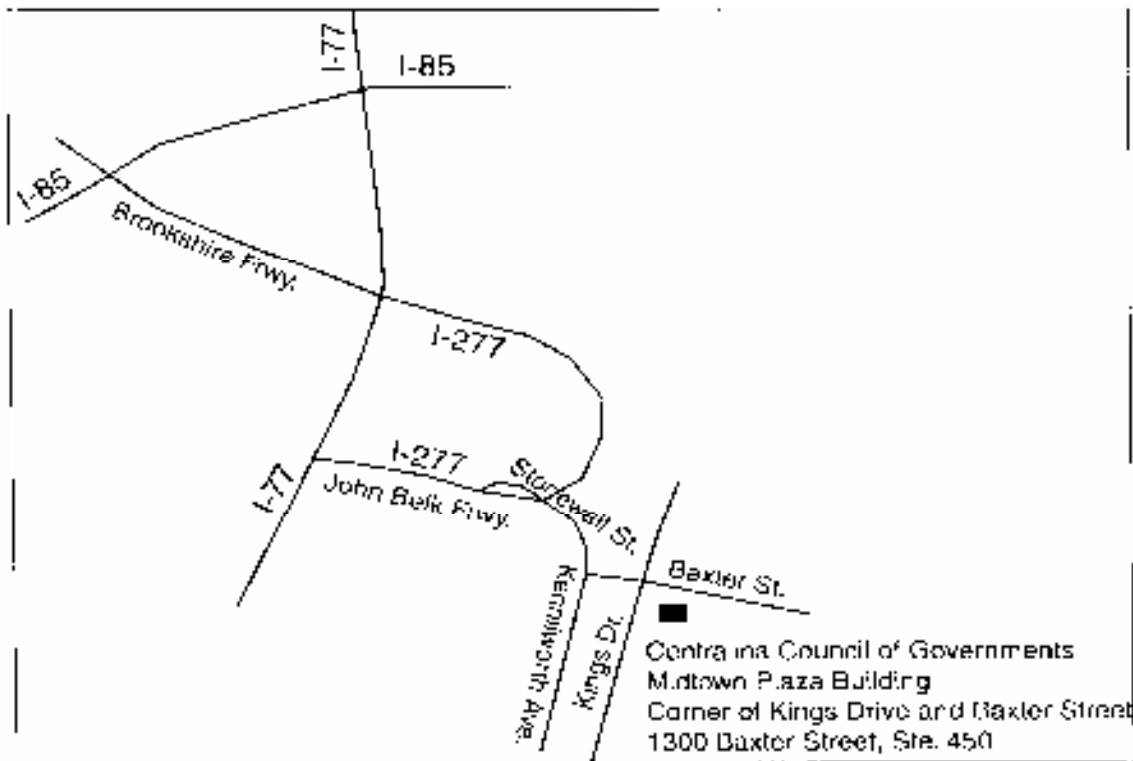




TO: Executive Committee
FROM: A. R. Sharp, Jr., Executive Director
DATE: February 27, 2004
RE: Executive Committee Meeting

Chairman Belk has called the meeting of the Centralina Executive Committee for **Wednesday, March 10, 2004 at 7 p.m.** The meeting will be held in Centralina's Conference Room, 1300 Baxter Street, Suite 450, Charlotte (see map below). Please respond by March 8 by:

- RETURN the enclosed card
- E-MAIL hkeeney@centralina.org
- CALL -(704) 348-2703



Midtown Plaza Building - 1300 Baxter Street, Suite 450
P.O. Box 35008, Charlotte, North Carolina 28235
Phone: 704-372-2416 Fax: 704-347-4710
www.centralina.org

***Executive Committee Agenda
March 10, 2004***

1. Approval of Executive Committee Minutes of the February 11, 2004 Meeting

The minutes of the February 11, 2004 meeting have been mailed to all members of the Executive Committee. They should be approved if correct.

ACTION REQUESTED: I move to approve the Executive Committee minutes of the February 11, 2004 meeting.

2. Report of Service Agreements

This is a list of agreements entered into with member governments since January 30, 2004. Under these agreements, staff will provide contract assistance to the member government. This is information only. No action is required.

<u>Member Government</u>		<u>Cost</u>
Anson County Planning Technical Assistance	\$	460
Gastonia Redevelopment Plan Appeal		2,425
Rockwell Salary Plan Update		818*
<i>Estimated Total</i>		<i>\$21,588</i>

*Membership hours are provided on this project in accordance with Centralina policy.

3. Presentation of Regional Comprehensive Economic Development Strategy (CEDS)

What is proposed? Centralina will complete a regional Comprehensive Economic Development Strategy for the nine county region including establishing an RCEDS committee, providing staff support for the committee, completing the four elements of the CEDS and monitoring results. This initiative is pending approval of the Economic Development Administration grant

The proposed activities are intended to focus on regional priorities to create employment opportunity and expand innovation. The proposed Regional CEDS will build on the district work done by the seven counties and add information for the remaining two counties (Mecklenburg and Rowan) to provide a regional strategy document that identifies and discusses regional strengths, weaknesses, opportunities, and threats; identify key regional clusters that drive the regional economy; and prioritize projects identified in the county strategies. The final strategy, serving as a bridge between the existing documents, will include an action plan and evaluation criteria. The grant will establish a process to develop regional economic strategies and develop an on-going evaluation mechanism and create an organization to support the process and monitor results.

The four elements of the CEDS will be addressed:

Analysis:	Where Do We Go From Here
Vision:	Where do we want to be?
Action Plan:	How Do we get there?
Evaluation Criteria:	How do we measure results?

What types of projects do we expect to develop? All district CEDSs identified issues (i.e. improving the education attainment levels of the workforce) that are so large that they extend beyond the ability of one county to enact meaningful change. Therefore, a regional approach is needed. The Regional CEDS hopes to identify such issues and begin the process of developing regional solutions.

Executive Committee Agenda – March 10, 2004 - Page 2

The Regional CEDS Committee meetings will be held at the Mooresville Citizens Center from 4:00 to 6:30 PM on April 7, April 28, May 19 and June 23. Sub-committee meetings will be held at the times and places set by the Sub-Committee Chair. These will be the opportunities to seek broad based citizen input. The names of the appointees to the regional initiatives are impressive.

4. *Financial Report*

The management team will report the financial activity of fiscal year 2004 presented in a comparison with the budget. The management team submits this report for the Executive Committee's review. *See Attachment #1.*

5. *2004-2005 Budget*

The 2004-2005 budget proposal will be discussed prior to presenting to the Board of Delegates at their April 14 meeting. The staff will report the broad budget parameters that were discussed at the last Executive Committee meeting.

6. *Self-Financing Bonds*

Self-financing bonds are an important economic development tool currently used in 48 states in this country, including every state east of the Mississippi except North Carolina. An amendment to the North Carolina Constitution is required before local governments would be enabled use this tool. North Carolinians will have an opportunity to vote for this financing tool in November 2004. The legislative initiative is the number one objective of the NCML, NCACC and NC Chambers of Commerce. It is recommended the Committee forward this item to the Legislative Committee. (See *Attachment #2*)

9. *Other Business*

10. *Comments from the Executive Director*

11. *Adjournment*

Centralina Council of Governments will comply with the Americans with Disabilities Act (ADA), which prohibits discrimination on the basis of disability. Centralina Council of Governments will make reasonable accommodations in all programs/services to enable participation by an individual with a disability who meets essential eligibility requirements. Centralina Council of Governments' programs will be available in the most integrated setting for each individual. If any accommodations are necessary for participation, please contact the Executive Assistant, 1300 Baxter Street, Suite 450, Charlotte, NC, Phone (704) 372-2416.

Please allow 72 hours advance notice for preparation.

North Carolinians for Jobs and Progress

Amendment One: Self-Financing Bonds

Overview:

Self-financing bonds are a powerful economic development tool used in 48 states in this country, including every state east of the Mississippi except North Carolina.

An amendment to the North Carolina Constitution is required before local governments can use this tool. North Carolinians will have an opportunity to vote for this financing tool in November 2004.

North Carolinians for Jobs and Progress has been organized to develop, finance and conduct an aggressive statewide campaign to educate the voters on the merits of self-financing bonds.

Description:

Self-financing bonds will be a tool that local governments can choose — but are not required to use.

Self-financing bonds will finance public improvements such as streets, water and sewer service and sidewalks in special development districts. They also will be used to help spur private development, including the re-use of abandoned textile or furniture factories.

Unlike General Obligation Bonds, self-financing bonds do not require a vote of the people because it does not obligate full faith and credit.

The net gain in property taxes, generated within the district by the improved property, will pay the debt created from bonds issues by the local government.

When the debt is retired, total property taxes generated by the district will go into the general fund.

Projects must be approved by independent and non-partisan NC Local Government Commission.

Limits are placed on local governments' use of this tool. A total of only five percent of a government's jurisdiction can be in development districts.

Examples:

In an urban area, a blighted section of a center city can be renovated with a mixed-use of office, retail and residential; the local municipality may agree to construct a parking deck with self-financing bonds; the private developer would pay for all other development costs. In a rural setting, an industrial park could be jointly developed — with infrastructure being paid for by the self-financing bonds.

North Carolinians for Jobs and Progress

Amendment One: Self Financing Bonds

Key Voter Messages

North Carolina needs all the tools it can muster to replace the 180,000+ manufacturing jobs we've lost. Self-financing bonds will give local governments one more important tool to compete for new jobs.

North Carolina is one of only two states in America *without* self-financing bonds. Forty-eight other states are using self-financing development bonds to attract jobs and revitalize communities. We need to put that tool to work for us.

Self-financing bonds will finance public improvements such as streets, water and sewer service and sidewalks in special development districts. They also will be used to help spur private development, including the re-use of abandoned textile or furniture factories. This means more jobs for North Carolinians.

The public improvements will increase private property values within the development district. As property values increase, the net gain will pay off the bonds that financed those improvements.

Self-financing bonds will not raise your taxes.

North Carolina will have some of the strongest safeguards in the country to make sure self-financing bonds are used for good purposes. Projects must be approved by the independent, nonpartisan Local Government Commission. In more than 50 years no local bond approved by the Commission has defaulted.

A successful vote on self-financing development bonds can make a difference for every community — urban, suburban and rural. For some, it will bring new jobs for family members. For businesses, it will generate more consumer spending. For some, it will mean more affordable housing. For people living in unsafe neighborhoods it means revitalized communities with fewer abandoned buildings. For all of us, it provides a way to eventually grow our economy to pay for public services without increasing the taxes.

Minutes
Meeting of the Executive Committee
March 10, 2004
Centralina's Conference Room
Charlotte, NC

Officers Present

Leda Belk, Chairman
Al Black, Vice Chairman
Mike Brown, Secretary
Blake Hildreth, Treasurer

Delegates Present

Steve Garris
Mitch Abraham
Tom Anderson
Tom Cox
Roy Patterson
Sherrill Smith
Deloris Chambers

Centralina Staff

Al Sharp
Hilda Keeney
Tonya Frye
Gayla Woody
Venecia Rock
Rebecca Yarbrough
Laura Mundell

Others Present

Bill McNair
Dennis Marstall

1. Approval of Executive Committee Minutes of the February 11, 2004 Meeting

Mike Brown moved to approve the Executive Committee minutes of the February 11, 2004 meeting as mailed. Seconded by Sherrill Smith. Passed.

2. Report of Service Agreements

The agenda contained a list of agreements entered into with member governments since January 30, 2004. Under these agreements, staff will provide contract assistance to the member government. This was information only. No action was required.

3. Presentation of Regional Comprehensive Economic Development Strategy (CEDS)

Laura Mundell discussed what is being proposed for the nine county region, elements to be addressed, and the type of projects that could be developed.

4. Financial Report

The management team reported the financial activity for the fiscal year presented in a comparison with the budget.

5. 2004-2005 Budget

The management and financial team discussed fiscal year 2004-05 budget assumptions and introduced some new items for consideration prior to submitting to the Board of Delegates at their meeting in April.

Assumptions

Workweek Change – Management is proposing a workweek change from 37.5 hours to 40 hours, a 6% increase in time at same hourly rate.

Executive Committee Minutes – March 10, 2004

Cost of Living Adjustment (COLA) – Management is proposing a COLA of 1.25% compared to the 2.1% increase calculated at the national level by the Social Security Administration. The difference is offset by the increase in the workweek.

Staffing:

New Staff Positions – Management is in the process of advertising for an Aging Specialist (replacement) and Workforce Development Program Assistant (new position). Management is also considering a half-time person in each Planning and Regional Initiatives Transportation section.

Regional Planning Alliance (RPA) – Centralina is proposing to staff the administrative function in cooperation with Catawba Regional Council of Governments (South Carolina). A senior half-time position is being proposed to move the agenda forward and staff the steering committee.

TH Enterprises, Inc. (THEI) Service Agreement – Management needs to contract for services with THEI and will receive five weeks of software consultation over the next year to ensure full employment of the functions available in the new computer system. This would cost \$36,000 and would not include travel costs.

Economic Development Administration (EDA) Regional Comprehensive Economic Development Strategies (CEDs) – Centralina is spearheading the regional initiative of becoming an Economic Development District. If completed by July, new capital project funding opportunities will be available to our member jurisdictions if they are consistent with the regional strategy.

Absence of Centralina Development Corporation (CDC) – The relationship between Centralina and CDC will end on June 30, 2004, and Centralina will no longer provide administrative services to CDC. Consequently, Centralina will not receive the related contract revenue nor will it incur any fringe costs for the CDC staff.

6. Self-Financing Bonds

A proposed amendment to the NC Constitution was presented for information regarding self-financing bonds for North Carolina. This was information only. No action was required.

9. Other Business

The Executive Committee engaged in a discussion of the make-up of the Regional Planning Alliance and the need for representation from various sectors of the region.

Legal Counsel Bill McNair discussed the inability of Councils of Governments to own real estate in the State of North Carolina. Mr. McNair had researched the possibilities of having the General Statutes amended creating the Councils and requesting Centralina be allowed to own real estate. It was recommended to Mr. McNair to request the Mecklenburg delegation, and notify other delegation in the region, to amend the General Statutes to allow the Councils of Governments to own real property.

Mike Brown moved to adopt a resolution requesting the Mecklenburg delegation submit an amendment to the General Statutes to own real property and notify other regional delegation of the request and seek their support. Seconded by Al Black. Tom Cox abstained. Passed.

Executive Committee Minutes – March 10, 2004

10. Comments from the Executive Director

11. Adjournment

Blake Hildreth made a motion to adjourn the meeting at 8:15 PM. Seconded by Mike Brown.
Passed.

Secretary

Alternative Proposal

Regional Planning Alliance Support Based on NC Population Estimates

Member	2002 Population Estimate	2004/05 Dues @ 22 cents	Regional Planning Alliance
Anson	25,358	5,579	761
Morven	578	750	100
Peachland	590	750	100
Cabarrus	140,176	30,839	4,205
Concord	59,791	13,154	1,794
Harrisburg	4,918	1,082	148
Kannapolis	38,248	8,415	1,147
Midland	2,764	750	100
Mount Pleasant	1,329	750	100
Gaston	191,874	42,212	5,756
Belmont	8,788	1,933	264
Bessemer City	5,123	1,127	154
Cherryville	5,538	1,218	166
Cramerton	3,001	750	100
Dallas	3,437	756	100
Gastonia	68,246	15,014	2,047
High Shoals	738	750	100
Lowell	2,657	750	100
McAdenville	606	750	100
Mount Holly	9,708	2,136	291
Ranlo	2,205	750	100
Spencer Mountain	50	750	100
Stanley	3,040	750	100
Iredell	130,362	28,680	3,911
Harmony	548	750	100
Mooresville	19,905	4,379	597
Statesville	24,292	5,344	729
Troutman	1,648	750	100
Lincoln	66,598	14,652	1,998
Lincolnton	10,206	2,245	306
Mecklenburg	734,365	161,560	22,031
Charlotte	581,676	127,969	17,450
Cornelius	14,577	3,207	437
Davidson	7,489	1,648	225
Huntersville	27,984	6,156	840
Matthews	23,824	5,241	715
Mint Hill	18,120	3,986	544
Pineville	3,926	864	118

Member	2002 Population Estimate	2004/05 Dues @ 22 cents	Regional Planning Alliance
Rowan	132,921	29,243	3,988
China Grove	3,855	848	116
Cleveland	815	750	100
East Spencer	1,738	750	100
Faith	699	750	100
Granite Quarry	2,212	750	100
Landis	3,030	750	100
Rockwell	2,003	750	100
Salisbury	26,804	5,897	804
Spencer	3,389	750	100
Stanly	58,974	12,974	1,769
Albemarle	15,685	3,451	471
Badin	1,135	750	100
Locust	2,452	750	100
New London	610	750	100
Norwood	2,191	750	100
Oakboro	1,187	750	100
Richfield	517	750	100
Stanfield	1,230	750	100
Union	138,928	30,564	4,168
Fairview	3,368	750	100
Hemby Bridge	1,541	750	100
Indian Trail	14,909	3,280	447
Lake Park	2,446	750	100
Marshville	2,531	750	100
Marvin	1,174	750	100
Mineral Springs	1,506	750	100
Monroe	28,449	6,259	853
Stallings	8,382	1,844	100
Unionville	5,740	1,263	172
Waxhaw	2,868	750	100
Weddington	7,446	1,638	223
Wesley Chapel	3,468	763	100
Wingate	2,629	750	100
Totals	2,731,115	\$613,670	\$83,444