

**THE BOARD OF COUNTY COMMISSIONERS  
AND  
DURHAM CITY COUNCIL  
DURHAM, NORTH CAROLINA**

Tuesday, July 9, 2002

10:00 A.M. Joint Closed Session

**American Tobacco Company**

**Minutes and General Accounts**

Place: City Council Committee Room, second floor, City Hall, 101 City Hall Plaza, Durham, NC

Present: Chairman MaryAnn E. Black, Vice-Chairman Ellen W. Reckhow, and Commissioners Joe W. Bowser, Philip R. Cousin Jr., and Becky M. Heron

Mayor William V. Bell, Mayor Pro Tempore Lewis A. Cheek, and Council members A. J. Howard Clement III, John Best Jr., and Cora Cole-McFadden

Absent: Council members Tamra Edwards and Thomas Stith

Presiders: Mayor William V. Bell and Chairman MaryAnn E. Black

**Motions**

Commissioner Heron moved, seconded by Commissioner Cousin, to go into Closed Session to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations.

The motion carried unanimously.

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Council member Clement moved, seconded by Council member McFadden, to go into Closed Session to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic

development incentives that may be offered by the public body in negotiations.

The motion carried unanimously.

Mayor Bell wished to note that the County Commissioners and the City Council closed sessions are not recorded; we will follow our outline on the agenda.

Mr. Jim Goodman and Mr. Mike Hill, both representing Capital Broadcasting Corporation, gave a picture presentation of the status and plans for the America Tobacco Company project. The Performing Arts Theater was also discussed.

The Commissioners and City Council members asked questions and made comments about the project. Mr. Goodman and Mr. Hill responded to the elected officials.

Mr. Goodman and Mr. Hill excused themselves from the remainder of the Closed Session.

Mr. Navdeep S. Gill, City Finance Director, and Ms. Laura Gill, Special Assistant to the City Manager, made a power point presentation titled "Project Update—American Tobacco Complex Redevelopment." The agenda included the project description, developer's request, changes between May 2000 and present, assumption used in the analysis, and impact assessment.

Mr. Gill and Ms. Gill responded to the elected officials' questions throughout the power point presentation.

Mr. George K. Quick, Durham County Finance Director, presented a financial report to the Commissioners and City Council members.

A lengthy discussion was held regarding the Historic Tax Designation and its impact on the City and County.

Several officials made comments about the American Tobacco Complex redevelopment project.

Some of the questions and comments made by the elected officials follow:

- Council member Clement asked if there is a possibility of a third tenant for the project.
- Commissioner Heron said that private dollars would come before public dollars.
- Mayor Bell said an opportunity such as this doesn't come often for the City and County. He supported the project.

- Mayor Pro Tempore Cheek said we cannot walk away. This partnership project is a great opportunity for everyone.
- Council member Clement said that we must do this project. This opportunity comes once in a lifetime. We have got to move ahead. We need to tell the public we are together. We need to be together today.
- Council member McFadden said we must show leadership and move ahead. She supported Mayor Bell and Council member Clement's remarks.
- Chairman Black said the County Commissioners took a vote last year and the vote still stands.
- Commissioner Cousin said we cannot let this project go down. We can't afford to let it go down. This is a good opportunity.
- Commissioner Heron said that counties don't do this type of project. We do projects related to social services, public health, mental health, and libraries.
- Vice-Chairman Reckhow said that Year 2002 is a bad year for the Commissioners. We don't know if the counties will get the state funding. We are feeling a lot of pain.
- Commissioner Bowser said the project has been reduced. We need to be in support of this project.

Chairman Black said the Board of County Commissioners would not be voting on the project today.

Mayor Bell did not support the Historic Tax Designation proposal.

### **Adjournment**

Commissioner Bowser moved, seconded by Vice-Chairman Reckhow, to adjourn the Commissioners from the Closed Session at 12:50 p.m.

The motion carried unanimously.

City Council remained in closed session to discuss other business.

Respectfully submitted,

Garry E. Umstead, CMC  
Clerk to the Board