



# VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

## VILLAGE COUNCIL MEETING MINUTES

February 9, 2021 – 6:30pm

Village Hall, 10004 New Town Road

Regular Meeting (Virtual Meeting)

### A. AGENDA ITEM

5 MINUTES

#### 1. Call to Order

Mayor Pollino called the meeting to order at 6:31pm and determined that a quorum was present.

**Present:** Mayor Pollino, Mayor Pro Tem Vandenberg, Councilman Lein, Councilman Wortman (*arrived 6:33pm*)

**Present Virtually:** Councilman Marcolese

**Absent:** None

**Staff Present:** Christina Amos, Austin W. Yow, Rohit Ammanamanchi, Jamie Privuznak, Chaplin Spencer (Village Attorney)

#### 2. Consider Allowing Councilmembers to Participate Remotely

**MOTION:** Mayor Pro Tem Vandenberg moved to allow Councilmembers to participate remotely.

**VOTE:** The motion passed unanimously.

Councilman Wortman was not present at the time of this vote.

#### 3. Adoption of the Agenda

**MOTION:** Councilman Marcolese moved to adopt the agenda as presented.

**VOTE:** The motion passed unanimously.

Councilman Wortman was not present at the time of this vote.

#### 4. Pledge of Allegiance

Mayor Pollino led the pledge of allegiance. Councilman Wortman arrived at 6:33pm.

#### 5. Public Comment Period

**Kurt Moore, 327 Elmhurst Drive,** spoke about a concern regarding dozens of migrant workers potentially leasing multiple homes in the Barcroft subdivision, in violation of local occupancy ordinances.

### B. PRESENTATIONS

10 MINUTES

**TIME STAMP 5:05**

#### 1. Recognition of Service to Nancy Schneeberger

Mayor Pollino presented retiring Tax Collector & Office Assistant, Nancy Schneeberger with a plaque to recognize and thank her for her service to the Village. Councilmembers and staff thanked Nancy for her service and wished her well.

**TIME STAMP 12:00**

#### 2. Development Finance Initiative (DFI) Presentation on Economic Feasibility of the Marvin Heritage District

Eric Thomas, Rory Dowling, and Amelie Bailey of the Development Finance Initiative gave a presentation on the economic feasibility of the Marvin Heritage District. (*See attached presentation, which is hereby incorporated as a reference into these minutes*). Council discussed this presentation in depth.

**TIME STAMP 1:04:45**

#### 3. Discussion and Consideration of 2050 Metropolitan Transportation Plan Recommendations for Candidate Projects

Rohit Ammanamanchi, Planning & Zoning Administrator, explained that CRTPO is looking for municipal recommendations for large transportation projects for its 2050 Metropolitan Transportation Plan (MTP). Currently, these projects include the widening of Providence Road and the proposed roundabout at the New Town and Marvin Road intersection.

Council discussed whether two previously added projects should be kept as a recommendation; these projects include widening New Town Road between Crane Road and Providence Road, as well as widening Waxhaw-Marvin Road Bonds Grove Church Road and Helms Road.

**MOTION:** Mayor Pro Tem Vandenberg moved to keep in the 2045 MTP project list “New Town Road between Crane Road and Providence Road.”

**VOTE:** The motion failed 3-2. Mayor Pro Tem Vandenberg and Councilman Lein voted “Yea.” Mayor Pollino, Councilman Marcolese, and Councilman Wortman voted “No.”

**MOTION:** Mayor Pro Tem Vandenberg moved to approve the 2045 MTP project “Waxhaw-Marvin Road Bonds Grove Church Road and Helms Road.”

**VOTE:** The motion failed 3-2. Mayor Pro Tem Vandenberg and Councilman Lein voted “Yea.” Mayor Pollino, Councilman Marcolese, and Councilman Wortman voted “No.”

## C. REPORTS AND UPDATES

20 MINUTES

**TIME STAMP 1:21:25**

### 1. Manager’s Report

Christina Amos, Village Manager, stated that she is working on the RFP for solid waste and recycling as a municipal service with the Town of Weddington, as well as the RFP for the new Village Hall. She informed Council that the no left turn sign has been installed on New Town Road at the New Town & Marvin Road intersection. Council asked Ms. Amos to discuss enforcement of the sign with the police officers.

#### a. Disc Golf Package Plan

Ms. Amos stated Derek Durst, Public Facilities Manager, is working on a sponsorship policy to fund the disc golf course and is already seeking out potential sponsors. She briefly explained how the funds from sponsorships would be received and earmarked in the budget.

#### b. Park Employee Changes

Ms. Amos informed Councilmembers that due to the loss of park employees for medical reasons, that Mr. Durst has absorbed more duties and needs to become a full-time employee.

### 2. Planner’s Report

No report was given.

### 3. Roads Report

No report was given.

**TIME STAMP 1:25:45**

### 4. Deputy’s Report

Deputy Montgomery gave his report on calls from January 2021. *(See attached staff report, which is hereby incorporated as a reference into these minutes).*

**TIME STAMP 1:26:45**

### 5. Planning Board Chair Report

Chairman John Jones briefly reflected on previous meetings.

### 6. PR&G Chair Report

No report was given.

## D. CONSENT AGENDA *(Consent Agenda Items may be considered in one motion and without discussion except for those items removed by a Council member)*

0 MINUTES

## E. PUBLIC HEARING

45 MINUTES

**TIME STAMP 1:27:55**

### 1. Open the Public Hearing for Conditional Use Permit Application #20-12548: Pool in a Side Yard at 1901 Grigg Lane

**MOTION:** Mayor Pro Tem Vandenberg moved to open the public hearing.

**VOTE:** The motion passed unanimously.

#### -Public Comments

Austin W. Yow, Village Clerk & Assistant to the Manager, swore in Mr. Ammanamanchi.

**Rohit Ammanamanchi, Planning & Zoning Administrator**, explained that due to orientation of the home, the proposed pool is in the side yard. He stated that the neighbor, Jan Harper, has submitted a letter of support for the application. He stated that no additional conditions were recommended by the Planning Board. He recommended approval.

**MOTION:** Mayor Pro Tem Vandenberg moved to close the public hearing.

**VOTE:** The motion passed unanimously.

**-Discussion and Consideration**

**MOTION:** Mayor Pro Tem Vandenberg moved to approve Conditional Use Permit Application #20-12548 for a pool in a side yard at 1901 Grigg Lane and find in affirmative the following findings of fact:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity;
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this chapter and the Village Land Use Plan.

**VOTE:** The motion passed unanimously.

**TIME STAMP 1:35:10**

**2. Open the Public Hearing for Conditional Use Permit Application #20-12554: Pool in Rear Yard that abuts Side Yard at 2028 Groves Edge Lane**

**MOTION:** Mayor Pro Tem Vandenberg moved to open the public hearing.

**VOTE:** The motion passed unanimously.

**-Public Comments**

Mr. Yow swore in Mr. Ammanamanchi.

**Rohit Ammanamanchi, Planning & Zoning Administrator**, explained that a conditional use permit for neighboring home with the same scenario was previously approved. He confirmed all requirements in the Village ordinances have been met. He recommended approval.

**MOTION:** Mayor Pro Tem Vandenberg moved to close the public hearing.

**VOTE:** The motion passed unanimously.

**-Discussion and Consideration**

**MOTION:** Mayor Pro Tem Vandenberg moved to approve the request for Conditional Use Permit Application #20-12554: pool in rear yard that abuts a side yard at 2028 Groves Edge Lane and find in the affirmative the following findings of fact:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity;
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this chapter and the Village Land Use Plan.

**VOTE:** The motion passed unanimously.

**TIME STAMP 1:40:00**

**3. Open the Public Hearing for Conditional Use Permit Application #20-12571: Pool in Rear Yard that abuts Side Yard at 1117 Firethorne Club Drive**

**MOTION:** Councilman Marcolese moved to open the public hearing.

**VOTE:** The motion passed unanimously.

**-Public Comments**

Mr. Yow swore in Mr. Ammanamanchi and the applicant Danielle Shealy.



**Rohit Ammanamanchi, Planning & Zoning Administrator**, explained that both the proposed setback and screening for the pool is greater than the requirements. He added that the applicant is planning to install a wall to provide additional screening. He recommended approval.

**Danielle Shealy, 1117 Firethorne Club Drive**, explained that the wall would be 2-3 feet tall and she stated that she has approval from both the HOA and her neighbors.

**MOTION:** Mayor Pro Tem Vandenberg moved to close the public hearing.

**VOTE:** The motion passed unanimously.

**-Discussion and Consideration**

**MOTION:** Mayor Pro Tem Vandenberg moved to approve Conditional Use Permit Application #20-12571: pool in rear yard that abuts side yard at 1117 Firethorne Club Drive and find in the affirmative the following findings of fact:  
1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;

2. The use meets all required conditions and specifications;

3. The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity;

4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this chapter and the Village Land Use Plan.

**VOTE:** The motion passed unanimously.

**F. VILLAGE HALL**

**0 MINUTES**

No report was given.

**G. UNFINISHED BUSINESS**

**60 MINUTES**

**TIME STAMP 1:47:40**

**1. Consider Approval of NCDOT Agreement Revisions for Marvin/New Town Road Roundabout**

Ms. Amos explained that the proposed revisions to the contract for the Marvin/New Town Road Roundabout. She added that NCDOT has provided additional information previously requested by Council. Council asked Ms. Amos to ask NCDOT to not wait until the summer, but to begin the project as soon as the funds are available. Council discussed this item in depth.

**MOTION:** Mayor Pro Tem Vandenberg moved to approve the NCDOT Agreement Revisions for Marvin/New Town Road Roundabout.

**VOTE:** The motion passed unanimously.

**TIME STAMP 1:54:15**

**2. Discuss and Consider Approval or Denial of Revisions to Personnel Policy**

Ms. Amos explained the latest proposed revisions with the personnel policy. These changes were largely based on the form of government change, legal requirements, and eliminating subjective language and redundancies.

**MOTION:** Councilman Marcolese moved to remove the last sentence of section 29 on page 20.

**VOTE:** The motion passed unanimously.

**CLERK'S NOTE:** The referenced sentence states "This section in its entirety does not apply to Part Time Park Employees." This language if retained would have allowed relatives and significant others of Councilmembers or employees to be hired as part time park employees. However, the passage of the above motion removed this language from the proposed revisions to the personnel policy.

**MOTION:** Mayor Pro Tem Vandenberg moved to approve the revised personnel policy as amended.

**VOTE:** The motion passed unanimously.

**MOTION:** Mayor Pro Tem Vandenberg moved to take a two-minute break.

**VOTE:** The motion passed unanimously.

Mayor Pollino reconvened the meeting.



**TIME STAMP 2:27:45**

3. **Discuss and Consider Approval of NFocus Contract to Hire a Planner from February 15<sup>th</sup> to June 30<sup>th</sup> at a Cost of \$22,400 AND Authorize Manager to Execute the Contract**

Ms. Amos explained that attorney has reviewed and approved the agreement. Council expressed their desires to eventually hire someone in a more permanent position. Ms. Amos stated that the position would be advertised again in the fall. Council discussed this item in depth.

**MOTION:** Mayor Pro Tem Vandenberg moved to approve the NFocus contract to hire a planner from February 15th to June 30th at a cost of \$22,400 and authorize Manager to execute the contract.

**VOTE:** The motion passed unanimously.

**TIME STAMP 2:31:20**

4. **Discussion and Consideration of Union County Tax Collector Contract AND Authorize Manager to Execute the Contract**

Ms. Amos explained that since the Village Tax Collector retired, few people have applied for the position. She explained that this contract would allow Union County to collect the Village's taxes for them starting July 1, 2021. Council discussed this item in depth.

**MOTION:** Mayor Pro Tem Vandenberg moved to approve the Union County Tax Collector contract and authorize Manager to execute the agreement upon attorney review.

**VOTE:** The motion passed unanimously.

**TIME STAMP 2:35:50**

5. **Discussion and Consideration of Entering Local Agreement with Union County for Water/Wastewater Services for 30 Years and Authorize Manager to Execute Agreement**

Ms. Amos explained that this agreement is neither endorsed by her or the Village Attorney. Council agreed not to enter this agreement.

**TIME STAMP 2:37:00**

6. **Discussion and Consideration of Waiving Three-Quote Requirement for Street Name Blade Replacements Authorizing Manager to Execute Agreement with Fast Signs at a Cost Not to Exceed \$9,600 Standardizing Brackets for Canterfield Creek and Weddington Chase**

Ms. Amos briefly explained that the new street name blades are not compatible with the current posts in Canterfield Creek and Weddington Chase. She added that staff has not had time to compose an RFP to standardize brackets for all street name blade posts on Village roads. Council discussed this item in dept. Council also briefly discussed the aesthetics of speed limit signs that were recently installed in subdivisions. Council directed Ms. Amos to place this item, as well as speed limit signs, on the February 25 work session agenda.

**TIME STAMP 2:48:15**

7. **Discussion of Village Council Retreat Agenda**

Ms. Amos explained Union County Commissioners Helms and Rape, Union County Sheriff Cathey, Union County Chief Deputy Sheriff Underwood, and State Representatives Willis and Johnson will all be attending the Council retreat on February 19 at Firethorne Country Club.

## **H. NEW BUSINESS**

**45 MINUTES**

**TIME STAMP 2:53:00**

1. **Consider Call for a Public Hearing on Installment Financing for the Construction of the New Village Hall to be Held on Wednesday, March 10 at 6:30pm at Village Hall**

Jamie Privuznak, Finance Officer, introduced David Cheatwood of First Tryon, who are helping the Village with the Local Government Commission application process. She then introduced Scott Leo of Parker Poe, who is drafting documents for the Village for this process.

**MOTION:** Mayor Pro Tem Vandenberg moved to call for a public hearing on Installment Financing for the construction of the new Village Hall to be held on Wednesday, March 10 at 6:30pm at Village Hall.

**VOTE:** The motion passed unanimously.

**TIME STAMP 2:55:15**

**2. Consider Call for a Special Meeting on Wednesday, March 10 at 6:30pm to Hold the Public Hearing, to Adopt a Preliminary Resolution on the Financing Terms**

Mrs. Privuznak explained that the purpose of this special meeting would be to hold the previously mentioned public hearing on installment financing for the new Village Hall, as well as to adopt a preliminary resolution on the financing terms.

**MOTION:** Mayor Pro Tem Vandenberg moved to call for a special meeting on Wednesday, March 10 at 6:30pm to hold the public hearing and to adopt a preliminary resolution on the financing terms.

**VOTE:** The motion passed unanimously.

**TIME STAMP 2:56:30**

**3. Discuss and Consider Reappointment of Kelly Cates and Kent Renner to the Planning Board for Terms Expiring 3/1/2024**

Mr. Yow explained that Mrs. Cates and Mr. Renner wish to be reappointed to the Planning Board for another term. He also explained that Mr. Cappiello has announced he is not seeking another term on the Board. He added that staff would begin advertising the upcoming vacancy and would bring applications back for consideration at the February 25 work session.

**MOTION:** Mayor Pro Tem Vandenberg moved to reappoint Kelly Cates and Kent Renner to the Planning Board for terms expiring 3/1/2024.

**VOTE:** The motion passed unanimously.

**TIME STAMP 2:58:30**

**4. Discuss and Consider Appointment of Jennifer Barbara to the Board of Adjustment as an Alternate for a Term Expiring 3/1/2023**

Mr. Yow explained that there is currently one vacant alternate seat on the Board of Adjustment and that Mrs. Barbara is the only applicant.

**MOTION:** Mayor Pro Tem Vandenberg moved to appoint Jennifer Barbara to the Board of Adjustment as an Alternate for a Term Expiring 3/1/2023.

**VOTE:** The motion passed unanimously.

**TIME STAMP 2:59:00**

**5. Discussion and Consideration of Circulating Citizen Petition, “Union County Residents Opposed to Avention Apartments Rezoning at Providence and Newtown” out through the Residents List**

Austin W. Yow informed Council that there are two third-party requests to publish information on the residents list. The first request from Bill Laughlin is to share an online petition to oppose the Avention Rezoning Request, which seeks to build a 310-unit apartment near the intersection of New Town and Providence Road in Unincorporated Union County. Village Attorney Chaplin Spencer cautioned about setting a precedent for circulating petitions regarding zoning decisions.

Council chose not to circulate the petition, due to the concern of establishing a precedent, but directed Mr. Ammanamanchi to draft a resolution opposing the rezoning request.

**TIME STAMP 3:06:00**

**6. Discussion and Consideration of Circulating Fundraiser Email for Leukemia & Lymphoma Society out through the Residents List**

Mr. Yow explained that the second request was from a local student to share a fundraiser email for the Leukemia & Lymphoma Society. Council agreed by unanimous consent to allow Aaron Logan, the requestee to speak. Mr. Logan explained that he sought to raise \$50,000 by March. Council discussed this item in depth.

Council chose not to circulate the email, due to the concern of establishing a precedent, but advised Mr. Logan on how to raise additional funds.

**I. OPEN TOPICS**

**5 MINUTES**

No topics were discussed.

## J. AGENDA ITEMS

TIME STAMP 3:16:55

### 1. Review of Action Items

- Mr. Ammanamanchi will investigate the Barcroft multiple occupancy issue.
- Mr. Ammanamanchi will have information on MSDs for the retreat.
- Ms. Amos will communicate to off-duty patrol about enforcing the no left turn sign and to move their cars.
- Ms. Amos will inform the author of the petition about Council's decision to not authorize use of the residents list.
- Ms. Amos will bring back the discussion of standardizing brackets for street name blades, as well as an item on speed limit signs to the February 25 work session.
- Ms. Amos and Mr. Spencer will assess the 32 hours per week for an employee to be considered part time for the personnel policy.
- Ms. Amos and Mr. Ammanamanchi will continue to advertise for a planning assistant in the fall.
- Mr. Ammanamanchi will draft a resolution to oppose the Avention rezoning request for the February 25 work session.
- Mr. Ammanamanchi and Mr. Yow will send out reminders for upcoming public input meetings for the Avention rezoning request.
- Mr. Yow will order a plaque for Paul Cappiello for his service on the Planning Board.
- Mr. Yow will email Council and staff about submitting their lunch orders for the retreat and will send the orders to Mayor Pro Tem Vandenberg by Wednesday, February 17.

### Review of Ongoing Action Item List

Council chose not to review the list at this time.

TIME STAMP 3:19:15

### 2. Council Comments

**Mayor Pollino:** He reflected on the recent Coffee with Council, at which a non-Marvin resident of Providence Downs South and a developer attended. He encouraged residents to attend.

**Councilman Lein:** He thanked staff and law enforcement and wished everyone to stay safe. There were no other comments.

## K. CLOSED SESSION

0 MINUTES

No closed session occurred.

## L. ADJOURNMENT


**MOTION:** Mayor Pro Tem Vandenberg moved to adjourn the meeting at 9:57pm.

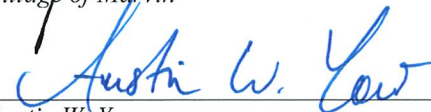
**VOTE:** The motion passed unanimously.

Adopted: \_\_\_\_\_

3 - 9 - 21



  
\_\_\_\_\_  
Joseph E. Pollino, Jr., Mayor  
Village of Marvin

  
\_\_\_\_\_  
Austin W. Yow  
Village Clerk & Assistant to the Manager  
Village of Marvin



Village of Marvin

# Village Center Feasibility Analysis



UNC  
SCHOOL OF GOVERNMENT

2/9/2021

# Agenda

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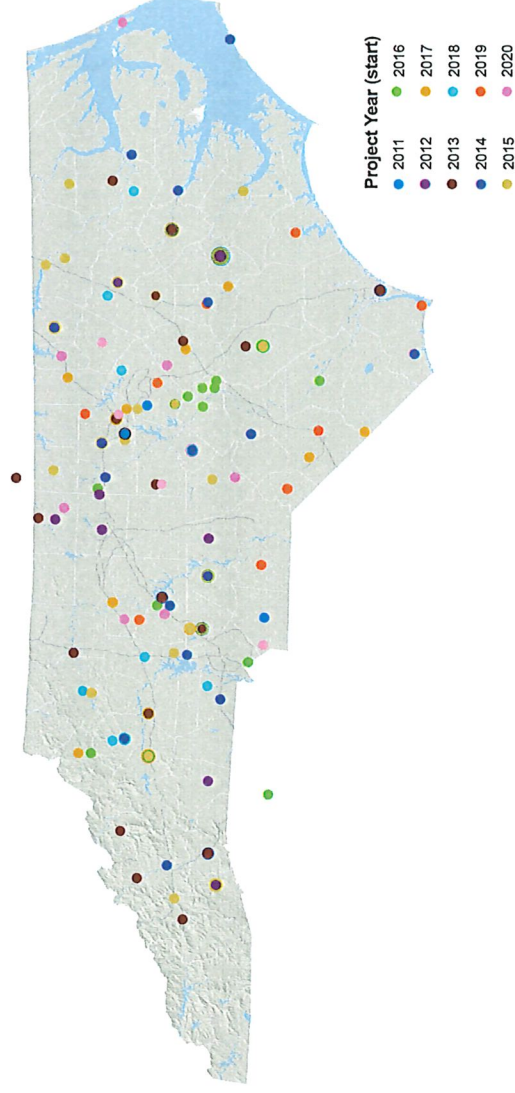
- DFI Overview
- Project Overview
- Village Center Development Program
- Development Feasibility Assessment
- Recommendations
- Discussion



# Development Finance Initiative

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The Development Finance Initiative (DFI) is a program of UNC Chapel Hill's School of Government and collaborates with communities in NC to attract private investments for transformative projects by providing specialized finance and real estate development expertise.





## DFI Project Scope

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- DFI was hired in November 2020 to evaluate the financial feasibility of the Marvin Village Center concept
- DFI developed the financial model, incorporating:
  - Regional, comparable projects to determine market rate rents and sales prices
  - Local, recent land sales to determine potential acquisition prices for the land
  - Development cost assumptions input from DFI development advising team and outreach to General Contractors
  - Town of Marvin input for infrastructure needs to support the project

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# Village Center Feasibility



## DFI Assessment Approach

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### When assessing the Village Center concept DFI evaluated:

- 3 density scenarios of development provided by Village Staff
- Village provided development standards for open space, parking and buffer requirements
- Segmenting the development into an East and West phase as well as commercial and residential breakdown
- Parking infrastructure and open space costs to all be allocated to private development



## Village Center Development Summary

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- Development feasibility under the current vision is constrained across all 3 density scenarios primarily due to:
  - Allowable maximum densities
  - Open space development standards
- Private investment real estate taxes in the highest density scenario do offset the public infrastructure investments to support the Village Center under a 20-year timeframe

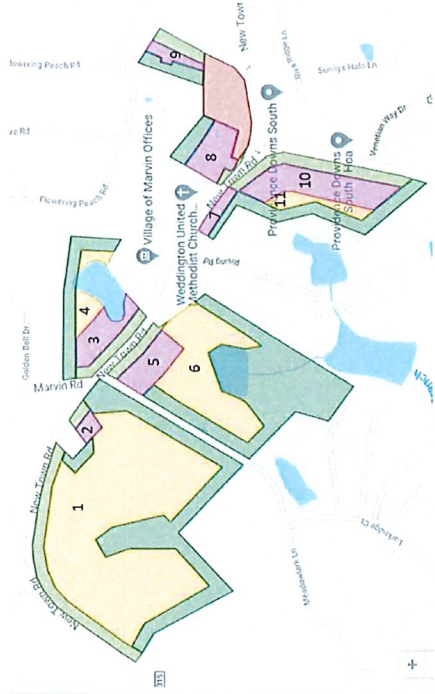
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# Program Overview



# Program Overview: Density Scenarios

Density Scenario	Low	Medium	High
Residential Units/Acre	0.8	1.0	1.2
Commercial FAR	0.15	0.20	0.25
% Two Story	50%	50%	50%
Open Spaces (%)	35%	30%	25%
1 Parking Space Per 250 SF Commercial			

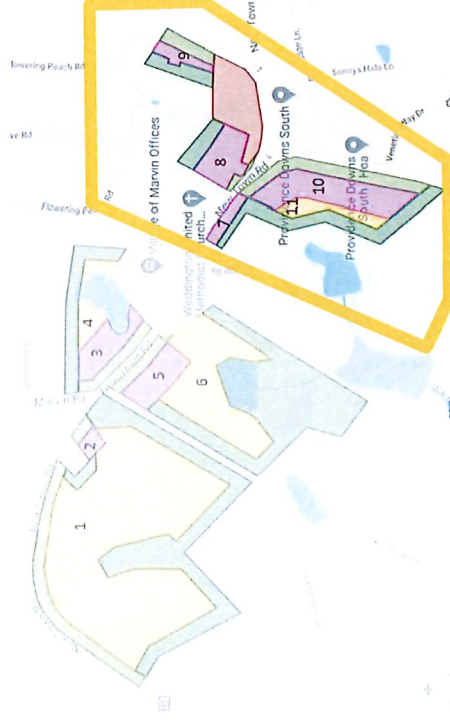




# Program Overview: Density Scenarios

## East Phase

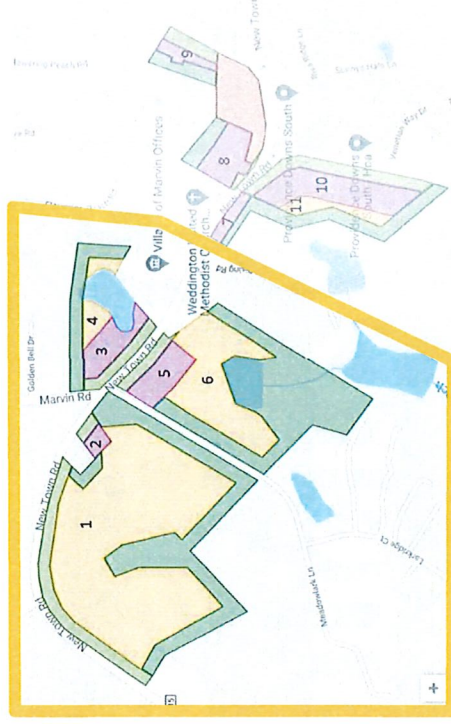
Density Scenario	Low	Medium	High
Residential Units	10	16	20
Commercial SF	84,000	115,000	147,000
Open Spaces (Acres)	3.6	3.6	3.5
Parking Spaces	313	436	565



# Program Overview: Density Scenarios

## West Phase

Density Scenario	Low	Medium	High
Residential Units	64	83	99
Commercial SF	51,000	69,000	87,000
Open Spaces (Acres)	15.9	15.5	14.2
Parking Spaces	168	237	309





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# Commercial Feasibility

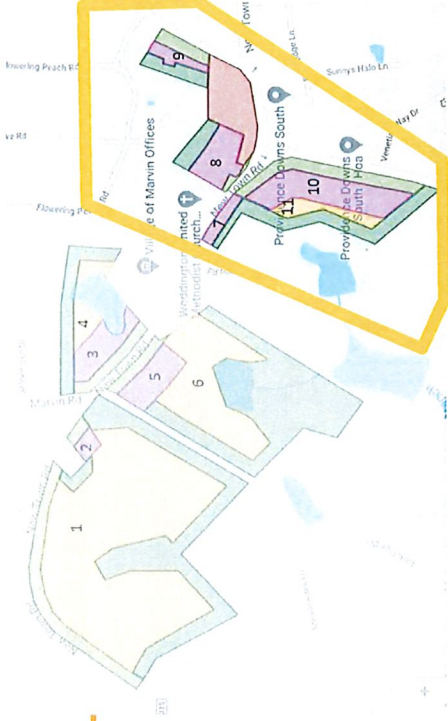


# Returns by Density Scenarios

## East Phase – Master Developer

Low Density- \$18.8M

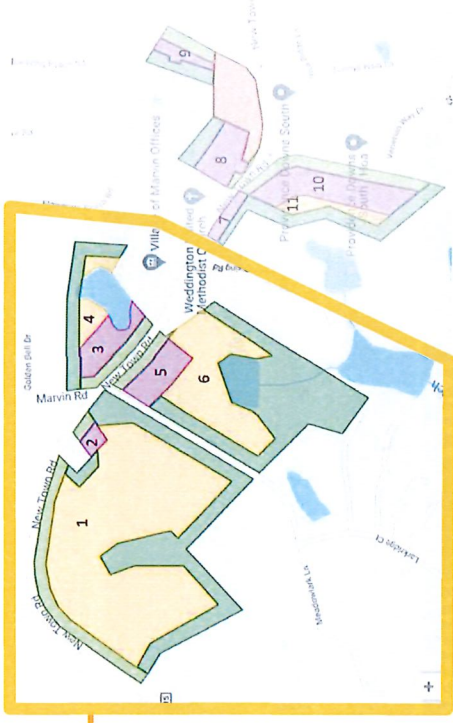
High Density- \$30.7M



Density Scenario	Low	Medium	High	Target
Internal Rate of Return*	6.1%	7.7%	8.5%	15 – 18%
Equity Multiple*	1.7x	1.9x	2.1x	2.5x
Yield-on-Cost (Average)*	6%	6%	7%	7%

\*Projected returns include a \$.25 MSD tax on top of the current Marvin tax rate

# Returns by Density Scenarios



**West Phase – Master Developer**  
 Low Density- \$11.5M  
 High Density Private- \$18.3M

Density Scenario	Low	Medium	High	Target
Internal Rate of Return*	5.2%	6.6%	7.6%	15 – 18%
Equity Multiple*	1.6x	1.8x	1.9x	2.5x
Yield-on-Cost (Average)*	6%	6%	6%	7%

\*Projected returns include a \$.25 MSD tax on top of the current Marvin tax rate

## Key Opportunities for Commercial Financial Feasibility

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- Increase allowable densities and/or decrease open space requirements
  - Land and site preparation costs remain relatively constant across density scenarios
- Consider public/private partnerships for infrastructure
  - Parking and open space costs could be shared with public sector

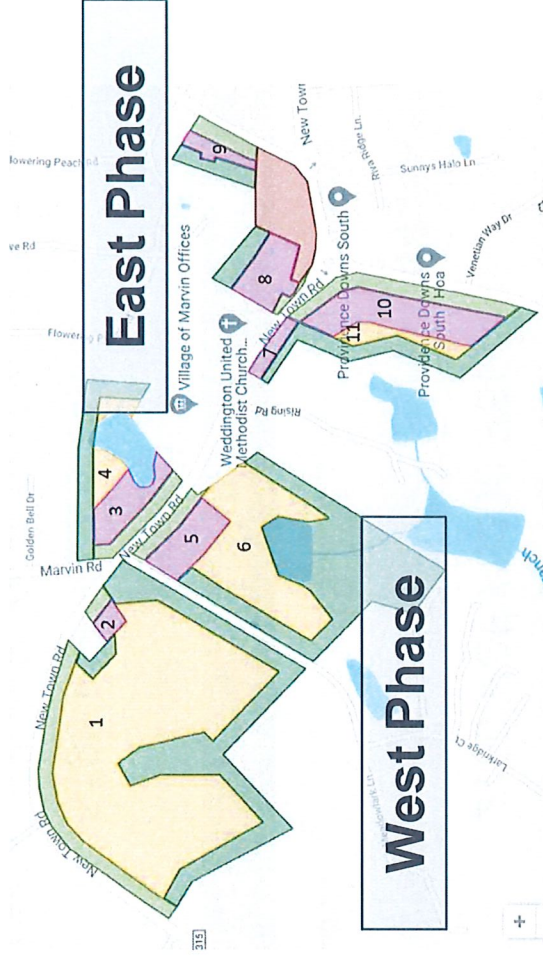


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# Residential Feasibility

# Residential For Sale Program Summary

Unit Count by Scenario	Low	Medium	High
East	10	16	20
West	64	83	99
Combined	74	99	119





## Residential Development Profit Potential

East	Low	Medium	High
Development Cost PSF	\$169	\$168	\$165
Sales Price PSF	\$190 PSF / \$200 PSF		
Profit Margin @ \$190 PSF	13.3%	13.2%	14.9%
Profit Margin @ \$200 PSF	19.3%	19.2%	21.0%
West	Low	Medium	High
Development Cost PSF	\$206	\$194	\$187
Sales Price PSF	\$190 PSF / \$200 PSF		
Profit Margin @ \$190 PSF	-7.9%	-2.2%	1.6%
Profit Margin @ \$200 PSF	-3.0%	3%	6.9%

**Target Profit Margin = 12 – 15%**

dfi



## Key Opportunities for Financial Feasibility- Residential

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- Increase allowable densities and/or decrease open space requirements
  - Investor returns are challenged on west node due to the large amounts of land acquisition
  - Village could acquire portion of land to meet levels of desired open space and lessen amount developer would have to provide

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# Public Investment



# Key Assumptions – Public Investment

Public Investment	Cost
<p>Streets: Curbs and gutters, road paving and sub (certain portions), water, sewer, stormwater</p> <p>+</p> <p>Streetscaping: sidewalks, street furniture, tree plantings, lighting</p>	<p>\$1,000 / Linear Ft</p>
<p>Water Main Extension (x2)</p>	<p>\$100,000 for 700 LF</p>
<p>Commercial Parking</p>	<p>TBD</p>
<p>Future development of Village Hall</p>	<p>\$1.8M</p>

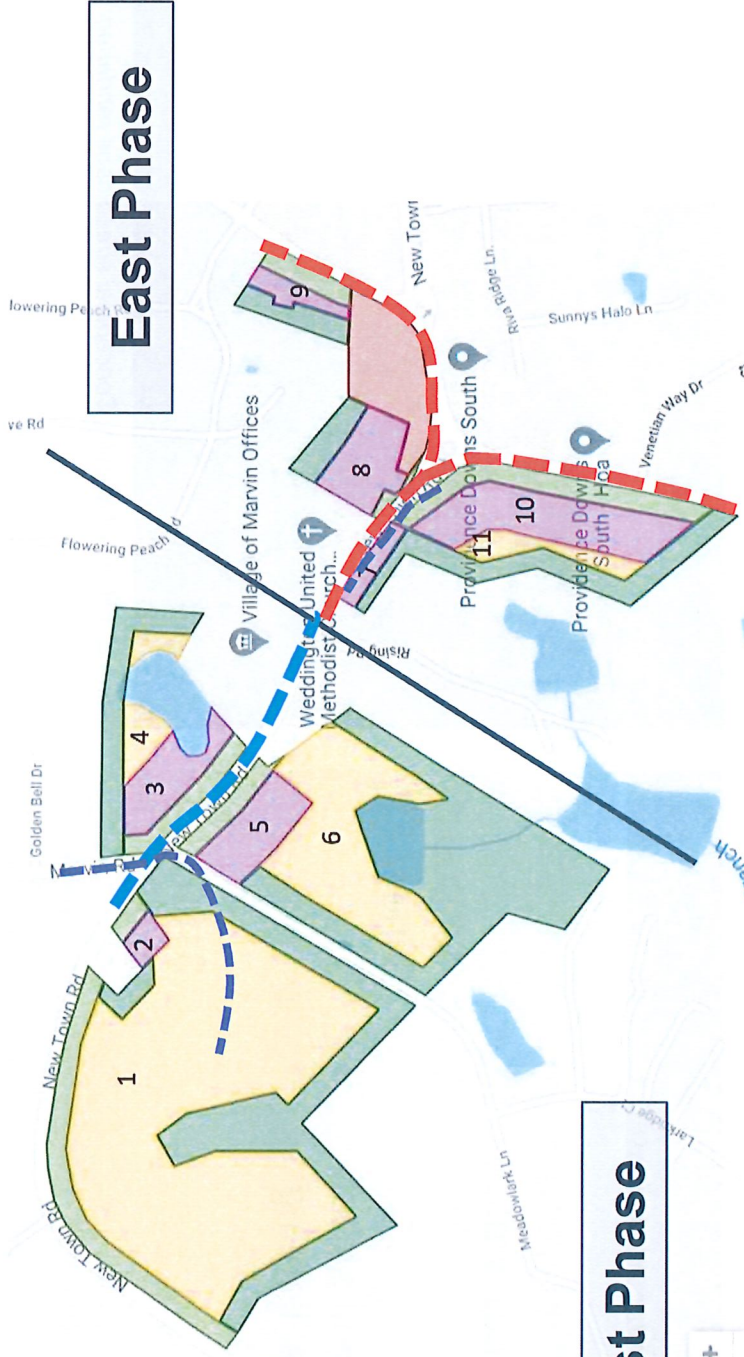


Source: Village of Marvin, Conceptual streetscape rendering



# Program Overview: Scope Options

- Mixed-use Commercial
- Residential
- Future Town Hall
- West Street Infrastructure Investments (1600 lf)
- East Street Infrastructure Investments (3500 lf)
- Water Main Extensions (1400 lf Total)



# Estimated East Phase Public Investment Financial Picture

## 20-Year Impact

Density Scenario	Low	Medium	High
Investment		(\$3,659,000)	
Incremental Real Estate Tax Revenue (Village of Marvín Only)	\$241,000	\$336,000	\$426,000
<b>Total Impact</b>	<b>(\$3,418,000)</b>	<b>(\$3,323,000)</b>	<b>(\$3,233,000)</b>
\$0.25 MSD- Commercial	\$766,000	\$1,025,000	\$1,300,000
\$0.25 MSD- Residential	\$237,000	\$379,000	\$474,000
<b>Total Impact with MSD</b>	<b>(\$2,415,000)</b>	<b>(\$1,919,000)</b>	<b>(\$1,459,000)</b>

\*Village tax and MSD tax include annual 2% increase





# Estimated West Phase Public Investment Financial Picture

## 20-Year Impact

Density Scenario	Low	Medium	High
Investment		(\$1,840,000)	
Incremental Real Estate Tax Revenue (Village of Marvin Only)	\$476,000	\$621,000	\$748,000
<b>Total Impact</b>	<b>(\$1,364,000)</b>	<b>(\$1,219,000)</b>	<b>(\$1,092,000)</b>
\$0.25 MSD- Commercial	\$896,000	\$618,000	\$771,000
\$0.25 MSD- Residential	\$1,516,000	\$1,970,000	\$2,345,000
<b>Total Impact with MSD</b>	<b>\$620,000</b>	<b>\$1,369,000</b>	<b>\$2,024,000</b>

\*Village tax and MSD tax include annual 2% increase



# Village Center Development Summary

	Low Density	Medium Density	High Density
East Commercial (IRR)	6.1%	7.7%	8.5%
East Residential (Profit Margin)	19.3%	19.2%	21.0%
East Public Net Financial Impact (20 years)	(\$2,415,000)	(\$1,919,000)	(\$1,459,000)
West Commercial (IRR)	5.2%	6.6%	7.6%
West Residential (Profit Margin)	-3.0%	3%	6.9%
West Public Net Financial Impact (20 years)	\$620,000	\$1,369,000	\$2,024,000



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# Recommendations

## Village Center Recommendations

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- Reconsider density allowances and/or open space requirements- greater density helps offset land costs
- Consider phased approach to Village Center
  - Reduces upfront infrastructure costs
  - Reduces full costs of site risks (environmental, stormwater, grading, etc.)
- Consider public participation strategies
  - Infrastructure investments (parking, open space)



# Questions/Discussion

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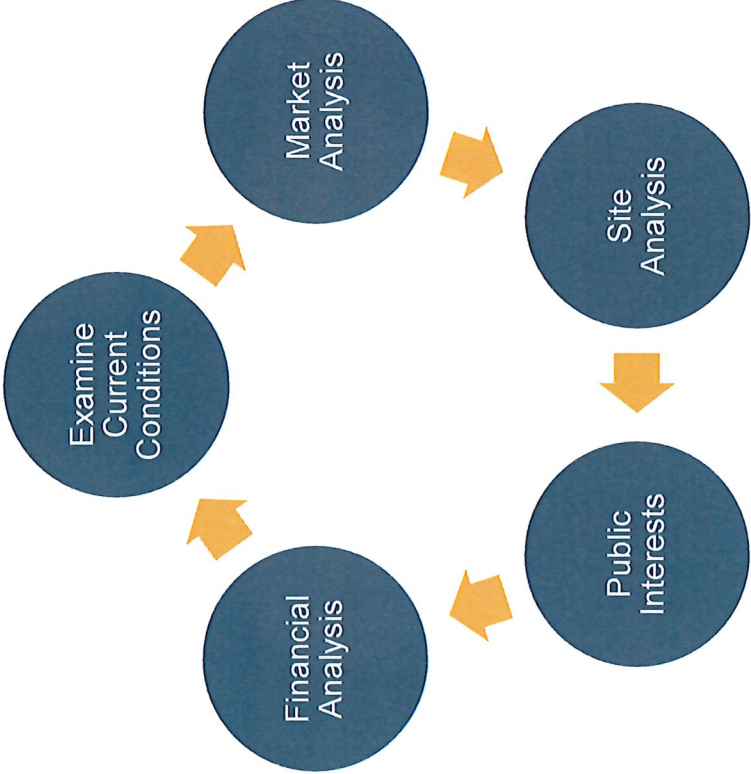
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# Appendix

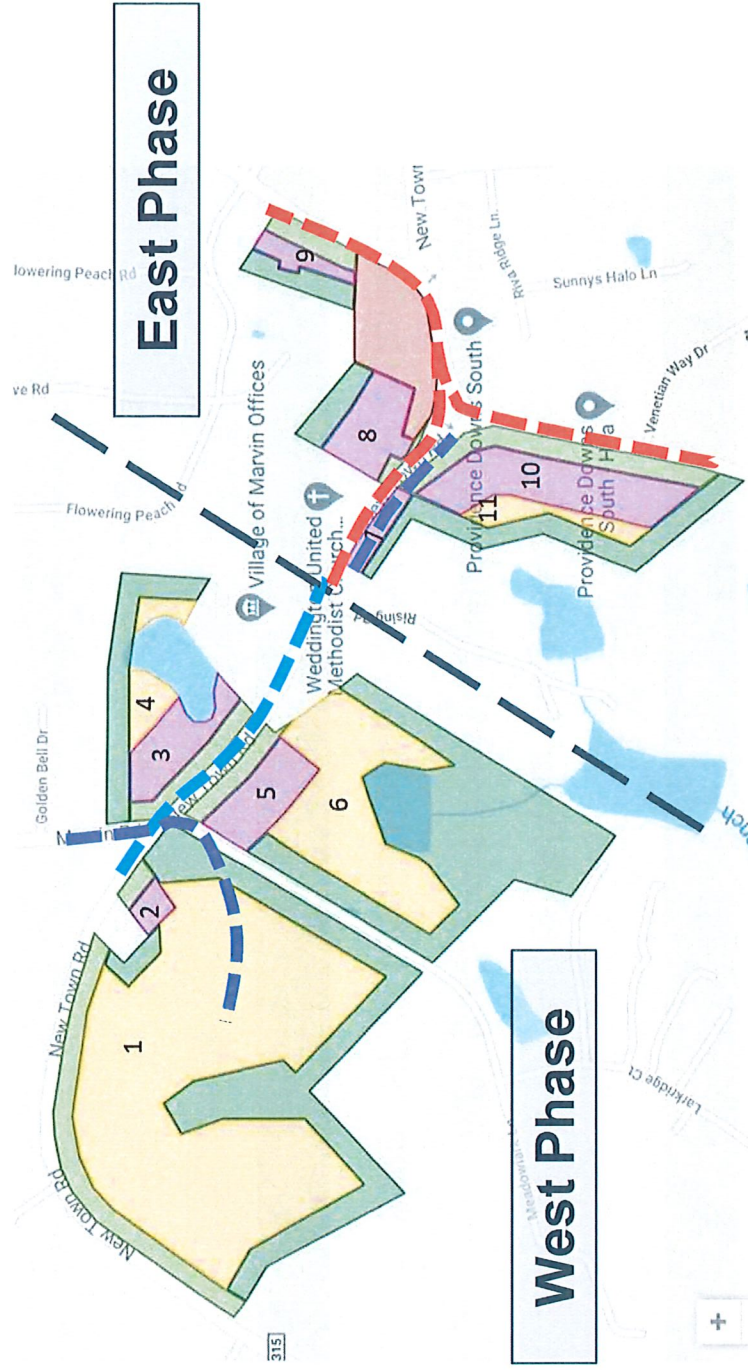


# DFI Process

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# Program Overview: Scope Options





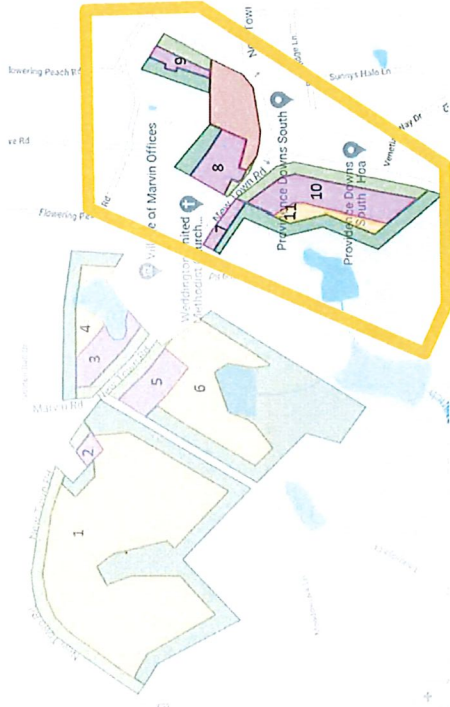
# Key Assumptions – Private Development- Commercial

Retail	Assumption
Rent	\$20 PSF
Vacancy	50% (Year 1) / 10% Ongoing
Efficiency	80% (Adaptive Reuse) – 95% (New Construction)
Development Cost PSF	\$100 / SF (Adaptive Reuse) - \$75 / SF (New Construction)
Office	Assumption
Rent	\$22 PSF
Vacancy	50% (Year 1) / 10% Ongoing
Efficiency	90%
Development Cost PSF	\$100 / SF
Open Space Development	\$5 / SF

# Sources/Uses by Density Scenarios- Commercial

## East Phase – Master Developer

Sources	Low	Medium	High
Equity	\$7,240,000	\$8,685,000	\$10,374,000
Debt	\$11,565,000	\$15,845,000	\$20,326,000
Uses	Low	Medium	High
Acquisition	\$1,427,000	\$1,368,000	\$1,368,000
Hard Costs	\$14,871,000	\$19,900,000	\$25,271,000
Soft Costs	\$2,507,000	\$3,262,000	\$4,061,000
<b>Total</b>	<b>\$18,805,000</b>	<b>\$24,530,000</b>	<b>\$30,700,000</b>





# Sources/Uses by Density Scenarios- Commercial

## West Phase – Master Developer

Sources	Low	Medium	High
Equity	\$4,647,000	\$5,588,000	\$6,507,000
Debt	\$6,905,000	\$9,296,000	\$11,810,000
Uses	Low	Medium	High
Acquisition	\$917,000	\$917,000	\$917,000
Hard Costs	\$9,088,000	\$11,991,000	\$14,978,000
Soft Costs	\$1,547,000	\$1,976,000	\$2,422,000
<b>Total</b>	<b>\$11,552,000</b>	<b>\$14,884,000</b>	<b>\$18,317,000</b>



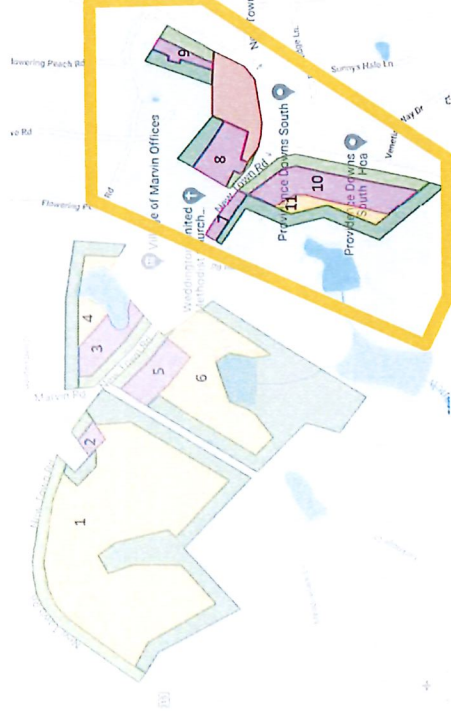
## Key Assumptions – Private Development- Residential

Townhomes	Assumption
Construction Costs	\$150 / SF
Sales Price	\$200 / SF
Land Costs	\$70,000 / Acre
Site Prep Costs	\$15,000
Open Space Development	\$5 / SF
Return Expectations	12 – 15% Profit Margin



# Sources/Uses by Density Scenarios- Residential

## Residential Development - East



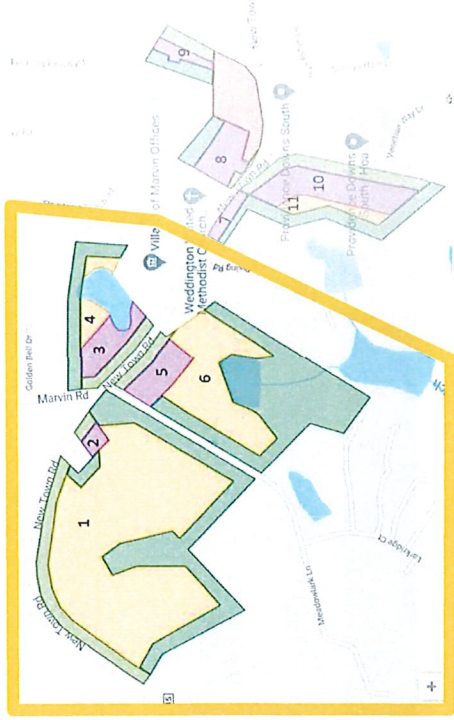
Sources	Low	Medium	High
Equity	\$1,033,000	\$1,654,000	\$2,030,000
Debt	\$2,410,000	\$3,859,000	\$4,737,000
Uses	Low	Medium	High
Acquisition	\$197,000	\$256,000	\$256,000
Development Costs	\$3,245,000	\$5,257,000	\$6,511,000
<b>Total</b>	<b>\$3,443,000</b>	<b>\$5,513,000</b>	<b>\$6,767,000</b>

# Sources/Uses by Density Scenarios- Residential

## Residential Development - West

Sources	Low	Medium	High
Equity	\$8,459,000	\$10,236,000	\$11,663,000
Debt	\$19,739,000	\$23,883,000	\$27,214,000

Uses	Low	Medium	High
Acquisition	\$4,993,000	\$4,993,000	\$4,993,000
Development Costs	\$23,205,000	\$29,126,000	\$33,884,000
<b>Total</b>	<b>\$28,198,000</b>	<b>\$34,119,000</b>	<b>\$38,877,000</b>





# Estimated Program of Public Inputs

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East Phase	Linear Feet
Road Infrastructure	3,500
Water Main Extension	700

West Phase	Linear Feet
Road Infrastructure	1,600
Water Main Extension	700

**dfi**  
development  
finance  
initiative



**UNC**  
SCHOOL OF GOVERNMENT



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL



Item C.4.

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Sheriff of Union County

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Email: [eddiecathey@co.union.nc.us](mailto:eddiecathey@co.union.nc.us)

## Deputy Report January 2021

911	HANG UP CALLS	24
	ACCIDENT EMD	7
	- Marvin Rd @ Joe Kerr Rd	
	- S.Providence Rd @ Newtown Rd	
	- 2800 Blk of Crane Rd	
	- 1600 Blk of S. Providence Rd	
	- 2800 Blk of Crane Rd	
	- Bonds Grove Church Rd @ Waxhaw Marvin Rd	
	- Bonds Grove Church Rd @ Belle Grove Rd	

<b>ALARMS LAW</b>	<b>8</b>
<b>BUSINESS CHECKS</b>	<b>28</b>
<b>FRAUD</b>	<b>5</b>
<b>TRAFFIC STOP</b>	<b>13</b>
<b>PREVENTATIVE PATROL</b>	<b>362</b>
<b>TOTAL CALLS FOR SERVICE</b>	<b>505</b>