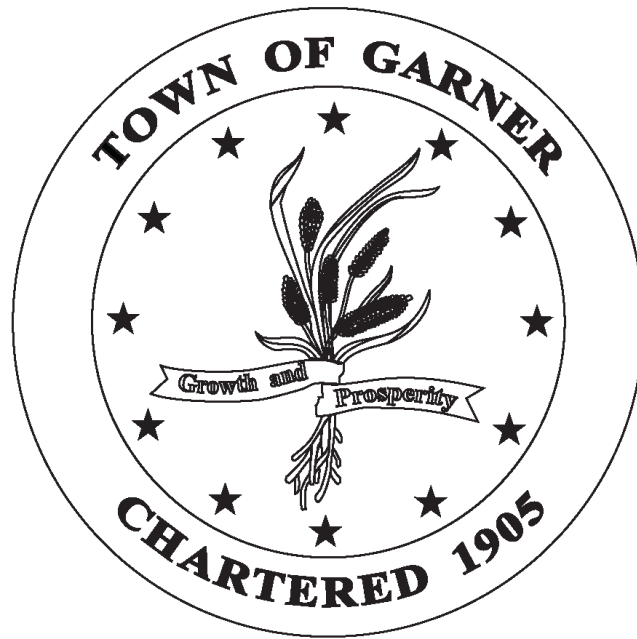


Town of Garner



Town Council
Special Meeting followed by a
Work Session
April 30, 2024

Garner Town Hall
900 7th Avenue
Garner, NC 27529

Town of Garner
Town Council Special Meeting Agenda
April 30, 2024

The Council will meet in a Special Meeting at 5:00 p.m. in the Town Hall Training Room located at 900 7th Avenue, Garner.

CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

The Council will immediately call a Closed Session pursuant to N.C. General Statutes Section 143-318.11(a)(4) to discuss economic development.

Return to Regular Session and adjourn.

**Town of Garner
Work Session Meeting Agenda
April 30, 2024**

The Council will meet in a Work Session at 6:00 p.m. (or as soon as possible following the Council's Special Meeting) in the Ronnie S. Williams Council Chambers located at 900 7th Avenue, Garner, NC.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton
- B. ADOPTION OF AGENDA
- C. PRESENTATIONS
- D. DISCUSSION/REPORTS
 - 1. Economic Development Update.....Page 4
Presenter: Nate Groover, Economic Development Director
Economic Development Quarterly Update on ED activity.
Action: Receive as information
 - 2. FY25-29 Capital Improvement Plan.....Page 17
Presenter: Sara Warren, Budget Director and David Beck, Finance Director
Provide an overview of the recommended FY25-29 Capital Improvement Plan and current debt model in advance of the FY24-25 budget discussions.
Action: Receive as information
- E. MANAGER REPORTS
Pending Agenda Report
- F. ATTORNEY REPORTS
- G. COUNCIL REPORTS
- H. CLOSED SESSION
Pursuant to N.C. General Statutes Section 143.318.11(a)(5) to discuss possible real estate transaction and the Town's negotiating position regarding such real estate.
Pursuant to N.C. General Statutes Section 143.318.11(a)(3) to consult with the Town Attorney regarding litigation.
- I. ADJOURN

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: April 30, 2024 <input type="button" value="v"/>		
Subject: Economic Development Update		
Location on Agenda: Discussion/Reports		
Department: Economic Development		
Contact: Nate Groover, Economic Development Director		
Presenter: Nate Groover, Economic Development Director		
Brief Summary: Economic Development staff will present a quarterly update.		
Recommended Motion and/or Requested Action: No action requested		
Detailed Notes:		
Funding Source:		
Cost: None	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	NG	
Finance Director:		
Town Attorney:		
Town Manager:	JM	
Town Clerk:		



Economic Development Update

April 30th, 2024

GARNER
ECONOMIC DEVELOPMENT

This slide features a blue abstract graphic on the left side. The main content is centered on the right, with the title 'Economic Development Update' in a large, bold, dark blue font. Below the title is the date 'April 30th, 2024'. In the bottom left corner, the 'GARNER ECONOMIC DEVELOPMENT' logo is displayed in white text on a blue background.

1



Department Focus Areas

BUSINESS RECRUITMENT & RETENTION

MARKETING

ENTREPRENEURSHIP

GARNER
ECONOMIC DEVELOPMENT

This slide is titled 'Department Focus Areas' in a large, bold, dark blue font. Below the title are three circular icons, each with a corresponding text label underneath. The first icon is a target with a yellow arrow, labeled 'BUSINESS RECRUITMENT & RETENTION'. The second icon is a speaker with sound waves, labeled 'MARKETING'. The third icon is a hand with a pointing finger and radiating lines, labeled 'ENTREPRENEURSHIP'. In the top right corner, there is a blue 'G' logo with an arrow. The bottom left corner features the 'GARNER ECONOMIC DEVELOPMENT' logo. A small orange circle with the number '2' is located in the bottom right corner.

2



Business Recruitment & Project Activity

GARNER
ECONOMIC DEVELOPMENT

3

3



State Project Activity Update

- EDPNC Annual Real Estate Report
 - 315 New Location Projects Created in 2023
 - 83% Manufacturing/Assembly
 - 4% Warehouse Distribution
 - 3% Research and Development
- Real Estate Requests
 - 38% of requests needed a building
 - 37% of requests needed a site
 - 70% of building requests needed 100,000 SF or more
 - 41% of site requested needed 50+ acres



GARNER
ECONOMIC DEVELOPMENT

4

4

Business Recruitment

- Requests for Information
 - 47 RFI's received
 - 22 of these requested available land
 - 7 Submitted
- One current active project



GARNER
ECONOMIC DEVELOPMENT

5

5

Product Update



GARNER
ECONOMIC DEVELOPMENT

6

6

Product Update



Garner Commerce Center 70

- Intersection of US 70 and Guy Rd
- 128,000 SF over 3 Buildings
 - A 37,785 SF
 - B 40,805 SF
 - C 49,490 SF
- Manufacturing/Assembly Use



GARNER
ECONOMIC DEVELOPMENT

7

7

Product Update



Garner Business Park 70

- 5th Building in Garner Business Park 70
- 225,000 SF
- Subdividable at 70,000 SF
- Distribution Uses

Garner Business Park 70 received TBJ Space Award for new Industrial Development



GARNER
ECONOMIC DEVELOPMENT

8

8

Garner Business Park 70



Precision Packaging Services



GARNER
ECONOMIC DEVELOPMENT

9

9

Beacon Commerce Park



GARNER
ECONOMIC DEVELOPMENT

10

10



Slide 11 features a large blue 'G' logo in the top right corner. The word 'Entrepreneurship' is centered in a large, bold, dark blue font. At the bottom left, the 'GARNER ECONOMIC DEVELOPMENT' logo is displayed. A small orange circle with the number '11' is in the bottom right corner.

11



Slide 12 features a large blue 'G' logo in the top right corner. The title 'LaunchGarner' is in a large, bold, dark blue font. A bulleted list is on the left, and logos for 'LAUNCH GARNER' and 'WAKE TECH' are on the right. The 'LAUNCH GARNER' logo includes a hot air balloon icon. The 'WAKE TECH' logo features a stylized torch icon. At the bottom left is the 'GARNER ECONOMIC DEVELOPMENT' logo, and a small orange circle with the number '12' is in the bottom right corner.

- Program adjustment with Wake Tech for 2024/2025
- Moving class start date to January 2025 to align with Launch competition event
- Fall 2024 – Recruit new class and connect with LaunchGarner Alumni

12

LaunchGarner



5th Gear Touchdown Space

- Repurposed storage room at 120 E Main Office
- Available to Launch Graduates and Launch Partners
- Open house event to be scheduled once final equipment is installed



13

LaunchGarner Partners



14



Economic Development Partner Updates

GARNER
ECONOMIC DEVELOPMENT

15

15



Economic Development Partners





GARNER CHAMBER
Get Connected.

GARNER
ECONOMIC DEVELOPMENT

16

16

GEDC Update

- One new Board member
- Current Board Members
 - Jeff Swain, Chairman
 - Elmo Vance, Council Liaison
 - Megan Pumarejo, Treasurer
 - Bill Moyer, Secretary
 - Buck Kennedy
 - Kevin Payne
- Thank you to Doris Heubner and Griffin Laughridge for their years of service to GEDC

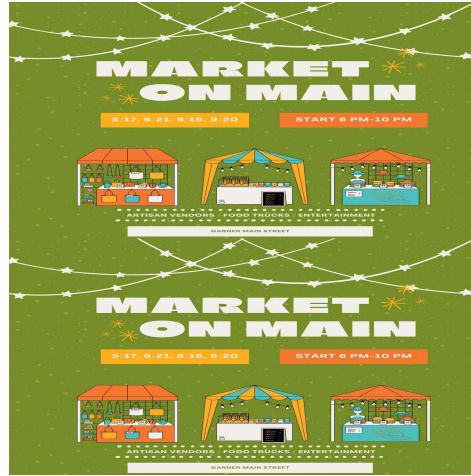


Northeast Gateway Study

- Further study of Focus Area 5 in the Garner Forward Comprehensive Plan
- Started Study in November 2023
- Inspire Placemaking selected as consultant team
- Currently in the transportation scenario modeling phase
- Scheduled to complete in late June early July 2024



Downtown Garner Association



GARNER
ECONOMIC DEVELOPMENT

19

19

School Business Alliance Partnerships



- Youth Leadership Garner
 - Mock Town Council Meeting
 - 28 Students from Garner and South Garner High School participated
- Reality of Money Event
 - Held on April 12th at South Garner High School
 - Over 70 students participated and learned how to manage a household budget



GARNER
ECONOMIC DEVELOPMENT

20

20

Small Business Week

- April 29th – May 3rd
- Partnership with Chamber
- Multiple events to support Small Business in Garner



National Small Business **WEEK 2024**

EVENTS AVAILABLE AT NO COST TO ALL GARNER CHAMBER MEMBERSHIPES & SOCIAL CHAMBER MEMBERS. SPACE IS LIMITED TO THE EVENTS AND SIGN-UP IS REQUIRED.

Free Coworking in The Hub Monday - Thursday

Mon April 29
Headshot Photos featuring Click Creative
 12pm-3pm sign up for your FREE Headshot Photo Session! Use your professional headshot for your social media, website and marketing materials. Space is LIMITED to the sessions and sign-up is required.

Tue April 30
Chamber Marketing 101 with the Garner Chamber of Commerce
 2pm-3pm Learn how to utilize your Chamber membership to grow your business by attending to this information and business marketing workshop. We'll cover the following areas:
 • Training
 • Networking Opportunities
 • Social Media Marketing
 • Exclusive Discounts

Wed May 1
Social Media Training featuring Triangle Social Media
 2pm-3pm With Michele Doolinger of Triangle Social Media, we all need to market our businesses, but sometimes it can be a challenge! Let's talk about your social media plan to best utilize social media for:
 • Increase your leads
 • Expand your network
 • Build your confidence
 • Provide value and
 • Grow your business!

Thu May 2
Small Business Finances Q&A with Coastal Credit Union
 3pm-5pm To commemorate Small Business Week, Coastal Credit Union is pleased to host a Small Business Q&A session. This event will also provide an overview of the accounts and funding products as well as feature our small business lenders for small businesses and their connections with lending partners.


ALL EVENTS REQUIRE REGISTRATION!
 Visit GarnerChamber.com to Register
 Or call 919-772-6440

21

Economic Development Department Update

22

Economic Development Framework



The diagram features a central blue 'G' with an arrow pointing right, surrounded by four overlapping circles: yellow (top), blue (left), grey (bottom), and dark blue (right). Each circle contains an icon: a house with 'OPEN' (top), a map with a location pin (left), a hand holding a dollar sign (bottom), and a hand holding a plant (right).

Business Recruitment & Retention

Showcase opportunities for new businesses from target industries & retain companies currently invested in Garner's local economy.

Site & Product Development

Encourage private real estate development in strategic focus areas & facilitate relationships with property owners, developers, and the Town.

Entrepreneurship & Small Business

Foster entrepreneurship & job creation with innovative, accessible resources for Garner's small business community.

Community Promotion & Marketing


Develop Garner's reputation as a community of choice for living, working, & doing business in the Triangle.

GARNER
ECONOMIC DEVELOPMENT

23

23

Thank You



GARNER
ECONOMIC DEVELOPMENT

24

24

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: April 30, 2024		
Subject: FY25-29 Capital Improvement Plan		
Location on Agenda: Discussion/Reports		
Department: Budget and Management Services		
Contact: Sara Warren, Budget Director		
Presenter: Sara Warren, Budget Director and David Beck, Finance Director		
Brief Summary: Provide an overview of the recommended FY25-29 Capital Improvement Plan and current debt model in advance of the FY24-25 budget discussions.		
Recommended Motion and/or Requested Action: For information only		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: No:		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SAW	
Finance Director:		
Town Attorney:	JM	
Town Manager:		
Town Clerk:		



BUILDING FOR SUCCESS
FY25
BUDGET


Debt & Capital Update

Council Work Session
April 30, 2024

1

Agenda

- Debt overview
 - Current borrowing schedule
 - Model update
- FY25-29 Capital Improvement program
 - New projects
 - Project changes
 - Future projects update



FY25BUDGET

BUILDING FOR SUCCESS

2



BUILDING FOR SUCCESS
FY25
BUDGET

Debt Update

David Beck, Finance Director

3

Debt

- **Schedule of General Obligation Bond Issuances**
- FY 2023 \$21,620,000
 - *Bond sale closed on June 21, 2023*
- FY 2025 \$30,196,666
- FY 2027 \$17,183,334

FY25 BUDGET BUILDING FOR SUCCESS

4

Debt

• Other Debt Model Assumptions

- FY 2025 \$6,050,000
 - Installment financing for Town Hall Annex project
- FY 2025 \$5,500,000
 - Installment financing for downtown parking deck originally proposed in debt model
- New Revenue Savings Plan policy of dedicated tax rate
 - 8.7¢ dedicated tax to RSP in proposed FY 24-25 budget

5

Debt - New Model

New RSP model is anticipated to produce a 2047 reserve balance equal to the current RSP policy



Fiscal Year	Cash Flow Surplus (Deficit)	
	Annual Surplus/ (Deficit)	Capital Reserve Balance
2023		\$7,816,751
2024	\$1,462,532	9,279,283
2025	1,999,581	11,278,864
2026	(1,029,665)	10,249,199
2027	(381,131)	9,868,068
2028	(1,597,607)	8,270,461
2029	(847,843)	7,422,618
2030	(85,413)	7,337,205
2031	698,896	8,036,101
2032	1,475,002	9,511,103
2033	2,307,940	11,819,043
2034	3,168,522	14,987,565
2035	3,829,307	18,816,872
2036	4,477,246	23,294,117
2037	6,525,916	29,820,034
2038	7,154,834	36,974,868
2039	7,796,322	44,771,190
2040	9,325,918	54,097,107
2041	10,393,087	64,490,194
2042	11,018,295	75,508,489
2043	11,656,998	87,165,487
2044	13,389,599	100,555,086
2045	14,013,316	114,568,402
2046	16,436,613	131,005,015
2047	17,001,022	148,006,037
2048	18,440,241	166,446,278

6

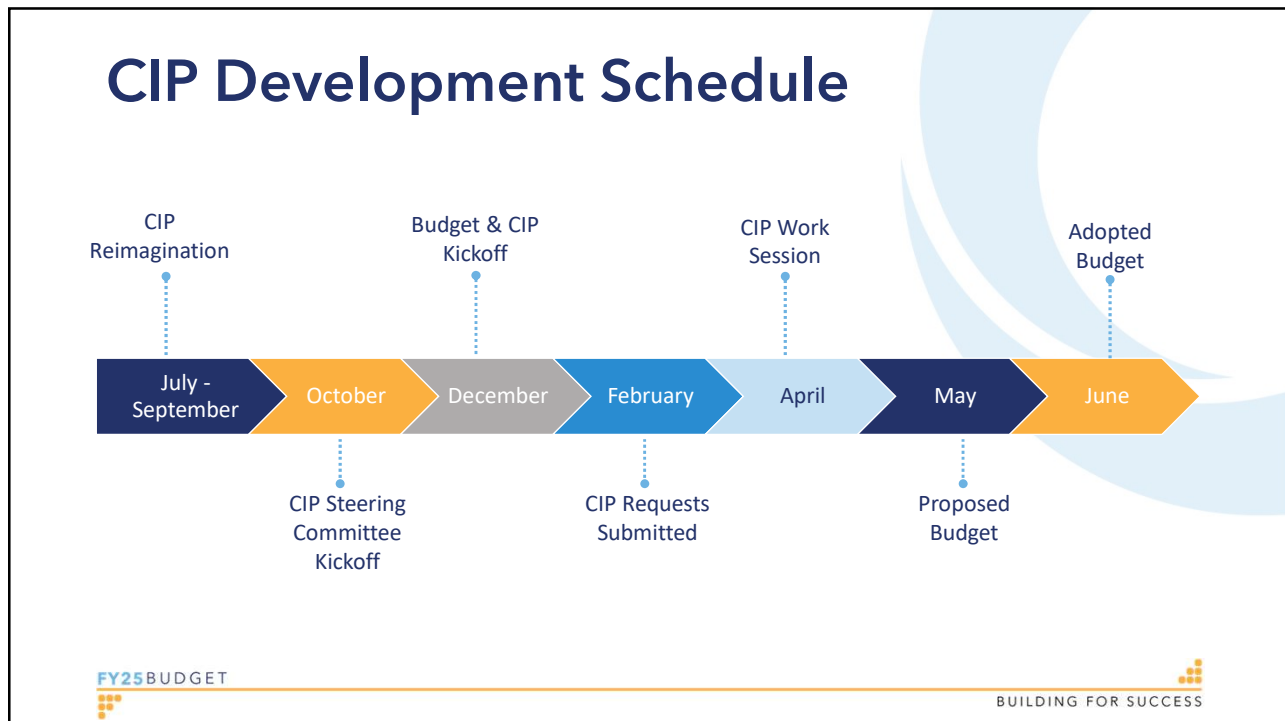


FY25-29 Capital Improvement Program

Sara Warren, Budget Director

BUILDING FOR SUCCESS
FY25
BUDGET

7



8

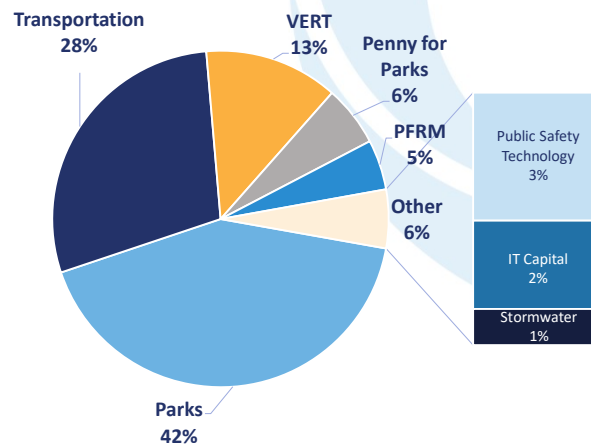
Overview

- CIP Steering Committee began meeting in October 2023
- Goals included:
 - Create a comprehensive CIP Inventory
 - Included projects from Master Plans, Comp Plans, as well as projects identified by staff and Council
 - Sets up future borrowing
 - Review current budget to actuals
 - Identified project savings
 - Realign bond funds where grant funds had been received
 - Identify available funding to reserve for future needs

9

FY25-29 CIP - \$85.3 million

- Parks CIP - \$35.8m
- Transportation CIP - \$24.6m
- Stormwater CIP - \$700k
- General Government \$24.2m
 - Penny for Parks - \$5.0m
 - PFRM - \$4.1m
 - VERT - \$11m
 - IT Capital - \$1.7M
 - Public Safety Technology - \$2.4m

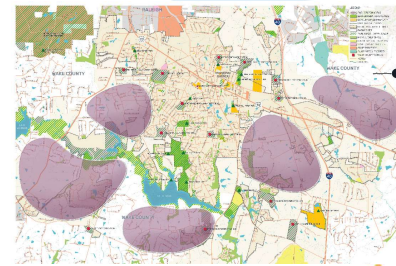
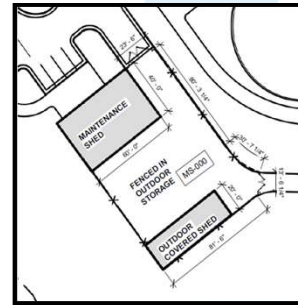


10

Parks CIP

New Projects

- FY25:
 - Yeargan Storage & Maintenance Shed \$1.2 million
 - Funded through Fee in Lieu of Parkland
- FY28:
 - Parks Master Plan Update \$150,000



11

Parks CIP

Project Changes

- South Garner Greenway
 - \$2.7 million in LAPP funding
- Meadowbrook Dam
 - \$500k in Federal Earmark
- White Deer Park Splashpad & Inclusive Playground
 - \$1.4 million in State Capital and Infrastructure Fund Grant for additional infrastructure required for the splashpad
- Meadowbrook Park
 - \$3.8 million in FY29



12

Penny for Parks - \$914,826



- Continued tables, benches and grills
 - Centennial Park
 - Creech Road Park
 - Greenbrier Park
 - White Deer Park
- Athletic Field upgrades:
 - field lighting
 - scoreboards
 - fencing
- Begin playground equipment replacement
- Replace internal park signage
- Repave sidewalks and trails

FY25BUDGET

BUILDING FOR SUCCESS

13

Transportation & Stormwater CIP

New projects:

- FY25:
 - Vandora Springs Safe Route to Schools \$71,400
 - Transportation Master Plan Update \$400,000
 - Downtown Stormwater Study \$300,000
- FY29:
 - Reserve for future street and sidewalk projects \$2.0 million



FY25BUDGET

BUILDING FOR SUCCESS

14

Transportation & Stormwater CIP

Project Changes

- Bryan Road
 - Additional funding of \$309k to finish pavement widening through the corridor

- Spot Repair Program
 - Reduced funding to \$142K based upon available Stormwater bond funds



15

General Government Capital

Covers on-going asset replacements and maintenance

- VERT
- PFRM
- IT Capital
- Body-worn Cameras and Public Safety Technology upgrades

New Projects

- Security Camera Refresh and Expansion
- Space Needs Study



16

Horizon Items

Project	Updates
Streets and Roads	
Jones Sausage Road South	
Right of Way Land Acquisition for Future Projects	
Wilmington Road Extension	NEW
Ackerman Road Extension	NEW
Jones Sausage Road West	NEW
Stormwater	
Major Infrastructure Repairs*	NEW

*Will be as a result of the Stormwater Assessment

17

Horizon Items

Project	Updates
Parks, Recreation, and Cultural Resources	
Yeagan Park Phase 2	
✓ Athletic Field Renovations	Funded with Penny for Parks
✓ GPAC Safety Improvements	Funded with Penny for Parks
✓ Playground Replacements	Funded with Penny for Parks
Avery Street Rec Center and Annex Renovation	
Greenbrier Park Renovation	
✓ Park Master Planning	Funded in FY25-29 CIP
Lake Benson Boathouse Relocation	NEW

18

Horizon Items

Project	Updates
Technology	
✓ Body Worn Cameras	Funded with 0.49¢ Public Safety Technology
✓ Budget Software	Funded in FY24
✓ HR Software	Funded in FY24
✓ Police Records Management System	Upgraded current system with WCSO
Website Redesign	
General Capital	
New Public Works Facility	
Future Town Hall Expansion	NEW
Future Public Safety Facilities	NEW




19

Questions?




20

Reports



MANAGER'S OFFICE

MEMORANDUM

DATE: April 30, 2024
TO: Mayor and Town Council
FROM: Jodi Miller, Interim Town Manager
SUBJECT: May Pending Agenda Items

The following items are currently planned for the May 2024 Council Meetings. These items are subject to change.

Tuesday, May 7 - Regular Meeting

Presentations

- FY25 Recommended Budget
- Fire Merger Resolution (action needed)
- Southeast Area Study Presentation, Gaby Lawlor, CAMPO (action needed)
- Police Week
- National Public Works Week

Consent

- PRCR – Award of Design Build Contract for White Deer Park Splash Pad
- Bid Award – Garner Former Annex Building Demo

Public Hearings

- CZ-MP-23-04 Homestead at Bryan Farm
- SUP-SP-23-01 Burnette Farms Apartments
- ZTA-23-02 Garner Forward Implementation
- Town Hall Annex project financing and Preliminary Findings Resolution

Old/New Business

- CZ-24-001 312 Highway 70 East (The Villas at White Oak)

Reports

- None at this time.



Thursday, May 16 – Special Meeting

- Legislative Zoning Decisions Training

Tuesday, May 21 – Regular Meeting

Presentations

- None at this time.

Consent

- None at this time.

Public Hearings

- SUP-SP-22-10 Bennett Assemblage Apartments North
- SUP-SP-15-05 M23-01 Creech Road Solar

Old/New Business

- CZ-MP-22-14 Vintage Garner
- Approve Final Resolution for Town Hall Annex project financing
- Creech Road Transportation Update (tentative)

Reports

- Talk of the Town

Thursday, May 23 – Special Meeting

- Council Budget Work Session

Tuesday, May 28 – Work Session

Discussion/Reports

- Entrances for Residential Subdivisions
- Parks Fee in Lieu Discussion