

## MEMORANDUM

TO: Mayor and Board of Commissioners

FROM: Bryan Gruesbeck, Town Manager

**SUBJECT: Chatham Park Initial Infrastructure Implementation**

DATE: February 23, 2015

**Background:** The purpose of this agenda item is to provide an overview and discussion of infrastructure options (particularly water, sanitary sewer and reclaimed water) contemplated by Preston Development. As discussed during the Board Retreat on February 2, 2015 the information you receive tonight should help us understand the initial concepts of providing water and wastewater services to new development associated with Chatham Park, as well as how those facilities could be financed, constructed, owned and operated. Ultimately, the Town of Pittsboro will be required to work with other public and private entities to provide future infrastructure services to its growth areas.

Tim Baldwin of McKim & Creed is working with Preston Development in this initial stage and is prepared to provide a basic discussion of the currently proposed infrastructure concepts.

Jeff Hughes, Director of the Environmental Finance Center at UNC's School of Government, will also be in attendance to provide an overview of the P3 (Public Private Partnerships) legislation recently passed by the State's General Assembly to allow for local governments to work with private developers to finance, build and operate new infrastructure.

Following this discussion, the Board could ask for more information and detailed discussion for upcoming meetings or provide some other direction to Staff and Preston Development. If necessary, you might also consider a "workshop" format during a portion of an upcoming regular Board of Commissioners meeting to follow up on issues generated on February 23, 2015.

As background please find attached:

- Memo from Tim Baldwin (Chatham Park Initial Infrastructure Implementation) which provides an overview of the current concepts.
- Drawing from McKim & Creed depicting the location of proposed infrastructure.
- Chart depicting how P3 options might work locally.
- UNC School of Government Coates Canon Blog Entry (New Construction Delivery Methods – Public Private Partnerships (P3))
- P3 Power Point from Norma Houston

**Action Requested:** Receive the information, discuss and provide direction as appropriate.