

This is the Motion that will be before the church for a vote on Sunday evening May 21, 2017, coming from the Property and Planning committee:

Motion: Property and Planning shall be authorized to Negotiate final contracts with the Town of Cary and the Jordan Family to finalize the Northwoods Associates development proposal. The Church also authorizes Budget & Finance to overspend line item 269000 by up to \$20,000 for legal fees for contract negotiation.

Now to answer some of the questions that have come in via email:

Who will own the Parking Deck? Initially the Parking Deck will be owned by the Town of Cary. However, the developers of the Apartments have the option to purchase the parking spaces related to the apartments (244 spaces) from the Town of Cary. The spaces that FBC will be using (222) will always be a Public portion of the Deck owned by the Town of Cary.

How will there be enough parking spaces in the deck for the apartments and the church. The deck will have 466 spaces. 244 spaces are allocated to the apartments. The apartment owners will have 1.09 spaces for EVERY BEDROOM in the apartments counting the 244 spaces in the deck and the 21 surface parking spaces they will have. They anticipate, with past experience, that the apartments will NEVER be more than 95 % occupied. In addition, NOT COUNTED in this equation there are an additional 40 spaces on the surface around the office building and retail space.

Why can't the developers build everything in one building? We have asked this question and have been told that it is not feasible or cost effective. The Developers want to keep the apartments separate from the office and retail. Putting them on top of one another would make for too tall a building.

Where will the Youth meeting in Building 119 meet? Yes, we will be losing Building 119. But that will not happen for over one year, maybe 1.5 years. We have examined the space within the main Education wing of the church and believe that we can accommodate all current programs on the church campus. In addition, we will use the one year time period to analyze the needs for ALL programs and develop a plan as to what is needed, where, and how big.

What about the two annex buildings facing Park Street? These buildings are underutilized and functionally obsolete. That area is believed by many to be the best place for future development by the church. These two buildings will likely be torn down as the new plan for the campus develops.

Should FBC have an independent Engineer looking over the proposed improvements to be made on church property to ensure that we are getting what we expect. YES!

How will the designated church parking spaces in the deck be monitored? The deck will be managed by the owners of the apartments. Most likely church members will be given a tag that will hang from the rear-view mirror to show that your car can park in the Deck. Those in the church designated spaces unauthorized will be towed at the owner's expense.

Will there still be handicap spaces by the church? Yes. New spaces for visitors and handicap people will be on the surface lot along the new sidewalk by the church. There will be 174 parking spaces in the new surface parking lot.