



TRIANGLE GREENWAYS COUNCIL

March 29, 2018

Chris Snow
Director, WCPR&OS
PO Box 550
Raleigh, NC 27602

ADVISORY BOARD MEMBERS

TERRY REEVES
SMEDES YORK
GREGORY POOLE

Chris,

I apologize for the confusion surrounding the Triangle Greenways Council's role in the CWMTF application process in the last funding cycle. When I saw the newspaper article about TCF's participation in the CC Partners project, I emailed Bill Holman, and offered the TGC's partnership if he thought it might help. The advantage of collaboration was the "ecosystem quality points" that could result from TGC's adjoining riparian forest and wetland acreage, that no longer existed on the former golf course site. The TGC was contacted by TCF two weeks before the CWMTF's application deadline, and they expected the TGC to prepare the grant application. We hired a contractor to complete the document expeditiously. The soft spot in the application was the details on financial arrangements, and when those were not resolved several months later, the application's numerical ranking was negatively impacted, relative to all of the other applications.

Given the frantic race to prepare the application, the TGC and TCF did not memorialize the understanding that reimbursement to the TGC for its land/participation would not be included in the grant request, to improve its competitiveness for funding. However, reimbursement was discussed at least twice, with the TGC assuring flexibility (bargain sale, phased reimbursement, etc) but no details were nailed down or conclusions reached. At this point, the TGC is still not interested in donating its Middle Creek acreage.

The purpose of the TGC's land trust function is to accumulate riparian forest and wetland parcels within local government's proposed/designated future greenway corridors. The TGC focusses on willing property owners in areas outside municipal five-year capital budget plan activity, so as not to conflict with local initiatives and to reduce the potential for objections from potential/future owners, as well as to accelerate overall greenway network creation. The TGC's written self-guidance is to seek reimbursement for its properties, when transferred to local governments for greenway network use. Each transaction is unique, because the TGC does not double-dip public funding, and does seek to recover its out of pocket (purchase & stewardship) costs.

A couple of years ago the TGC participated in several public land use planning exercises in Fuqua Varina. We confirmed at that time, our interest in Middle Creek and eventually facilitating lands that we were assembling to the Town, and under what conditions, when they prioritized greenway corridor/facility creation for public use. We also shared our intent to continue accumulating land within the corridor.

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A transaction with the County, now that its new Greenway Master Plan is in place, is also possible under the same previously-described TGC self-guidance. Finally, if the County desires to lock-in the previously discussed \$1,327/acre [\$103,002 total] price, then the TGC will entertain a phased buyout. Otherwise, the price will have to be renegotiated as part of a new initiative at a later date.

I hope this clarifies some of the prior confusion about the TGC's mission and operation, generally, as well as its role related to the CC Partners initiative. Our hope is for a long and mutually supportive/successful relationship with all local governments in the region and the establishment of a world-class greenway network throughout the region.

Sincerely,


William L. Flournoy, Jr. FASLA
President