



TOWN MANAGER'S OFFICE

May 23, 2016

Mr. Jim Hartmann, County Manager
Ms. Denise Foreman, Assistant to the County Manager
Wake County
PO BOX 550
Raleigh, NC 27602

Subject: Comments on Draft Strawman Proposal

Dear Jim and Denise:

Thank you for the opportunity to submit comments on the draft strawman proposal, phase 1, for the occupancy and prepared food and beverage taxes financial model. Also thank you for meeting with Town of Cary staff and for creating an open and collaborative process to consider changes to the current financial plan. Town of Cary comments are provided for your consideration. As you know from Mayor Weinbrecht's previous letter on this topic, bringing current and future practices in line with revenues as well as creating a more equitable partnership is very important to the Cary Town Council.

We are patterning our requests for phase 1 funding after what is currently proposed for support of ongoing needs for other existing facilities that have received occupancy/F&B taxes funding. Our requests are for Wake Med Soccer and Carolina RailHawks support, USA Baseball National Training Complex, and the Cary Tennis Center. We believe data clearly show that these facilities have a significant regional economic impact and are unique projects not typically funded in Wake County by local government general fund revenue streams. We are not including any new projects, expansion of existing facilities or improvements to existing facilities at this time; we may request these types of projects in phase 2.

Wake Med Soccer/Carolina RailHawks

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| Annual Maintenance and Operations (2018-2034) | \$700,000 |
| Video Board Replacement in 2025 | \$650,000 |

- Maintenance and Operations - Cary has worked hard to create a great facility since the 2006 sublease from Wake County. As the facility has evolved over time to support a men's professional soccer team, the maintenance and operations have grown to meet the challenge. The costs are difficult for Cary to continue to support from the general fund. If a better financial plan cannot be determined prior to the term of the sublease, renewal will be a difficult decision.
- Video Board Replacement – By 2025 the video board and associated electronic components will be at the end of its life cycle. The supporting structure will be reused.

TOWN OF CARY

USA Baseball National Training Complex

Annual Capital Maintenance (2018-2034) \$100,000

- Capital maintenance is needed to keep the facility competitive for tournaments and training needs. The first year is anticipated to fund a study to develop a long-term capital maintenance plan.

Cary Tennis Center

Annual Capital Maintenance (2018-2034) \$100,000

2018 Tennis Court and Lighting Replacement Phase 1 \$450,000

2022 Tennis Court and Lighting Replacement Phase 2 \$1,500,000

2030 Tennis Court and Lighting Replacement Phase 3 \$3,000,000

- Annual Capital Maintenance - Capital maintenance is needed to keep the facility competitive for tournaments. The first year is anticipated to fund a study to develop a long-term capital maintenance plan beyond what we prepare annually as part of the Town Manager's proposed fiscal year budget
- Tennis Court and Lighting Replacement – The asphalt tennis courts are aging and need replacement; the current standard court is post-tensioned concrete. The lighting does not meet current standards for streaming video, which has become very important for tournament Organizers.
 - o 2018 Phase 1 – two courts
 - o 2022 Phase 2 – four courts
 - o 2030 Phase 3 – twelve courts

Your consideration of this request is greatly appreciated. If you have any questions feel free to contact me at 919-469-4034.

Sincerely,



Tim Bailey, P.E.
Assistant Town Manager

Cc: Mike Bajorek, Interim Town Manager
Russ Overton, Assistant Town Manager
Lana Hygh, Intergovernmental Relations Manager
Cary Town Council