



County of Dare

P.O. Box 1000 | Manteo, NC 27954

MINUTES

DARE COUNTY BOARD OF COMMISSIONERS SPECIAL MEETING

Dare County Administration Building, Manteo, NC

9:00 a.m., September 19, 2023

Commissioners present: Vice Chairman Wally Overman, Rob Ross, Steve House (via remote connection), Danny Couch, Ervin Bateman.

Commissioners absent: Chairman Robert Woodard, Sr., Jim Tobin

Others present: County Manager/Attorney, Robert Outten
Deputy County Manager/Finance Director, David Clawson
Master Public Information Officer, Dorothy Hester
Clerk to the Board, Skyler Foley

At 9:04 a.m. the Special Meeting convened in Room 168 of the Dare County Administrative Building, Vice-Chairman Overman announced that this meeting had been moved to the Board of Commissioners Meeting Room.

At 9:10 a.m. the special meeting reconvened in the Board of Commissioners Meeting Room and Vice-Chairman Overman called the meeting to order. He invited Commissioner Couch to share a prayer and then he led the Pledge of Allegiance to the flag.

ITEM 1 – WODA COOPER ESSENTIAL HOUSING PROJECT

Mr. Outten explained that they have been working on the Essential Housing Project for many years, but due to the amount of time that has elapsed, costs have increased anywhere from thirty to forty percent. He also announced that due to the Town of Manteo denying the proposed development at Bowsertown, land costs will now have to be calculated into the equation moving forward.

Mr. Outten stated that Woda Cooper believes that they can move forward and construct an approximate 57-unit housing project, although Dare County would have to supply an additional \$1.5 million on top of the original \$10.5 million. He noted that Mr. Clawson had run the numbers and the funds are available in the fund balance, and even with the removal of the \$1.5 million the fund balance will remain at or above the 25% target.

MOTION

Commissioner Couch made a motion to approve the addition of \$1.5 million dollars from the fund balance to the original \$10.5 million and for the project not to exceed \$12 million.

Commissioner Bateman seconded.

Vice-Chairman Overman opened the floor up for discussion.

Commissioner Ross ensured with the County Manager that the increase in the funding balance will keep the principal contracts and negotiated agreements with Woda Cooper intact. Mr. Outten responded yes, that it is correct.

Commissioner Couch asked if the project were not to get approved, where would the money go? Mr. Outten stated that the money would go wherever the Board directed it to go, but it would automatically return to the fund balance.

Commissioner Bateman wanted to ensure that the housing will be available for essential employees like teachers, nurses, law enforcement officers, etc. Mr. Outten responded that it is the same project/contract that was being worked on in Bowsertown. Commissioner Ross explained that the range of rentals will be \$600-\$1,300 a month depending where the applicant would fall on the AMI and the number of bedrooms. The average rental cost for the 57 units would be just over \$900 a month.

Commissioner House asked when would actual construction begin? Mr. Outten explained that he does not have a specific answer, but Woda Cooper has to apply to NC Housing and get approved first. Once and if they get approved they will be able to provide a more accurate timeline. Mr. Outten explained that based on the timeline they gave us previously, we are about six to nine months until we will see the beginning stages of construction. Mr. Outten also noted that Woda Cooper does not own a piece of property at this time.

Vice-Chairman Overman confirmed that even after the removal of the \$1.5 million, the fund balance would remain at an appropriate level? Mr. Outten responded he believes it would be at or above 25%.

Mr. Outten stated that he will follow up with Woda Cooper to get better clarification on a timeline.

VOTE: AYES unanimous

At the conclusion of the meeting, Vice-Chairman Overman asked for a motion to adjourn.

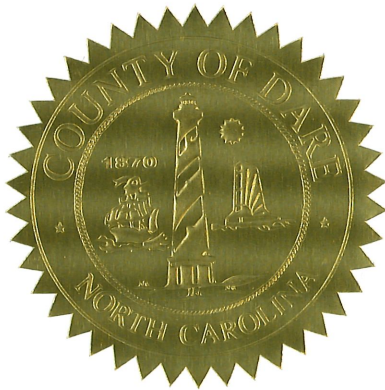
MOTION

Commissioner Bateman motioned to adjourn the meeting.

Commissioner Ross seconded the motion.

VOTE: AYES unanimous

At 9:21 a.m., the Board of Commissioners adjourned until 9:00 a.m., October 2, 2023.



APPROVED:

Respectfully submitted,

By: Skylar Foley
Skylar Foley, Clerk to the Board

By: Robert Woodard, Sr.
Robert Woodard, Sr., Chairman
Dare County Board of Commissioners

Note: Copies of attachments (Att.), and supporting material considered by the Board at this meeting are on file in the office of the Clerk.