

Dorothea Dix Park

Master Plan Executive Committee

Date: Wednesday, August 15, 2018
Time: 8:30am – 11:00am
Location: Flower Cottage at Dix Park

Meeting Agenda

Agenda:

8:30am: Breakfast

8:45am: Welcome & Updates

9:00am: Presentations & Discussions

- Special Warranty Deed presentation from Benjamin Mount, City Attorney's Office
- Early building release timeline
- Park priorities & guiding principles discussion follow up from MPAC
- Park funding case studies

11:00am: Meeting Close

Meeting Summary

The meeting began with Kate Pearce giving background on the Dreamville Festival. There may be as many as 35,000 attendees at the Festival, 66% of whom will be coming from out of town. This festival is a great opportunity for Dorothea Dix Park to get on the national stage. The festival organizers and the city staff are working on an emergency action so that all are prepared. In preparation for the event, the Big Field will be closed from September 9th- 19th.

Associate City Attorney Benjamin Mount gave a presentation on the Dorothea Dix Park Special Warranty Deed (SWD) from when the park was purchased in 2015. Key points deed are:

- 50% gain-sharing with the State applies to Sale or Substantial Lease of ten years or more of any portion of Dix Park to an unrelated third party
- Gain sharing with the state will eventually expire (7/24/2032 or earlier if the State surrenders 85% or more of leased premises per Lease-Back Agreements)
- DHHS Lease-Back Agreements are tied to the Special Warranty Deed
- Gain-sharing requirements does not apply to “non substantial leases” meaning the “actual term is less than ten years
- Gain-sharing requirement is void after initial sale or substantial lease
- SWD contemplates communication between the City and State
- Sale/lease of Dix Park subject to Chap.160A, Art.12, NC General Statutes

A full explanation of the SWD is in the attached power point.

The Executive Committee then reviewed the feedback from the Master Plan Advisory Committee (MPAC) meeting on August 8th, 2018. The feedback was on the Guiding Park Principles from MVVA and showed that MPAC largely supported the message of the principles, but wanted more specificity. For full details on this feedback see [Dix Park_MPAC Meeting Summary_2018.08.08](#)

Lastly, the Executive Committee reviewed a document presented by city staff on with comparative studies on financing and funding. The document showed research on funding for parks such as Piedmont Park, Centennial Park, Shelby Farms Park, and Gateway Park. Each of the parks had a different method for funding from heavy city funding to heavy conservancy funding to funding from grants. A key finding from this research was that key donors did not begin contributing until the city and county made a large contribution through a bond or other public-sector fundraising tool. Committee members noted that the goal of having the park being self-sustaining should not dilute the visions of the park or prevent the park from becoming the great destination place that it can be. The sub consultant ETM Associates is working with MVVA and the City on a financial model for operations and maintenance at the park.