L-2. Menu of Options for Surplus Fund 82 (Rosenwald) Dollars – Mr. Hooper informed Council that since this was last discussed on September 8th, there have been some developments: 1) at the last meeting, Council dedicated up to $14,000 for traffic calming for Carolina Avenue, taking the remaining Fund 82 balance to approximately $75,000; 2) award of a grant for the property tax relief program eliminates the need to tap Fund 82 for this program; 3) Staff negotiated a compromise solution with Duke and Comporium to improve the accessibility of the Carver St. sidewalk at a cost of $25,000; 4) Staff refined the numbers of the paving-related options after receiving bids that came in less than expected; and 5) the Rosenwald Advisory Board voted on their preferences and has referred them to Council for consideration. With that new information, the menu of options is revised as follows:

FUND 82 - Menu of Options			
Available balance as of 10/13/26			
$74,969			
#	Project Name	Amount	Description
1	~~Carolina Ave. traffic calming~~	~~$14,000~~	These funds will install up four speed humps between Shipman Rd. and Silversteen Dr. on Carolina Ave.; and up to one speed hump each on Washington, McMinn, and Silversteen, for a total of seven speed humps. Approved by Council 10/5/26 and purchased on 10/9/2026.
2	~~Tax rebate program~~	~~$30,000~~	Staff estimates this funding would be sufficient for 40-50 rebates. Program guidelines endorsed by HR/F Comm. at August meeting. The City was awarded funds for this purpose from Dogwood Foundation on 10/12/26
3	Siversteen Park Pavillion seed money	up to $74,969	Estimated project cost between $400k-$460k. The project could be implemented in two phases but the construction sequencing would require the bathrooms to be constructed first, and if done seperately this would result in an overall higher project cost due to multiple mobilizations, rework and potential escalation.
4	HAC/Cashiers Valley Rd. sewer extension	$25,000-$74,969	This funding would support the creation of 26 affordable homes in the Rosenwald neighborhood. A minimum of $25,000 for this project from Fund 82 preserves funding in other areas to address critical needs.
5	Carver St. supplementary paving	$8,500	These funds would pave the section of Carver St. not already scheduled for repaving with Powell Bill dollars, from Jordan Ln to Oakdale St. If Option No. 7 is not selcted, 3 of 4 sections of Caver St. will be paved early next year with current Powell Bill funding. If Option No. 7 is selected, all of Carver St. paving will be postponed until Option No. 7 is implemented.
6	Carver Street - Remove Comporium's utility poles from the sidewalk and relocate the utilites to the Duke Power poles on the other side of Carver street.	$25,000	Comporium has agreed to remove their poles from the Carve St. sidewalk if City funds relocation of the utilites to the exisiting Duke poles.

7	Carver St. sidewalk and street enhancements design/engineering	$60,000	These funds would be used to create engineered drawings for accesibility enhancements to the Carver. St. sidewalk, traffic calming on Carver St. itself, and safety improvemetns to the Oakdale/Carver intersection. This plan includes a wider, accessible sidewalk (except for grade), a potential planting strip between the road and sidewalk, a narrower street to aide in traffic calming, a contiguous sidewalk from Oaklawn to the Mary C Jenkins CC, and a greatly improved intersection at Oakdale St./Caver St. This work will require temporary and permnament easements from all of the residents on Caver St. between Oaklawn Ave.and Oakdale St.. This project would also repave all of Carver Street from Oaklawn Ave. to Cashiers Valley Rd.

New or Revised Option

David Todd reviewed the specifics of the new/revised options—pole removal and the Carver St. supplementary paving.

During discussion, Ms. Holder encouraged Council to follow the recommendation of the Rosenwald Community Advisory Board (RCAB), and to use $8500 for supplemental paving for Carver St., $25,000 for removing the utility poles from the Carver St. sidewalk, and the remainder as seed money for the Silversteen Park Pavilion. Ms. Holder noted that the vote of the RCAB was unanimous, including the representative from Council who was there. She noted that the pavilion/bathroom project was approved 6 years ago and that porta johns or walking to the MCJCCC restrooms should be a short-term alternative. She added that leaving the balance as seed money for the pavilion would show potential donors that the City has a vested interest in the project. She also advocated that the Cashiers Valley Rd. sewer extension be funded through the Water/Sewer fund balance.

Mr. Wise recalled how these funds ended up in the Rosenwald Fund, and that during a special budget meeting, Council unanimously agreed to use it for infrastructure projects. He noted that the $2.5M Water/Sewer fund balance is unallocated funds, not a surplus of money. He cautioned that the City maintains miles of sewer and water lines and that there are $50M to $80M of needs to keep that repaired and to update the Wastewater Treatment Plant. He said when we agreed to use the Fund 82 money for infrastructure, my understanding was some of the things that are critical on this list—housing, sidewalks and roads. Those are major items on this list that would be targeted specifically in the Rosenwald Community that beget real housing in that community and get some of the sidewalks and roads up to speed. My concern is we have so many needs right now that taking money and holding it in a reserve when we have so many other people who use all of our facilities as a city, I think is against the spirit of what Council agreed to during a special budget session.

Mr. Baker said Council agreed to keep this money in the Rosenwald Fund because we recognized there was a need for updated infrastructure and I remember it was the will of the Council to do real tangible good with the money—a new sidewalk, fixing the poles in the middle of sidewalks that prevent ADA access, repaving streets—and the reason we wanted those tangible things was because we wanted the community to see how that money was being put to use. He agreed that the Silversteen Park Pavilion does need to get completed at some point, but there are also a number of serious safety and maintenance issues at other parks that need to be addressed. He said we need to put this money toward projects that

people can see and the water/sewer infrastructure for a housing initiative seems like a great use of infrastructure money.

Mr. Daniel explained that when he voted at the RCAB meeting, he made the comment that his vote was not in favor of the motion, but to allow the motion to send this to Council. He said at the budget workshop I think it was clear that when we were talking about this money, it was for infrastructure and it is my understanding that did not include seed money for Silversteen Park. It's more for actual paving streets, things that need to be done in that neighborhood, which need to be done in several other neighborhoods. As far as seed money is concerned, I asked the City Manager for the amount of money that has been spent on the playground, on Mary C. Jenkins Community Center, and in the neighborhood in general. I would say that $7.5M is pretty good seed money, which is the amount that has been spent in Rosenwald in the last five years. I think our greatest need is housing and I'm more in favor of supporting the HAC Cashiers Valley Rd. sewer extension.

Mr. Lytle said we can make decisions based on a principle, but I think the better thing to do is base it on sound operational judgment and what the community is asking for. Having grown up in Rosenwald, I can tell you that it is not just a playground, it's a gathering place and event location. He said the way the Cashiers Valley Rd. sewer extension has been characterized bothers me, because I think the community and constituents have been given a false choice. Just because we may not allocate $25,000 to that project doesn't mean that we're voting not to do the project, and it also doesn't mean the project can't get done. There are water/sewer budgets that can pay for this project. $25,000 to $45,000 toward the pavilion will equal what would be the closing out of the overall phases of the project—let's finish it and move on. Because of the investment that has been made, the City has made that area an area for the entire community, and not just the Rosenwald Community. If we're going to use that as a gathering spot, people need to have a place where they can eat, have some shelter, and use the restroom.

Following additional questions and comments, Mr. Baker moved, seconded by Mr. Wise to approve Option 5 and Option 6, the Carver St. supplementary paving and removing of utility poles and fixing the sidewalk on Carver St. The motion carried unanimously.

Mr. Daniel moved, seconded by Mr. Wise that the remainder of funds go to Option 4. Vote was 3 ayes (Baker, Daniel and Wise); 2 nays (Holder and Lytle). The motion carried.