

STATE OF NORTH CAROLINA

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NORTH CAROLINA A&T STATE UNIVERSITY  
BOARD OF TRUSTEES HEARING

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THE FOLLOWING HEARING WAS TAKEN AT:  
NORTH CAROLINA A&T STATE UNIVERSITY  
1601 EAST MARKET STREET  
ALUMNI FOUNDATION EVENT CENTER  
GREENSBORO, NORTH CAROLINA 27411

04-05-13  
08:02 O'CLOCK A.M.

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Court Reporter

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**ATTORNEY NOTES**

PAGE LINE	SUBJECT MATTER	RELATES TO	ACTION

APPEARANCES

Willie A. Deese, Chairperson of Hearing

Harold L. Martin, Jr., Chancellor

Emerson U. Fullwood, Chairman

William Randall, Dean School of Agriculture & Env Science

Janese A. Fails, Secretary

Patricia M. Zollar, Attended first hour by telephone

Spence H. Broadhurst

Pamela M. Buncum, By telephone

Faye T. Williams

Pamela Walker-Williams, By telephone

Nicole Pride, University Advancement

Denise Turner, Greensboro City Manager

Jim Westmoreland, Deputy City Manager

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1 (08:02 o'clock a.m.)  
2 MR. DEESE: Good morning.  
3 All: Good morning.  
4 MS. WALKER: Good morning. This is  
5 Pam.  
6 MR. DEESE: Pam Walker. Do we  
7 have ---  
8 MS. ZOLLAR: And Pat.  
9 MR. DEESE: --- anyone else?  
10 MS. WALKER: And Willie, this is  
11 Pat here as well.  
12 MR. DEESE: Good morning, Pat.  
13 MS. ZOLLAR: Good morning.  
14 MR. DEESE: We'd like to -- first,  
15 we'd like to welcome everyone to the special  
16 committee meeting of the Board of Trustees to  
17 evaluate the Florida Street extension.  
18 If we could have the role call.  
19 MS. FAILS: Yes, sir. Mr. Willie  
20 Deese.  
21 MR. DEESE: Present.  
22 MS. FAILS: Mr. Spence Broadhurst.  
23 MR. BROADHURST: Here.  
24 MS. FAILS: Mrs. Pamela McCorkle  
25 Buncum.

1 MRS. BUNCUM: Here.

2 MS. FAILS: Mrs. Karen Collins is  
3 not able to join us today.

4 Mr. Emerson Fullwood?

5 MR. FULLWOOD: Here.

6 MS. FAILS: Mr. Albert Lineberry is  
7 unable to join us today.

8 Mrs. Faye Tate Williams?

9 MRS. WILLIAMS: Present.

10 MS. FAILS: And Mrs. Patricia  
11 Miller Zollar.

12 MS. ZOLLAR: I am here but only for  
13 the first hour.

14 MS. FAILS: Very good. That  
15 completes roll call for the special committee,  
16 Chairman.

17 MR. DEESE: Thank you. And I would  
18 like to turn the meeting over to Mr. Emerson  
19 Fullwood, who is a member of the board of trustees  
20 and a chair of the business and finance committee.

21 MR. FULLWOOD: Thank you,  
22 Mr. Chairman.

23 Good morning. Let me begin -- my name  
24 is Emerson Fullwood, as the chairman said, and I  
25 want to welcome all of you to this meeting of the

1 special committee of the A&T Board of Directors.  
2 I'd like to begin with some procedural  
3 matters concerning our meeting today. I am a  
4 member of the A&T Board of Trustees and at the  
5 last meeting of the board of trustees in February  
6 the chair of the board of Mr. Willie Deese,  
7 appointed the executive committee of the board as  
8 a special committee and our charge is to hear  
9 information from various interested parties  
10 concerning the issue of whether or not A&T should  
11 agree to allow a road to be built across the -- a  
12 part of the A&T forum which if done would result  
13 in an extension of Florida Street to McConnell  
14 Road. And after hearing the presentations our  
15 committee will deliberate and make a  
16 recommendation to the full Board of Trustees at  
17 the April 19th meeting.

18 As the chair of this committee I will  
19 preside over today's meeting and I want to stress  
20 that this meeting is not a debate. It is an  
21 opportunity for us, the board members, to hear  
22 information from the chancellor, the dean of the  
23 School of Agriculture and Environmental Sciences,  
24 city officials and constituents in the university  
25 community in the College Forest neighborhood.

1 Some of you may hear positions or statements today  
2 which you may agree or disagree. We ask that you  
3 be courteous to all presenters and not interrupt  
4 their comments or presentations. Visitors will  
5 not be permitted to ask questions or to challenge  
6 speakers. Only members of this committee may  
7 question presenters.

8 Now what we hear, first, background  
9 information from Chancellor Martin. And that  
10 would be followed by two presentations from Dean  
11 Randall of the School of Agriculture. Officials  
12 from the city of Greensboro will present for up to  
13 45 minutes following the dean.

14 Then we'll hear from constituents in the  
15 university community and from people from the  
16 College Forest and neighboring areas up to one  
17 hour. Each speaker in this last session will be  
18 permitted to speak a maximum of three minutes. As  
19 was done during the chancellor's public forum a  
20 few weeks ago, Miss Nicole Pride of the University  
21 Advancement will recognize each speaker and will  
22 control the time.

23 Please state your name and your interest  
24 in this issue, whether you are a university  
25 employee, an alumni, live near the forum or



1       whatever the situation. Because some board  
2       members will need to catch flights this afternoon,  
3       it is important that each speaker comply with the  
4       three-minute limit so that we can hear from as  
5       many people in the neighboring areas as possible.  
6       We have already been provided copies of the  
7       written materials presented during this and  
8       subsequent to the February board meeting.

9               After the neighbors have concluded  
10       today, our meeting will adjourn. We will have the  
11       staff reconvene on April 10th, 2013, and the  
12       trustee boards will convene with the staff by  
13       conference call at 6 p.m. You're invited to  
14       attend the April 10th meeting to hear  
15       deliberations but no one except committee members  
16       will be permitted to speak during that meeting.

17              So with that in mind, we have a pretty  
18       aggressive agenda this morning and I now would  
19       like to recognize our chancellor, Chancellor  
20       Martin, to provide us with background information  
21       of what have become referred to as the Florida  
22       Street Extension.

23              Chancellor Martin?

24                      CHANCELLOR MARTIN: Thank you.

25                      Good morning.

1 ALL: Good morning.

2 CHANCELLOR MARTIN: Let me also  
3 welcome all of our colleagues who are here from  
4 the community as well. We're delighted to have  
5 you present this morning to hear your comments as  
6 well about the Florida connecting road. I  
7 promised I will make this morning will be  
8 consistent with those that we shared with those  
9 present at the Town Hall meeting reference the  
10 Florida Street connecting road. Little background  
11 on the historical oversight of the connecting  
12 road.

13 The first slide you should see will give  
14 you some indication of the very first indication  
15 that there was some discussion about the Florida  
16 Street connecting road. That first communications  
17 with the university about the Florida Street  
18 connecting road that appeared publically was in  
19 1960. And in 2000, a thoroughly extensive period  
20 of time it elapsed the extension was included in  
21 the city's \$373.75 million transportation bond.  
22 So there'd been very little discussion publically  
23 about the extension road as mentioned in 1960. No  
24 extensive discussion from our records it appeared  
25 and no indication that the matter had ever been

1 brought forth for conversation with the board of  
2 trustees.

3 Again, and then 2002, 2003, the records  
4 show the first conversation that we were able to  
5 find where there was a discussion with university  
6 administrators about the Florida Street connecting  
7 road. Again, no final decisions were made; no  
8 discussions occurred with A&T. Since that time  
9 the city again continued to plan.

10 New discussion surfaced again, through  
11 the city and the city counsel to begin a  
12 feasibility setting. Surely during that window of  
13 2002, 2003 and then in 2012, for the first time in  
14 conversations with me as chancellor. We had a  
15 conversation about -- and there appeared some  
16 discussion publically, about the Florida Street  
17 connecting road. As a result of those  
18 discussions, I then convened a conversation with  
19 city officials and several members of my senior  
20 staff; again, that included the mayor, a city  
21 council member or two, some business leaders as  
22 well and again several members of my senior staff  
23 to hear about the connecting road to assess what  
24 the implications were, importance of a connecting  
25 road and the like and to what extent the city

1       planned the Florida Street connecting road.

2                   But also to assure the city counsel and  
3       the mayor that any discussions about -- decisions  
4       about the use of any tract of land associated with  
5       the university, be it farmland and any other land,  
6       was the preview of the University Board of  
7       Trustees. And so to have a public discussion  
8       about a use of any of our property had to be a  
9       very extensive dialogue that ultimately rested  
10      with the decision by the board of trustees. We  
11      had those discussions in that meeting. So, I then  
12      had more discussion with our own folk to talk  
13      about the A&T farm and I'd like to briefly remind  
14      the board of trustees and those present about our  
15      land-grant mission.

16                   We are one of the two land-grant  
17      institutions in our state. And the land-grant  
18      institution, as I've summarized here, is an  
19      institution that emerged from the Morrill Acts of  
20      1862 and 1890, original mission, of course, as  
21      defined by the statute, indicates that  
22      "Institutions created by the Morrill Act were to  
23      provide educational opportunities in the liberal  
24      arts, practical education and to provide teaching  
25      of agriculture, military tactics, mechanical arts

1 and the classical studies."

2 And this education was to be provided as  
3 the first public universities in America under the  
4 creation of this, a conventional act and  
5 partnership with each state to provide educational  
6 opportunities for the masses of citizens of the  
7 United States. Again, in its mature form, land  
8 grant was devoted to science education in the  
9 service of society, educating and training an  
10 industrial and increasingly urban society,  
11 providing growing access to higher education  
12 irrespective of wealth and social standing and  
13 working to improve the welfare and social status  
14 of the largest and most disadvantaged groups in  
15 society, farmers and industrial workers.

16 And again the context of the land-grant  
17 institution has been embellished extensively today  
18 and the mission still remains the same, to provide  
19 educational opportunities, extension and research  
20 critical to the needs of our nation. Of course,  
21 most all public universities under the land-grant  
22 mission are now a part of America's most  
23 distinguished array of institutions of higher  
24 education, including North Carolina A&T.

25 A little bit about our farm, 402 acres.

1 The School of Agriculture Environmental Sciences  
2 derives the largest portion of our \$60 million  
3 roughly annually, \$20 million in total research in  
4 grant contracts in 2012. The number of facilities  
5 associated with the A&T Farm, which represents,  
6 really, the university's largest classroom and  
7 laboratory are 33. There are a variety of  
8 facilities on our farm that have invested to state  
9 funds as well as federal funds. And it provides  
10 the heaviest concentration of the first animal  
11 species among peer 1890 land-grant institutions in  
12 America, including North Carolina State, which is  
13 an 1862 land-grant institution.

14 I quote the extension programs "deliver  
15 research-based education programs and technology  
16 to improve the lives of traditionally under-served  
17 individuals, families and communities throughout  
18 out state." We do this through our Ag extension  
19 and for the aggressive and robust work of our  
20 extension area. And we do quite a bit of this as  
21 well in collaboration with our colleagues at NC  
22 State.

23 Students associated with our School of  
24 Agriculture, approximately 900 undergraduate  
25 students and growing. Students throughout our

1 nation are beginning to realize the growing  
2 opportunities in agriculture, agriculture  
3 sciences. And so we have a population of 900  
4 undergraduate/graduate students. We are targeting  
5 approximately 1300 students as part of the growth  
6 plans for School of Agriculture in the next three  
7 years and that's reflected in increased numbers of  
8 applicants for our School of Agriculture in this  
9 population of applicants, the fall of 2013.

10 Again, the farm provides for our  
11 students experiential learning that's essential to  
12 the theoretical concepts learned in our classrooms  
13 on campus for the hands on experiences that our  
14 students experience through there educational  
15 opportunities at the farm. We also provide a very  
16 aggressive pre-college initiative called Discover  
17 Agriculture Program, our K through 12 Teaching and  
18 Learning Center. Hands on activities developing  
19 young scientists and approximately 16,000 --  
20 15,000 or so students have explored the farm over  
21 the past seven years.

22 Florida Street connecting road: Several  
23 sites have been proposed by the city as possible  
24 sites across our farm. I'd like to share those  
25 with you at this point. Many of you have seen

1       these options. What I'd like to first talk about  
2       is the plans that are emerging around Greensboro  
3       in concert with the state and the State Department  
4       of Transportation is to provide more expedient  
5       traffic flow around Greensboro called the  
6       Greensboro Loop. Around the Greensboro Loop some  
7       portions of have already been completed. This  
8       (indicated) is Interstate 85. It runs through the  
9       loop.

10               The bypass that was recently completed  
11       connecting to 85 South coming east and moving  
12       westward from the Chapel Hill, Durham, Raleigh  
13       area. This (indicated) portion of the loop has  
14       been completed. This (indicated) portion has been  
15       completed and so has this (indicated) portion.  
16       Important to note here, without getting into a lot  
17       of detail about the matter is that Lee Street,  
18       which pulled off of the Interstate 85 moves  
19       through this (indicated) direction up to the  
20       university area and through and around as High  
21       Point Road. The land for the farm is in this  
22       (indicated) general vicinity off McConnell Road.

23               The growing interest in our community  
24       for economic development is expansion into this  
25       (indicated) area, large tracts of land, mega-land



1 sites for economic growth for attracting  
2 industries to this area. And the interest is  
3 providing access, more expedient access into these  
4 (indicated) general areas. Hence, and you'll hear  
5 that from the city today as part of the discussion  
6 with us.

7 Next slide. So some other options  
8 proposed for the farm by the city in connecting  
9 Florida Street, which abuts Lee Street here  
10 (indicated). Eighty-five is running east and west  
11 here (indicated), north and south if you will.  
12 This (indicated) tract of land is part of the 75  
13 acres we carved out for Gateway University  
14 Research Park. And the farm runs along this  
15 (indicated) boundary to McConnell Road and around  
16 and back. So this marshland all the way down to  
17 Lee Street and back around but most of this  
18 (indicated) is marshland.

19 So the proposed connecting roads, one  
20 runs right through -- before the Gateway  
21 University Research Park was developed right  
22 through the heart of the Gateway University  
23 Research Park. One runs more directly to  
24 McConnell Road and out again toward the  
25 northeastern part of the county. Another cuts

1 more across the base of the farm, again to  
2 McConnell Road. Again, out toward that  
3 northeastern section and toward 85.

4 Next slide. Third proposed option was  
5 to cut across Gateway University Research Park  
6 along the base of the farm, again out to McConnell  
7 Road. Next slide. A fourth and fifth option  
8 overlay is to run across the left most boundary of  
9 the farm. One west to run directly into and  
10 connect at an intersection to McConnell Road.  
11 Another wants to create a traffic flow and merger  
12 onto McConnell Road. Those are the five proposed  
13 options.

14 Next slide. Now, we spent some time  
15 talking among ourselves and looking at these  
16 options. First, exploring how they had arrived at  
17 these proposed options. I also asked our senior  
18 staff, our facility's folk to take a look at what  
19 made sense among any of these options. What we  
20 looked at suggested that the connecting road would  
21 be approximately a half a mile across our farm  
22 from Lee Street to McConnell Road. A two-lane  
23 median -- it would be a four-lane essential road  
24 moving across the farm providing from my  
25 assessment bike lanes and sidewalks. And from our

1 assessment where the consultants would work with a  
2 proposed use of about 2.7 acres.

3 Now there's been some public debate and  
4 erroneous information about that would be up to  
5 about 18, 19 acres. We had no indication from any  
6 of the folk we've worked with that suggested it  
7 would be by any measure that significant use of  
8 our farm. At any event, that would obviously have  
9 to be verified by all means so that we are  
10 ensuring that we use appropriate consultants to  
11 make sure that we have proper -- appropriate  
12 assessment.

13 Next slide. And so the tract that -- of  
14 all the options would have to run on the left most  
15 side of our farm. If such a road were constructed  
16 cutting across Research Park or across a part of  
17 our farm, would make no sense whatsoever. And  
18 even this (indicated) connecting road, obviously,  
19 causes us concern as well.

20 Next slide. Impact with the animals:  
21 Increased security risk and liability to the  
22 animals that we maintain on the farm. And our  
23 pasture-based programs would be impacted due to  
24 reduction of our herds potentially. Loss of  
25 research -- potentially research and outreach.

1 Potential loss of capacity during construction and  
2 use of the farm during that time of the  
3 construction of a connecting road.

4 Again, this is not a plan issued by the  
5 university. It is not a Department of  
6 Transportation statewide issue. It clearly is a  
7 very vocal proposal by the City of Greensboro.  
8 And again it supports the city's traffic  
9 development in the northeastern part of Guilford  
10 County. Our strategic plan reflects a bold vision  
11 for our university, includes collaborative  
12 engagement with our citizenship in the community  
13 but the connecting road had not been taken under  
14 consideration by any measure as we developed A&T  
15 Pre-eminence 2020. And then of course we were  
16 very clear at the town hall meeting that the  
17 affirming for the future of our farm rests with  
18 our board of trustees and not with the city  
19 council.

20 Next slide. And if you'll go back, my  
21 last comments will be related to one of those last  
22 slides. Here (indicated). During our discussions  
23 with the city as we were doing our own  
24 investigation, it was discovered that as the city  
25 was approving the rezoning of this property for

1 the Gateway University Research Park and approving  
2 the connecting street for Gateway University  
3 Research Park to gain access to Lee Street, we  
4 were required to construct a four-lane entrance to  
5 Research Park, this rather orange section  
6 (indicated) here, with anticipation that was  
7 planning for the proposed connecting road. So  
8 this (indicated) intersection was indeed required  
9 to be constructed in preparation for a potential  
10 connecting road, which was an interesting decision  
11 and an imposition as we were connecting --  
12 constructing the Gateway University Research Park.

13 So that's all the information we have  
14 about the history of the connecting road,  
15 discussions with university and currently where we  
16 are relative to the status of the connecting road.  
17 At this moment the city council has postponed any  
18 further discussions about the connecting road, any  
19 discussions by the board of trustees.

20 Be more than happy to answer any  
21 questions you have.

22 MRS. BUNCUM: Chancellor, this is  
23 Pam, Pam McCorkle Buncum. Can you hear me?

24 CHANCELLOR MARTIN: Yes.

25 MRS. BUNCUM: I have one question.

1       Going back to your very first slide and really  
2       dealing with what you -- how you just ended your  
3       presentation. Those very first slides indicated  
4       how early the plan -- or this plan was mentioned  
5       for the city. And I guess my concern is -- and I  
6       know several administrations have changed over for  
7       the city, but did you get in your conversations  
8       with the city any indication that they were aware  
9       that this was not a city decision, that it -- that  
10      the decision -- ultimate decision for this road  
11      was in the hands of the university for  
12      construction for you? Because it sounds like to  
13      me some planning, extensive planning was done and  
14      discussions before we were even pulled into the  
15      conversation outside of the Gateway plan for this  
16      road extension. Could you elaborate on that a  
17      little bit, and please explain, you know, how they  
18      came about knowing that it was not their decision  
19      to extend this road?

20                                    CHANCELLOR MARTIN: There was no --  
21      first there was no indication that anyone in the  
22      city -- that any of our city officials conveyed  
23      any message that the authority for the disposition  
24      of this property vested with our board of  
25      trustees, rested with our board of trustees. And

1 those discussions were made very clear by me in  
2 all of our discussions that the city council had  
3 no authority of any kind; although this item  
4 appeared on the agenda for the city counsel, my  
5 indication to the mayor and the city manager and  
6 the -- several members of the city council, "This  
7 is not your authority. You have voted on  
8 something you have no authority to be voting on as  
9 though this is your prerogative. This matter is a  
10 matter that rests with our board of trustees.  
11 These are state resources that are overseen by our  
12 board of trustees as delegated to our board of  
13 trustees by the state and the University of North  
14 Carolina Board of Governors. And so any decision  
15 about this land should not be even considered or  
16 voted on by you as a council until our board of  
17 trustees has had some discussion about it."

18 And that is how we ultimately ended up  
19 here. There was an effort to move this item to --  
20 and I -- a discussion by the city council to force  
21 a vote at the city council but irrespective of a  
22 vote by the city council to either support a  
23 connecting road or to remove the discussion and  
24 take away the funds and investment out of the  
25 areas. It still not -- still did not remove the

1 decision from being an important one of our board  
2 of trustees and so we were very clear about it.  
3 Ultimately, the city council removed it from the  
4 agenda as appropriate and we're having this  
5 discussion today.

6 MRS. BUNCUM: Okay. Thank you.

7 MRS. WILLIAMS: Chancellor, I -- in  
8 your presentation, I saw -- and you presented the  
9 potential impact to the farm.

10 CHANCELLOR MARTIN: Yes.

11 MRS. WILLIAMS: What I didn't hear  
12 was the impact to the university and how it would  
13 affect the university.

14 CHANCELLOR MARTIN: Dean Randall  
15 will make comments about our plans for the  
16 future ---

17 MRS. WILLIAMS: Uh-huh (yes).

18 CHANCELLOR MARTIN: --- for the  
19 farm. And some of that emerged from his  
20 discussion so it's probably dialogue at the  
21 appropriate time for questions that reflect  
22 potential impact positively on the university  
23 through the farm plans. And our plans for the  
24 farm were emerging in a very aggressive way  
25 through the dean, working very closely with the



1 provost and his associate deans and faculty at the  
2 School of Agriculture Environmental Sciences.

3 Other questions?

4 MR. FULLWOOD: Chancellor, has the  
5 city given any sizing of the economic impact over  
6 time by -- if this was to come to fruition, the  
7 roads? What's the economic impact to the region?  
8 What size or time frame have -- have you seen  
9 anything like that?

10 CHANCELLOR MARTIN: We've not seen  
11 any real timelines that suggest the importance of  
12 the connecting road. The city manager during her  
13 presentation this morning may reflect on some of  
14 those elements of the plans. We've not seen any  
15 strategic detail for the timeline for the road or  
16 for the development and acquisition of properties  
17 out in the northeastern part of Guilford County  
18 and so some of that may emerge.

19 There are two economic development  
20 assessments, one of which we shared with you as  
21 part of your report and there will probably be  
22 some discussion about that with the city council  
23 this -- with city manager this morning that talk  
24 about some of their plans for emerging  
25 opportunities in northeast Guilford.

1 MS. ZOLLAR: I -- Chancellor, this  
2 is Pat Miller Zollar and thank you for your  
3 report. Would you just -- for the impact on A&T  
4 farm, thank you for listing these things. Can you  
5 think a little bit about how these -- this impact  
6 might be mitigated?

7 CHANCELLOR MARTIN: Some of the  
8 mitigation of the connecting road to be -- is that  
9 the nature of your question?

10 MS. ZOLLAR: Yes, the security  
11 risks and liability, the animals and then the  
12 animal and pasture-based programs. Those impact  
13 -- that -- those two items that you mentioned as  
14 being the impact on our farm.

15 CHANCELLOR MARTIN: Well, we've had  
16 some modest discussion about this and obviously we  
17 would have to realign the fencing associated with  
18 the farm around the connecting road. There will  
19 be land that will be deemed -- to the left of the  
20 road facing McConnell Road from Lee Street to the  
21 left of a potential connecting road that would  
22 have to be reprogrammed to be space -- there  
23 would be less farm, land for pasture and more  
24 appropriate land for community engagement and for  
25 gardens, for example. That would then make that

1 space more community space that we would  
2 reprogram to gain access to and connect the  
3 university and the farm to the broader community  
4 as part of the emerging plans that we have  
5 associated with the farm.

6 Providing the connecting road, we would  
7 also I believe it important to impose certain  
8 expectations on the city to insure that there were  
9 high levels of telecommunications associated with  
10 the connecting road that would provide access for  
11 our farm to bring technology and video and audio  
12 connections for educational purposes out at the  
13 farm that would bring the farm to a very different  
14 place in terms of educational opportunity and  
15 research. For the university, there would be a  
16 tremendous positive.

17 Creating bypass and underpass associated  
18 with the connecting road obviously would prevent  
19 -- provide, in our minds, especially as the Hayes-  
20 Taylor YMCA is proposing to be relocated to that  
21 space out around Lee Street and the Research Park  
22 would be an area that we would then take a more  
23 aggressive role in promoting wellness and  
24 partnership with the city and with the YMCA, for  
25 example, which we think would be extremely

1 important as part of the growing plans for the  
2 farm as well. And so we see -- we would make it  
3 work in a very healthy professional way, an  
4 educational way. An expensive way for our  
5 research, so there are pros and cons for us which  
6 we would frame out more strategically.

7 MRS. BUNCUM: I guess I have  
8 another question too from -- potentially from what  
9 that question led to. When we're talking about  
10 changing and the changes that we would have to  
11 make on the farm, we're also talking -- and you  
12 correct me if I'm wrong, depends on when this  
13 project will start. If we're talking about  
14 growing our enrollment, you're under -- the next  
15 -- over the course of the next three or four  
16 years, how is this going to impact students coming  
17 in and maybe part of the farm not being accessible  
18 and the students not being able to do what they  
19 need to do on site because portions are closed  
20 down? How is this going to impact that vision for  
21 the school to grow enrollment-wise?

22 CHANCELLOR MARTIN: That section of  
23 the farm where we would insist on the potential  
24 connecting road being constructed would have  
25 minimal impact on student experiments, research

1 and the like. So it would in our minds, the  
2 investment we're proposing for expansion of the  
3 farm would be more in the heart of the farm and  
4 further right of this connecting road. That would  
5 engage faculty and certainly students in a more  
6 aggressive way. And you'll see some of that as  
7 part of Dean Randall's presentation.

8 MRS. BUNCUM: And when you all are  
9 talking about the specifics with that particular  
10 looking -- I'm trying to figure out what you're  
11 talking about from our tree -- from the farm line  
12 information. If you could maybe tell us which  
13 right -

14 CHANCELLOR MARTIN: Okay.

15 MRS. BUNCUM: Where on East Pride.  
16 I'm sorry. That we're talking to the left or the  
17 right of it so we can try to zero or zoom in on  
18 where the streets are located. That would help  
19 me.

20 CHANCELLOR MARTIN: Okay.

21 MRS. BUNCUM: As I'm looking -

22 CHANCELLOR MARTIN: Okay. If you  
23 go back to slide 13 in my presentation.

24 MRS. BUNCUM: Okay.

25 CHANCELLOR MARTIN: And left would

1 be left of the yellow greenish line representing  
2 the path of the connecting road -- the post  
3 connecting road moving up toward McConnell Road.  
4 So up toward the intersection of the connecting  
5 road with McConnell Road if you -- there are two  
6 circles with ---

7 MRS. BUNCUM: Yes.

8 CHANCELLOR MARTIN: --- crosses in  
9 them.

10 MRS. BUNCUM: Uh-huh (yes).

11 CHANCELLOR MARTIN: The land to the  
12 left just inside of the dark green space, which  
13 are trees ---

14 MRS. BUNCUM: Uh-huh (yes).

15 CHANCELLOR MARTIN: --- there are  
16 small strips. There will be a small strip of land  
17 that would then be -- have to be reprogrammed to  
18 provide gardens and space for engagement with the  
19 community as we would see it because you would not  
20 have that space available for use as pasture.

21 MRS. BUNCUM: Okay.

22 MR. BROADHURST: Chancellor, the  
23 space you've just mentioned, what is it used for  
24 today?

25 CHANCELLOR MARTIN: The -- this

1 land, the pasture for the farm goes pretty much to  
2 this boundary and comes around here. So there's a  
3 fence -- a fence is in part of the pasture. These  
4 (indicated) are currently barns and other  
5 facilities associated with the farm today. The  
6 fencing for the farm makes all of the space in  
7 this (indicated) area part of the broader farm  
8 area where animals roam and graze.

9 MR. BROADHURST: The tree area to  
10 the left, it's just woodlands?

11 CHANCELLOR MARTIN: Woodlands.  
12 There's a stream that runs down between here as  
13 well until it slopes off fairly steeply into that  
14 space.

15 MRS. WILLIAMS: Chancellor, how  
16 sure are we about this 2.7 acres as opposed to ten  
17 or 18 where the rumors are?

18 CHANCELLOR MARTIN: We have --  
19 Robert Pompey can make a comment because this was  
20 done through his shop. We have consultants come  
21 in, take a look at the land. We work with the  
22 city on exactly how wide the road would be and the  
23 projection was that the land use would be about  
24 2.7 to 2.9 acres.

25 MR. POMPEY: That was per the

1 survey.

2 CHANCELLOR MARTIN: Per survey.

3 So ---

4 MR. FULLWOOD: What's your name?

5 MR. POMPEY: Pompey.

6 CHANCELLOR MARTIN: So if it's 2.7  
7 acres, three acres, in that range.

8 MR. FULLWOOD: Chancellor, when you  
9 started your remarks, the presentation, you said  
10 that this was proposed or was on the drawing board  
11 in 1960, some 50 years ago. Can you comment or  
12 describe what's kind of changed -- and I know you  
13 don't know, perhaps, all of the history of it but  
14 what's different now? What's different for us?  
15 What's different for the city and kind of why --  
16 why has it taken 50 years?

17 CHANCELLOR MARTIN: That's an  
18 excellent question. Speculating, 50 years ago we  
19 were a bustling, heavy manufacturing, textile-  
20 based, tobacco-based, furniture-based  
21 manufacturing industry. Low unemployment. Lots  
22 of industries in this community driving the  
23 economy. And there was less demand for a  
24 community focused around creating jobs because  
25 there were numerous jobs growing out of the



1 manufacturing industries. Over the last three or  
2 four decades, many of those textile jobs and  
3 tobacco manufacturing jobs and certainly furniture  
4 manufacturing jobs have gone away, hundreds of  
5 thousands of jobs. You can look at the large  
6 textile-manufacturing companies that existed in  
7 this community 50 years ago; Cone Mills,  
8 Burlington Industries, for example, Guilford  
9 Mills. Those industries were very aggressive,  
10 very successful industries with substantial profit  
11 margins and those industries were investing very  
12 significantly in this community.

13 Over the years as those jobs have  
14 eroded, there has been a transition from -- with a  
15 political leadership and corporate leadership  
16 recognizing that if we don't do something more  
17 aggressive around transitioning this region from a  
18 skills-based economy to a knowledge-based economy,  
19 we are going to find ourselves in a very dangerous  
20 posture around high employment and so you have  
21 seen the emergence in my mind, especially the last  
22 decade or so, a very aggressive community of  
23 business leaders and community leaders focused on  
24 driving -- a focus on knowledge-based industries  
25 that are technology driven. You can see that has

1 emerged in the cluster areas that are seeking to  
2 attract industries to this area; aviation,  
3 logistics, transportation, technology, material  
4 science, et cetera. And as you have seen that  
5 occurring, the aggressive groups of economic  
6 development committees and business leaders,  
7 political leaders in this community, they're  
8 requiring the development of more aggressive sites  
9 for creating industrial locations for building  
10 large manufacturing facilities and interest in  
11 industrial facilities. This is occurring all over  
12 North Carolina, all over the southeast part of the  
13 United States. So that shift then has made these  
14 rural farm areas much more attractive for  
15 developers.

16 MRS. WILLIAMS: Do you know of any  
17 other university in the state where something  
18 similar has happened or where something is  
19 proposed?

20 CHANCELLOR MARTIN: UNC-Charlotte,  
21 as an example, sits out away from the city on a  
22 large, large tract of land. And Charlotte is very  
23 rapidly developing that land, both to grow their  
24 university as well as to grow a research park  
25 associated with the university as well. The

1 competitive posture for UNC-Charlotte is they  
2 don't have -- they own the land and they are  
3 working with the community to develop that land.  
4 They don't have the competition that creates  
5 challenges for them. Another area is NC State  
6 with the creation of the Centennial Park. NC  
7 State relocated large portions of its own farm  
8 because of the growing focus on economic  
9 development -- excuse me -- and as a consequence  
10 NC State has grown through the acquisition of  
11 large tracts of land, the Centennial Park, in a  
12 similar way to help stimulate income and growth in  
13 Raleigh, a community that takes full advantage of  
14 their research and that of their faculty and staff  
15 and students. This ---

16 MRS. BUNCUM: Chancellor -- I'm  
17 sorry. Was someone getting ready to ask ---

18 CHANCELLOR MARTIN: No, I just had  
19 -- my final comment was this is not unusual that  
20 you'll be getting to see this level of competition  
21 for house spaces being utilized more significantly  
22 as communities expand, universities expand as well  
23 as industries in America are looking for new sites  
24 for development. And you're seeing more and more  
25 of those new sites for development are carried

1 into the southern parts -- southeastern parts of  
2 the United States.

3 MRS. BUNCUM: My question still  
4 goes back to the length of time that this has been  
5 on the drawing board and having spent some time in  
6 Greensboro as a student and then -- now as a board  
7 member, it concerns me I guess -- if we could see  
8 an interest in that part of the city taking shape  
9 before the mention of this road. And then this  
10 would be an enhancement of that attention and that  
11 growth and that development, I could understand it  
12 a little more that this is just the next stage of  
13 what they were already doing in east Greensboro.  
14 I have not seen that development and that interest  
15 before now so going back to Emerson's question,  
16 why now and what's the importance of this road  
17 given their lack of plans or lack of action in  
18 that part of the city before now?

19 CHANCELLOR MARTIN: Those are  
20 excellent questions -- the city manager will be  
21 here today. What I have been able to capture from  
22 all of our other discussions -- first reviewing  
23 all our materials, all of our board minutes and  
24 the like -- I can only speculate that while this  
25 discussion has been going on with the city,

1       whether we were involved in some of those  
2       discussions or not, they never became part of the  
3       broader discussions amongst senior leadership on  
4       the campus and they certainly never reached a  
5       level of discussion at the board level. It has  
6       been my insistence that we will not continue that  
7       level of discussion with the city about bringing  
8       these kinds of very important decisions to our  
9       board. That's why we're here today.

10               Because in my mind first, we have been  
11       pushing a more outward engagement with this  
12       community. We have been driving in a very  
13       aggressive way to position the university to be a  
14       leader in economic development, as a partner in  
15       this community. And as we have pushed more  
16       outward discussion, these items have been coming  
17       to the table. And as they are coming to the table  
18       and more discussion with this now, we're saying  
19       whoa, brakes here. These are not your decisions.  
20       Now these decisions may have been occurring in the  
21       past absent our involvement.

22               I would assume that if there had been  
23       more discussion with university administrators in  
24       the past, some of them would have similarly said  
25       hold on those discussions. These are the kinds of

1 discussions we must bring to our board of  
2 trustees. An engagement there can keep this  
3 position postured where it should be. There is  
4 some implication that I've heard that some of this  
5 discussion was going on and there was little  
6 discussion within the university community because  
7 there was always a fear that the political  
8 leadership and the corporate leadership in this  
9 community had the power and authority to take what  
10 they wanted and as a consequence there was a fear  
11 that if there was significant discussion about  
12 this that irrespective of the position of the  
13 board of trustees and irrespective of the position  
14 of the university administration, the corporate  
15 community and business community, political  
16 community would take this land if they so desired.

17 I have absolutely and vehemently  
18 disagreed with that thinking. This is not the 40s  
19 and 50s and 60s where folk took what they wanted  
20 and that is like this. These are decisions that  
21 are within the role and responsibility of our  
22 board of trustees and our university  
23 administration and that's why we're here today.

24 MR. DEESE: Chancellor, could we go  
25 to slide -- back to slide 16? The 2.7 acres, help

1 me understand, are the pasture-based programs, if  
2 it's mainly the pasture that would be impacted.  
3 Where would the pasture go, be relocated to, how  
4 long would it take and are these significant  
5 potential impacts or...

6 CHANCELLOR MARTIN: Dean Randall  
7 has all of this in his slides and he has images of  
8 them and he will bring them forward as part of his  
9 discussion.

10 MR. DEESE: All right.

11 CHANCELLOR MARTIN: We have --  
12 wanted to make sure that we were able to answer  
13 all of your questions so we have probed deeply  
14 into all of these, how the land would be used,  
15 reprogrammed one way or the other.

16 MR. DEESE: Okay.

17 CHANCELLOR MARTIN: Okay? If there  
18 are no other questions, I'd like -- again, thank  
19 you for ---

20 MR. FULLWOOD: Chancellor.

21 CHANCELLOR MARTIN: --- your  
22 attention.

23 Yes?

24 MR. FULLWOOD: Just -- maybe this  
25 is a follow up on this -- the flip side of maybe

1 some of the impacts, would be the benefits for,  
2 not only the region but for our university in  
3 particular. I'm hoping that the city and the  
4 administration and any consortium that's being put  
5 together would be willing partners to think about  
6 the kinds of benefit -- the beneficial things that  
7 we would want considered if we were having these  
8 discussions on the road.

9 CHANCELLOR MARTIN: Absolutely.  
10 But again defining parameters in this discussion  
11 and the direction rests here.

12 MR. FULLWOOD: Okay.

13 CHANCELLOR MARTIN: And so I assure  
14 you from my discussion with the city, the mayor  
15 and city manager, that's been very clear. There  
16 has been a rush to do something with the city  
17 council. Still doesn't matter. The ultimate  
18 decision around what happens rests with this  
19 board. If the city elects to take its money away  
20 and do other things with it that have been  
21 programmed for this road, in my mind, the  
22 attention on our farm does not go away. The  
23 economic focus and development of land in  
24 northeast Guilford County will continue with or  
25 without a connecting road and so there's still



1 going to be a tension there. And so I just want  
2 to be clear about that that the focus on growth  
3 and prosperity in northeast Guilford County and  
4 development rural land in that area is going to  
5 continue. And so we have to continue to be aware  
6 of the implications to our university and to our  
7 farm long beyond this connecting road and that has  
8 to be a part of the broader discussion with the  
9 board.

10 Thank you very much.

11 MR. FULLWOOD: Chancellor, thanks.  
12 Thanks so very, very much and now we'll hear from  
13 Dean Randall.

14 DEAN RANDALL: Good morning.

15 ALL: Good morning.

16 DEAN RANDALL: My name is Bill  
17 Randall. I've had the pleasure to be associated  
18 with North Carolina A&T State University since  
19 September of 2011. Before that time, I was a  
20 chair at the Ohio State University and one of my  
21 first things that I did there in my first week was  
22 defend the use of our university farm. The  
23 university farm was in walking distance of the  
24 campus and was under constant developmental  
25 pressure and we were in the process of justifying

1 and defending the use of the farm. We were  
2 successful in that defense and the farm remains  
3 intact at Ohio State.

4 Matter of fact, this is not something  
5 that is unusual for land-grant institutions. Of  
6 the seven land-grant universities that I've either  
7 been a student at, a faculty of or an  
8 administrator for, every one of them has faced  
9 developmental pressure on their university farms.  
10 Some of them have been successful at keeping their  
11 farms in place, such as Ohio State. I think  
12 Michigan State, where I did my master's work, was  
13 successful.

14 Others of the farms have moved and when  
15 they've moved, they've moved quite distances away.  
16 My undergraduate degree was at the University of  
17 Arizona and the farm moved 50 miles away. At that  
18 point it does not become a resource for the  
19 university and we have instances of that. My --  
20 one of my other institutions where I was a faculty  
21 member, the agronomy farm has since moved from  
22 that at the University of Georgia. So this is not  
23 something new. So what we have to do is to make  
24 sure that we keep the farms relevant to our  
25 current mission and also the future.

1                   If I could -- what I'd like to do in  
2                   this particular presentation is give you an  
3                   overview of the university farm. Going to talk a  
4                   little bit about the history of the farm, assets  
5                   on the farm and the Chancellor has sort of briefly  
6                   gone through this but I'm going to go into a  
7                   little bit more detail. Talk about its importance  
8                   to our teaching, research and extension functions  
9                   and finally I'm going to talk about our  
10                  responsibility and the stewardardship of the  
11                  university farm.

12                  This was a great find of mine and if you  
13                  all want it, it's down at the Greensboro Museum in  
14                  their gift shop. I think it was a gift to Dennis  
15                  Quaintance to the gift shop so that you can  
16                  actually get this. But this is a view of the  
17                  University farm in 1900. The site of this farm  
18                  was Harrison Auditorium. So with that original  
19                  allocation of land to North Carolina A&T  
20                  University to establish itself, came a farm here.  
21                  It's a great shot. Whoops. Let me see if I can  
22                  fix that.

23                  With that, we have one of our grand  
24                  first buildings. I'd love to see that building  
25                  still here but I don't think it is, greenhouse

1 complex and then the fields out here (indicated).  
2 A different time, the faculty out there in suits  
3 and ties and hats so I'm not sure I could survive  
4 that.

5 With that original allocation of land,  
6 the farm itself probably became limited quite  
7 quickly and it was moved down East Market Street  
8 to the site where Lorillard now exists. And again  
9 it -- we don't -- I could not find when it  
10 actually moved out to East Market Street but the  
11 farm existed there for a number of years. This  
12 (indicated) is a shot again of a very fine dairy  
13 complex on East Lorillard - or East Market Street  
14 where Lorillard is. In 1950, Lorillard did take  
15 over that property and North Carolina A&T State  
16 University's farm moved to its current location on  
17 McConnell Road. And that was in 1950 so we've  
18 been there 63 years.

19 Now, it's approximately 486 acres. I  
20 think the chancellor showed 492. It's somewhere  
21 in that -- in that range. And that's after 75  
22 acres was transferred for the development of the  
23 Gateway South Research Park. It's approximately  
24 2.2 miles from the core campus, which is only a  
25 five to seven minute drive depending on the heavy

1 traffic that we have here in east Guilford and  
2 east Greensboro. When it was at Lorillard, it was  
3 only three quarters of a mile so when it was on  
4 campus it was very close. It got farther and --  
5 and now it -- it got farther.

6 But this is still very doable. It's  
7 easy to get to and from to utilize the farm for  
8 classes in a five to seven minute drive. It  
9 houses modern research teaching and extension  
10 facilities. When you look at the assets on the  
11 farm, we have a tremendous investment on our farm.  
12 As the chancellor said, we have 33 buildings that  
13 were constructed since 1950. The oldest building,  
14 which is our old sheep barn, dates to 1956. The  
15 most recent building was built in -- that's one of  
16 our modern greenhouses -- in 2009. Total  
17 construction and renovation of these buildings on  
18 the farm, and these are in the dollars at the time  
19 of construction, was \$6.4 million. Three point  
20 one -- or actually 3.1 million of that was  
21 developed from federal sources.

22 We have approximately \$3.6 million in  
23 movable assets on the farm. That includes  
24 machinery as well as our animals and other things,  
25 so there is significant investment and development

1 on the farm. We were asked to do a replacement  
2 cost on that, so if we were to replace the  
3 buildings that exist on the farm in their current  
4 state and their function, it would be  
5 approximately \$11.2 million to replace just the  
6 buildings on our farm. Of -- if we're looking at  
7 486 acres, we did an estimated land value based on  
8 a 2006 market appraisal for some acreage just off  
9 of Lee Street so it's in the area. At that time,  
10 the land was valued at approximately \$265,000 an  
11 acre. We since had the real estate bubble and we  
12 don't know what that particular price is but I  
13 think Mr. Pompey said this was verified in 2009.  
14 Am I correct? Okay. And if you do the  
15 multiplication, that makes the land worth a  
16 hundred and twenty-eight million -- approximately  
17 a hundred and twenty-eight million dollars.

18 Our school utilizes farm heavily. We  
19 utilize it from our teaching, research and our  
20 extension programmings and what I'd like to do now  
21 is briefly go through some of those things. It is  
22 essential to our teaching effort. We rely heavily  
23 on experiential learning opportunities with our  
24 students. This is one of the things that sets  
25 ourself apart from a lot of our peer institutions,

1 including North Carolina State University.  
2 Experiential learning is a particularly important  
3 for this next generation of students that we are  
4 going to be recruiting. Our farm population is  
5 declining. I can't tell you the number of times  
6 that I have been in conversations and when they  
7 find out that I'm dean of agriculture, that "Oh, I  
8 grew up on a farm" or "My uncle owned a farm" or  
9 "My grandfather owned a farm." Yet they are  
10 lawyers -- excuse me, Charles -- insurance  
11 salesmen, business people, but they're -- they've  
12 left the farm for whatever reasons. So that  
13 population is actually shrinking.

14 Where we're going to recruit our next  
15 generation of agricultural scientists is from the  
16 urban population. And they're not going to come  
17 to a campus with a lot of experiential learning  
18 opportunities. They're going to need to be able  
19 to know how to lead a cow, deal with goats and  
20 sheep. They're going to need to know how to work  
21 the soil and those type of things. So for us to  
22 maintain a viable program going forward and  
23 training the next generation, a university farm  
24 located close to the campus is extremely  
25 important. Right now we have three of our four

1 academic departments utilizing the farm for  
2 different classes. We have 26 classes that  
3 actually utilize the farm. Animal science is the  
4 largest of these. Natural resources and  
5 environmental design and family consumer science  
6 are the other two departments that utilize our  
7 farm for course work.

8           It is essential for recruiting,  
9 retaining and placing our students. Our  
10 department chair, Ralph Noble of animal sciences,  
11 utilizes the farm all the time and he will get  
12 people to come to this farm when he realizes the  
13 tremendous resource we have at the farm and the  
14 experiential learning opportunities that their  
15 sons or daughters will get when they come here.  
16 Matter of fact, he told me a story about a family  
17 who was here from Pennsylvania the other day and  
18 it wasn't their first choice. A&T was not their  
19 first choice but after going out to the farm and  
20 talking to us, they are seriously considering  
21 sending their, I think, daughter at this point to  
22 North Carolina A&T.

23           Retaining students, we have retention --  
24 sometimes retention issues but it is the  
25 experiential learning opportunities that when you



1 talk to students when they exit, that they reflect  
2 on in a very, very positive way. So it's very  
3 important for us to retain our students by  
4 utilizing this particular resource.

5 And placing our students, when our  
6 students have the exposure that they do to, for  
7 example, our animal science students -- I think we  
8 have nine different species of animals out there  
9 and they get exposure to all of them. This is a  
10 thing that employers are looking for, that hands  
11 on experiential learning. They know how to do  
12 things. Same thing with our crops people so the  
13 farm is extremely valuable to us in these issues  
14 related to our students.

15 We also utilize it for undergraduate and  
16 graduate research opportunities of our students.  
17 The close proximity allows our students to get  
18 back and forth on that more particularly for our  
19 undergraduate. We also have a really exciting  
20 program. It's called RAP. It's Research  
21 Opportunities. Too many acronyms but it is an  
22 opportunity for high school students to come here  
23 and learn about agriculture, some of the  
24 scientific things. So it's RAP and it's utilized  
25 our farm also.

1                   Research, the chancellor mentioned that  
2                   we and the school are a heavy research school and  
3                   we are. We do utilize the farm extensively for  
4                   animal, plant, environmental and soil and water  
5                   research opportunities. Programmatically since  
6                   2002 I've got there \$8.6 million. That number was  
7                   developed about six months ago. That number is  
8                   now over \$9 million of research that has been  
9                   conducted directly upon our farm. I think some of  
10                  the things that we've got going on the farm --  
11                  well, we've got some -- we've got two long-term  
12                  studies that you can't put a price tag on out  
13                  there.

14                  We have a motile setting where it's a  
15                  conservation agriculture experiment. You  
16                  basically don't cultivate the soil. You'll grow  
17                  the crops and plant right back into it, grow the  
18                  crop, plant right back into it. No tillage  
19                  whatsoever on these -- these no till. This is  
20                  part of a greater system of these long-term  
21                  studies on the effects of no-till agriculture and  
22                  it's unique in the fact that there's not too many  
23                  of them in the South and the South is -- has  
24                  different conditions in that we have higher  
25                  temperatures and organic matter in soil doesn't

1 last as long. So for us to have this particular  
2 experiment in this nationwide effort is extremely  
3 important.

4 We also have a constructive wetlands out  
5 there where we are looking at the treatment of  
6 swine effluent before it goes into the waters and  
7 the rivers and that has been going on for 18  
8 years. That in itself is unique. If we were to  
9 have to move these, we would lose 18 years of  
10 investment in these long-term studies.

11 Our third function that we have is  
12 extension and outreach. It's what makes a land-  
13 grant's university unique is this particular  
14 aspect and the fact that we do translate our  
15 research to the user community. And our extension  
16 service also utilizes the farm in an extremely  
17 broad way. It is a primary vehicle in which they  
18 engage the Triad, the farm here. We have  
19 residents all over the state. I think we are in  
20 52 -- 54 counties now. Okay. It keeps growing.  
21 It keeps growing. Of the hundred counties, we are  
22 in 54 counties. There -- we have a horticulture  
23 demonstration unit that is visited throughout the  
24 year where we look at extended season production  
25 as well as intensive production of fruits and

1       vegetables. We have an agroforestry demonstration  
2       site. This is one of the new cutting edge  
3       investigations where we are intercropping forest  
4       lands to make them productive until the trees are  
5       ready to use and harvest. The chancellor  
6       mentioned Discover Ag. Discovery Ag's a  
7       tremendous program. It's where we bring in K  
8       through third grade students onto our farm -- it  
9       will begin this month in April, and expose them to  
10      agriculture and expose them to all the good things  
11      that are happening here at the university farm.  
12      And I think that the chancellor mentioned that  
13      we've had almost 16,000 students come through that  
14      particular program since its inception.

15                 We utilize it, of course, Small Farms  
16      Week. We just concluded our Small Farms Week  
17      here. It's a week-long celebration of small  
18      farmers. It's something that we've had for quite  
19      a few years now. They utilize the farm for this.  
20      We have two tours or two small farm field dates on  
21      the farm; one in the summer, one in the fall.  
22      Again, extremely useful to have the farm to  
23      utilize these things. Something that I didn't  
24      realize but we have virtually over a hundred  
25      outreach tours of our farm, community groups,

1 schools, things like that that come to our farm to  
2 learn about agriculture and the things that we do  
3 at North Carolina A&T State University.

4 Now, what we've been asked to do is to  
5 consider the impacts of a road. Now, our  
6 responsibility is to be productive and responsible  
7 and innovative stewards of this resource that the  
8 university has allowed us to utilize. And I think  
9 up to this point we've done a fairly good job of  
10 keeping the farm productive, keeping it engaged in  
11 current technology. We have a tremendous farm  
12 crew and tremendous superintendent of our farm and  
13 they keep -- the way he describes it, he keeps it  
14 chancellor ready at any time.

15 And I believe him because we had Joe  
16 Leonard visit us within the last year and Joe  
17 Leonard is the assistant secretary of agriculture  
18 for the USDA and he -- after his visit here -- we  
19 took him through the farm; we gave him a tour --  
20 said that, you know, he could tell when they  
21 prepared specifically for him because the grass  
22 was freshly cut and things were, you know, done --  
23 you could tell. Okay? He says you could tell  
24 that. You could tell that this farm was  
25 maintained in that condition all the time and he

1 was extremely impressed. Matter of fact, he said  
2 it was the best farm that he had seen in all of  
3 those farms that he had been on tour with. So  
4 we're very, very proud of our particular farm and  
5 what we had to this point.

6 As I said we've been tasked to consider  
7 the impacts of a road on our farm and over the  
8 past year or so we have deliberated and set out  
9 objectives and responses that we might do if in  
10 fact the road did come through. We would not be  
11 responsible if we did not do that. We are  
12 prepared -- we will be prepared if in fact a road  
13 does happen. Any road that transverses the farm  
14 will have an impact. A loss of land is loss of  
15 land. Three acres is three acres and that is  
16 still loss of land.

17 I think you were asking about --  
18 somebody, one of the trustees was asking a  
19 question along how will it affect the farm over  
20 here. Well, if a road goes through, it is about  
21 three acres of land. You know, an acre is 208  
22 feet roughly by 208 feet. So this road is going  
23 to be about a hundred and ten feet across, so if  
24 you do the multiplication on the distance that you  
25 have to travel, it's about three acres. Okay?

1 But it does transect established pastures so we  
2 will have to reconfigure those pastures depending  
3 on where that road lays, we may be able to make a  
4 pasture large enough to graze our herds or we  
5 would have to repurpose it because if it got too  
6 small, you can't put the number of animals that we  
7 have out there on that farm. That comes out of  
8 cost. That comes out of cost. Moving fences  
9 around comes out of cost. And not only of  
10 monetary costs but also a cost in time and effort  
11 and loss of productivity there too. So, the  
12 impact to farm will affect what we do and it will  
13 cause us to repurpose and reconfigure the farm if  
14 it does come through there.

15 It's our position in the school that the  
16 farm needs to remain where it is and I think I've  
17 outlined that. That it is absolutely essential  
18 for us to remain effective in recruiting, training  
19 and graduating competent agricultural scientists.  
20 So we're not wavering on that point. What our  
21 challenge is and what our opportunity is is to  
22 make the farm relevant and to continually look at  
23 how we improve the farm and how we use the farm to  
24 engage not only our students, our researchers, but  
25 also the community. And I think my second

1 presentation will address some of those issues on  
2 what we see as changes that we're going to do  
3 anyway in the farm and how we're going to keep it  
4 relevant to the next generation of agricultural  
5 and agricultural endeavors and agricultural  
6 scientists.

7 With that, that ends my presentation. I  
8 think I've made these presentations short enough  
9 that I can entertain questions that -- whoops --  
10 that you may have.

11 MR. BROADHURST: Dean Randall?

12 DEAN RANDALL: Yes.

13 MR. BROADHURST: Is it premature to  
14 estimate the cost associated with maybe changing  
15 the functionality of the farm -- and I think you  
16 were alluding to: We move fences; we do this; we  
17 replace pasture. Is it premature to try to  
18 calculate that as far as what cost is?

19 DEAN RANDALL: I don't have that  
20 particular cost there. I do have a cost of some  
21 of the things that we're planning to do as we go  
22 forward. That could be rolled into that price  
23 estimate on moving.

24 MRS. BUNCUM: Dean Randall, this is  
25 Pam Buncum. Please help me understand, you



1 touched on it briefly, any changes would be at the  
2 expense of the university -- we would get no  
3 assistance from anyone if changes had to be made  
4 to downsize to any degree; is that correct?

5 DEAN RANDALL: I haven't heard any  
6 opportunity and maybe the chancellor can help me  
7 on that one of assistance for us to reconfigure  
8 things.

9 CHANCELLOR MARTIN: Ms. Buncum, we  
10 have not had any excessive conversation with  
11 anyone about assuming the connecting road is a go  
12 and hence what would be implications for cost  
13 recovery for us. Clearly if that were to be the  
14 path we took there would be extensive discussion  
15 around how we would recoup our costs before we can  
16 figure in the farm to meet our needs and that  
17 would have to be part of the final discussions  
18 before any connecting road would be signed off on,  
19 if you will.

20 MRS. BUNCUM: Okay. Thank you.

21 MRS. WILLIAMS: When you were  
22 speaking earlier, you spoke about -- and I missed  
23 it -- about losing 18 years' studies. Can you  
24 just say that again?

25 DEAN RANDALL: We have two long-

1 term studies going on. One of them is a no-till  
2 conservation agriculture study.

3 MRS. WILLIAMS: Uh-huh (yes).

4 DEAN RANDALL: And the other is a  
5 effluent treatment using wetlands to filter and  
6 detoxify the effluent. Those if the farm were to  
7 be moved, the road as it exists right now does not  
8 impact either of those studies.

9 MRS. WILLIAMS: Does not?

10 DEAN RANDALL: Does not. At least  
11 not that road. Okay? But as you looked at the  
12 overall plan, the Department of Transportation,  
13 one of those is Youngs Mill Road extension that  
14 connects to Ward Road. That transects our swine  
15 unit and that would affect our long-term study of  
16 the effluent treatment.

17 MRS. WILLIAMS: You mentioned  
18 several times about keeping the farm relevant.

19 DEAN RANDALL: Yes.

20 MRS. WILLIAMS: And I think that's  
21 a very strong statement and I support that and you  
22 also talked about the position that you currently  
23 have or your department currently has have about  
24 this road. How -- in what way or any way would a  
25 road, regardless of where it goes, enhance the

1 relevance of the farm? Do you see that at all?

2 DEAN RANDALL: Again, we've been  
3 charged to assess the impact in the sense that we  
4 would minimize any impact and maximize any  
5 potential or benefit there. And I think when I  
6 talk in this next presentation, you'll see some of  
7 the things that if a road did come through, it may  
8 enhance what we're already planning to do.

9 MR. FULLWOOD: Dean, with the farm,  
10 it's a very valuable asset for the university and  
11 wonderful resources that we have. Do we have any  
12 corporate -- any partners as a part of both our  
13 educational effort and research in the farm  
14 effort? Are there any -- it's the federal  
15 government and/or ---

16 DEAN RANDALL: The federal  
17 government is a partner of ours.

18 MR. FULLWOOD: Corporate -- or  
19 corporate kinds of ---

20 DEAN RANDALL: Yes. Our poultry  
21 facility was built with the assistance of the  
22 poultry industry in the state out there. We have  
23 direct connections to the dairy industry in  
24 support for our dairy unit out there at the farm.  
25 So yes, we have -- we have multiple federal as

1 well as private partners with our farm.

2 CHANCELLOR MARTIN: Let me add as  
3 well, though, that while not direct contractual  
4 partners, most of the agribusinesses, the  
5 Novartis, Syngenta, Cargill, the farm industry --  
6 farm equipment manufacturers are significant  
7 employers of our graduates and investors in our  
8 scholarship program, some internship program for  
9 our students in the School of Agriculture and the  
10 College of Engineering, for example, and so if --  
11 manufacturers are Monsanto, Pillsbury -- I'm  
12 stumbling here with some of the names.

13 DEAN RANDALL: Smithfield Farms.

14 CHANCELLOR MARTIN: Smithfield  
15 Farms, that's right ---

16 DEAN RANDALL: Tyson Foods.

17 CHANCELLOR MARTIN: --- recruit our  
18 graduates in record numbers, so. But we count  
19 them among partners if you will.

20 DEAN RANDALL: Yes. We have Aggies  
21 all over the country.

22 CHANCELLOR MARTIN: That's right.

23 DEAN RANDALL: And in important  
24 positions also. One of our strong partnerships is  
25 with John Deere and our main liaison is an A&T

1 graduate.

2 Okay, if there are no other questions,  
3 I'll move on to my second presentation.

4 What I'd like to do for this particular  
5 presentation is share with you a little bit about  
6 our strategic vision, not only for our college but  
7 in this case more specifically for our farm. As I  
8 stated earlier, you know, we're proud of our  
9 history on the farm. We're proud of what it looks  
10 like right now, how we are utilizing it right now.  
11 And when it was established back in 1950 it was  
12 probably a rural farm. I don't know how much  
13 housing was up around the farm at the time and --  
14 in 1950, maybe some of you who -- would know about  
15 that. And I'm sure it was a rural-based farm.

16 However, as the chancellor pointed out  
17 that this particular farm now is going to exist  
18 within the Ring Roads of a DOT project and by  
19 definition that will become an urban-based farm.  
20 We will continue to do a lot of research and a lot  
21 of usarp to support our traditional groups, which  
22 are the small, rural farmers but the fact that we  
23 are now an urban farm, I think that gives us a lot  
24 of unique opportunities going forward.

25 So even though we're proud of where we

1       are, the minute you stop and stand still, you  
2       could fall behind. So we will always be looking  
3       forward to advancing what we do on the university  
4       farm to make ourselves relevant. Since arriving,  
5       we have been in almost constant discussions about  
6       how we're going to position ourselves for our  
7       strategic vision, how we're going to make  
8       ourselves relevant and how we're going to make the  
9       programs that we have at North Carolina A&T State  
10      University relevant. And when we do that, what  
11      we'd first like to do is build on our strengths.

12                So what do we do well? We do community  
13      food and health well right now. We've got  
14      programs across all three of our function,  
15      academics, research and extension. When we look  
16      at the different things that we do in community  
17      food and health, we have a very broad-based animal  
18      production research and teaching, both  
19      conventional production as well as pasture-based  
20      production of animals. And pasture-based  
21      production of animals is a growing trend. It is a  
22      research that our small farmers can incorporate  
23      and utilize because for pasture based you get more  
24      return on your investment.

25                We have sustainable and extended season

1 crop production on a wide range of crops and we've  
2 done this for a long period of time. It's  
3 supported through our extension service. We have  
4 broad-based programs in child and adult nutrition  
5 to include obesity in minority populations. It's  
6 something that we do well. We have a lot of  
7 value-added research and programs that are going  
8 on where we enhance the value of foods such as  
9 specific additions to breads and cookies and  
10 things like that. We have an exotic mushroom  
11 production, which is actually leading a growth  
12 industry in North Carolina and that's mushroom  
13 production. And we have a very broad-based  
14 program in cultivating healthy families.

15 So, this is what we do well right now.  
16 So to take something that you do well and make it  
17 excellent and this is where we want to be in our  
18 Pre-eminence 2020, is when there's a conversation  
19 across this country if they are going to be  
20 talking about community food, A&T will be  
21 mentioned in that conversation. What are you  
22 doing at A&T? Look what they're doing at A&T.  
23 So, this is something that we are going to  
24 continue to invest in in a significant way.

25 And what I've put up here (indicated) is

1       some of the things that we've already done outside  
2       the farm. We've taken our curriculums and made  
3       three new programs, which are now very relevant to  
4       today's agricultural issues. Sustainable land  
5       management is a next generation or an old soils  
6       program. Sustainable land management deals with  
7       soil health and that's the issue right now with  
8       the U.S. government as well as the industries is  
9       rebuilding soil health. So we've made a relevant  
10      program there.

11                We have the first degree program in the  
12      country in urban food production. That was just  
13      launched in January. Urban food production is  
14      going to be significant in our food system in the  
15      United States going forward. Matter of fact, by  
16      2050, they say urban production of food is going  
17      to be a major contributor to the U.S. food system.

18                We've redeveloped our agricultural  
19      business into agribusiness and food management and  
20      with a new revitalized curriculum. We've got  
21      growing programs in animal science, and lab  
22      growing animal health, dietetics, food science and  
23      child development. So we are investing in this  
24      thing that we do well, which is community, food  
25      and health.



1                   From a research perspective, our  
2                   research is focused on the NIFA priorities. NIFA  
3                   is the National Institute of Food and Agriculture,  
4                   one of our governmental agencies where we have  
5                   concentrated efforts and clusters of scientists  
6                   working toward these areas in sustainable food  
7                   production including organic, food safety and  
8                   security, valued-added foods, human nutrition,  
9                   obesity, bioproducts and fuel. These are all  
10                  concentrations of ours where we're investing into  
11                  what we already do well to make ourselves  
12                  excellent.

13                  In extension, we continue to invest in  
14                  community food positions. I know we've got two  
15                  new positions, one in Cabarrus County, I believe,  
16                  which is outside of Charlotte where this is a new  
17                  community food extension position. Matter of  
18                  fact, North Carolina A&T is leading the way in  
19                  this effort in the state of North Carolina. Now,  
20                  I want to bring the farm into our effort to make  
21                  what we do well excellent. It plays a very large  
22                  role in taking us to that level of being  
23                  excellent. And what we are proposing is an urban  
24                  and community food complex. In this urban and  
25                  community food complex -- because this is an urban

1 farm. We will be -- regardless of whether a road  
2 comes through or not, we are an urban farm. And  
3 it does give us a unique opportunity to address  
4 the specific issues that are related to urban food  
5 production.

6 In this -- some of the things that we've  
7 been talking about in this urban community food  
8 complex -- and this is the site -- whoops, I keep  
9 hitting the wrong button. This is the proposed  
10 site of this urban food complex. It fronts  
11 McConnell Road. Here (indicated) we will have a  
12 multi-use pavilion which will house our research  
13 extension and teaching activities and coordinate  
14 our community food and health initiatives and  
15 efforts. There will be a food processing center  
16 here (indicated), which will be a local incubator  
17 for local food production, an economic driver for  
18 Greensboro and the Triad by having this. We will  
19 have an outreach program where we will establish  
20 community gardens on our farm. And what we want  
21 is for the community to think of A&T farm as  
22 theirs also and this is an outreach. And there's  
23 several reasons why community gardens are  
24 extremely important.

25 And to support our academic programs we

1 will have a student-run farm. This is the  
2 opportunity -- a student-run farm -- if you  
3 haven't heard this concept, it's not new. It's  
4 things -- it's -- student-run farms have been  
5 established all over the country, and not only at  
6 land-grant institutions but at institutions such  
7 as Oberlin and Kenyon College and other places  
8 like that, where today's student has a very  
9 passionate interest in their food and in healthy  
10 food and it's one way that I think we're going to  
11 use as a recruitment tool to get that next  
12 generation, is to have this student-run farm. And  
13 the students, they plan their year. They plan  
14 what they're going to plant. They grow it. They  
15 harvest it. They market it. They have a business  
16 plan. It's a comprehensive thing. This is where  
17 you learn how to be a part of the U.S. food  
18 system.

19 We've had a pavilion in plan for about  
20 seven years now and for various reasons it's just  
21 never gotten off the ground but this is the  
22 cornerstone to this urban and community food  
23 complex. Within the building itself, there will  
24 be a large open space area that is going to be  
25 flexible for usage, whether we have a large

1 conference that we can host on the farm or  
2 workshops or things like that. There will be a  
3 series of laboratories and classrooms out here as  
4 well as offices and things like that. We will --  
5 we have plans, as you can see, already. We've  
6 talked with this -- we're going to revisit with  
7 the architect soon because this was originally  
8 planned only for extension use but we've decided  
9 that we needed to have it used by all of our  
10 function so we have teaching, research and  
11 extension. We'll have to make some modifications  
12 to our plans here. But this is the centerpiece  
13 and the cornerstone of this urban and community  
14 food complex.

15 As I've told you, we're going to have a  
16 processing center at A&T farm. Again, these  
17 things are not new. This particular diagram right  
18 here is an example of a food processing center  
19 over in Orange County. It's been so successful  
20 that they are now into phase 2 of their local food  
21 production. The University of Georgia built one  
22 of these in central Georgia. It was designed to  
23 take local food, process it and then put it back  
24 into the school system. So the school children  
25 could have healthy meals and lunches.

1                   You know if you look at -- what this  
2                   would be is that you've got two sort of processing  
3                   areas; you've got a wash room here (indicated), a  
4                   multi-use room right here (indicated). We'll have  
5                   a proposed dry kitchen as well as a proposed wet  
6                   kitchen so you can do value added onto that. For  
7                   example, if you want to make salsas or some type  
8                   of value added to what you are producing, you can  
9                   do it here. There are temporary coolers so if  
10                  produce and things need to be held for a short  
11                  period of time, you can do it back here  
12                  (indicated). And then there's a series of offices  
13                  and conference room on the front end. It just  
14                  gives you an example of what it might look like on  
15                  the inside, the produce and then some of the  
16                  packing lines here (indicated). So an economic,  
17                  important opportunity for East Guilford County.  
18                  This makes us relative to what is happening.

19                         Small food, local food is increasing.  
20                         It's not going to decrease and the reason it's not  
21                         going to decrease is energy is going to drive  
22                         this. We developed our food system through the  
23                         50s, 60s, 70s and 80s based on cheap energy and we  
24                         could ship things long distances. Energy prices  
25                         are not going to go down; therefore, local food

1 opportunities are going to become increasingly  
2 important and that's why we need to support local  
3 food production.

4 All right, the student-run farm, I've  
5 sort of talked about this already but the student-  
6 run farm is not an unusual thing. As chair of  
7 horticulture and crop science at Ohio State, we  
8 initiated a student-run farm there. And I -- we  
9 viewed that as our opportunity to recruit that  
10 next generation. After two years of having it up  
11 and running, we did a seminar to sort of get a  
12 state of the state of the student-run farm.  
13 Standing room only in that presentation. There  
14 was so much interest in that and I see that it is  
15 continuing to thrive since I've left Ohio State  
16 and have come here.

17 Again, tremendous opportunity. The  
18 students get to understand the entire cycle of the  
19 food system. We propose to have a small farmers  
20 market associated with it so that we can sell.  
21 We'd like the opportunity to produce for our  
22 dining services here on this campus so there's a  
23 lot of opportunity that we have right here. That  
24 processing center will be valuable for the  
25 student-run farm as well as the community garden,

1       which I'm going to talk about now.

2                   I can't tell you the number of times  
3       that I've been contacted about "Can you help us on  
4       developing a community garden?" The interest in  
5       community gardens has shot through the roof. One  
6       of the main driving forces behind community  
7       gardens are these food deserts and the food desert  
8       is an area where the local inhabitants don't have  
9       access to healthy foods. They might have access  
10      to chips and sodas and things like that through a  
11      corner store but they don't have access to fresh  
12      fruits and vegetables and those type of things.  
13      And to combat that a lot of organizations, whether  
14      they be religious or community or even residential  
15      have established community gardens. This will be  
16      one way in which we have a contribution to the  
17      food system going forward. But also there will be  
18      actual agricultural enterprises that are for  
19      profit that will come up out of these type system  
20      and that's an actual growing area.

21                   Had a conversation -- we talked about  
22      John Deere. Had a conversation with the John  
23      Deere people and asked them well, what are you  
24      doing in relation to urban agriculture? Because  
25      when you think of John Deere, you think of these

1 big, huge green and yellow tractors, you know, in  
2 massive fields. Well, they are considering it  
3 because there's going to be a whole series of  
4 equipment that is going to be necessary to  
5 accommodate intensive small-scale production but  
6 profitable small scale production.

7 Other things that we looked at -- and  
8 again tried to engage the community is develop an  
9 outdoor amphitheater. I know as a faculty member,  
10 I used to love this time of year -- well, spring  
11 will happen at some point, won't it? But in the  
12 spring to hold class outside is a tremendous  
13 opportunity. Everything that we do from an  
14 engagement standpoint at the farm -- right now we  
15 stand around in the parking lot of our tractors  
16 and stuff, like that and do our introductions. We  
17 can have a facility like this to open absolutely  
18 everything, including Discover Ag on the farm.  
19 Going even broader, concerts, plays, things like  
20 that in an outdoor format would bring people to  
21 North Carolina A&T State University and have it  
22 think the farm is theirs too. We want community  
23 engagement. I think the chancellor mentioned that  
24 one of our missions and our goals for Pre-eminent  
25 2020 is to greater -- have greater engagement of



1 the community.

2 Now, this is little bit different view  
3 of the farm but the urban community food complex  
4 is the proposed site -- that was the original site  
5 of the pavilion so our community food complex will  
6 go -- front McConnell Road right here (indicated).  
7 We want exposure. We want easy access to this  
8 because not only is it the programs for us but  
9 they are to engage the community itself.

10 Now, just to give you a some other  
11 things that we are thinking about discussing to  
12 make our farm relevant and advanced.  
13 Nanotechnology and agriculture is largely intact.  
14 And this comes from a direct conversation that I  
15 had with Dean Ryan, who is with the nano...

16 CHANCELLOR MARTIN: Science.  
17 Nanoscience.

18 DEAN RANDALL: Nanoscience. Here.  
19 I chose this particular example to show you how  
20 nanotechnology could work in agriculture and this  
21 is where they are taking nanosized particles of  
22 iron oxide, rust, okay? And because they're  
23 nanosized particles that -- they have a lot of  
24 surface area and a lot of attraction. And they're  
25 using the iron oxide to attract arsenic in water

1 to decontaminate the soil. And once the arsenic  
2 attaches to the iron oxide they use a magnetic  
3 attractant -- whoops -- magnetic attractant to get  
4 the iron and you can remove arsenic out of the  
5 water. These type of applications are tremendous.  
6 We have a great nanotechnology facility and we  
7 will begin to invest in our biological engineering  
8 group in the use of applied animal sciences so we  
9 can have agriculture applications. That stuff can  
10 happen at the farm. It's right next to the  
11 nanofacility. Another example of how we can  
12 utilize the farm is through large animal  
13 biomedical research. We're unique in this area in  
14 the fact that we do have large animals and the  
15 medical community considers a large animal to be  
16 actually small ruminants; sheep and goats and  
17 things like that. We have those resources here so  
18 this could be a next generation of how we utilize  
19 our animals on the farm. We have two  
20 veterinarians on our staff and faculty and having  
21 these people engaged in large animal biomedical  
22 research. Making the farm relevant is going to be  
23 important going forward.

24 Okay, with that, that ends this  
25 particular presentation. I'd be happen to

1       introduce -- or entertain any questions you might  
2       have.

3                       MR. FULLWOOD:   Dean, with the  
4       various initiatives for your 2020 vision, can you  
5       comment on how access would enhance or detract  
6       from the various initiatives that you've taken us  
7       through?

8                       DEAN RANDALL:   It can both -- it  
9       can do both.  It could detract by taking the land  
10      away.  It could enhance by making it easier to get  
11      to our farm.  I don't know that for sure but we  
12      are planning to engage the community in a much  
13      greater way utilizing our farm and that is a goal  
14      of ours.  If the community -- and I think we have  
15      a large -- among the community here if they feel  
16      like they're engaged and actually have access and  
17      use to the farm, that will enhance our mission.

18                      MRS. BUNCUM:   Dean Randall, this is  
19      Pam McCorkle Buncum.  My question deals with the  
20      students.  This has been a long process so far and  
21      been a roller coaster ride with information.  How  
22      have you -- what issue's been with anxiety or  
23      reservation?  What's the climate there on campus  
24      with our students that would be directly impacting  
25      the students with majors in your school?  What

1       seems to be the impact that you can see?

2                   DEAN RANDALL: I can honestly say I  
3       haven't heard anything positive from the student  
4       population about the road going through. I think  
5       if you look at this, you know, the road might be  
6       one step to the next step to the next step to the  
7       next step. We haven't had the opportunity to  
8       engage the student like we're doing right now in  
9       explaining how we're going to make the farm more  
10      relevant to what they are needing as well as how  
11      we're going to make the farm more relevant to the  
12      population of North Carolina.

13                   I focus back on these opportunities that  
14      we're going to create for them, a student-run  
15      farm, community gardens. We have a degree  
16      program, like I said, in urban and community food.  
17      This is not only an outreach opportunity but it  
18      gives us an opportunity to study community  
19      gardens, what works, what doesn't work. How --  
20      what are the politics of a community garden and  
21      things like that. How you can actually not only  
22      produce but maybe make money off a community  
23      garden after you've satisfied your needs. So I  
24      think if the students begin to understand what we  
25      are doing, that the farm is going to enhance their

1 efforts with this community and urban food --  
2 urban and community food complex, they'll see that  
3 the farm is still going to be relevant to them.  
4 It's not going away. We're not going away in  
5 this.

6 MRS. BUNCUM: Thank you.

7 DEAN RANDALL: If there are no more  
8 questions, thank you very much.

9 MR. FULLWOOD: Thanks so very much,  
10 Dean. Appreciate that insightful presentation.  
11 We're going to take a quick break.

12 (Brief recess: 9:45 a.m. to 10:06 a.m.)

13 MR. FULLWOOD: Okay. We're going  
14 to reassemble and get started again. This morning  
15 we have the city manager of Greensboro here with  
16 us. That's Denise Turner.

17 Denise, welcome. We're so delighted to  
18 have you with us. And I think, Denise, joining  
19 you is Jim Westmoreland, who is the deputy  
20 director.

21 Jim, we're delighted to have you as  
22 well.

23 So we're going to now hear from Denise  
24 and look forward to your remarks.

25 MS. TURNER: Thank you, Chair. I

1 appreciate being here and having the opportunity  
2 to be with you this morning. We were asked to  
3 come over to talk about the development and really  
4 the history of the Florida Street extension as  
5 well as where we stand for today. So Jim and I --  
6 and Jim is a Deputy City Manager with the city but  
7 he also was the Director of Transportation with  
8 the City of Greensboro for quite some time before  
9 going to the state and working for transportation  
10 so he's really the transportation guru and will be  
11 able to share really some of the developments and  
12 things that have happened in the recent past. So  
13 if I could, I'm going to start first with -- I'll  
14 share with you my agenda here -- project history,  
15 and then we'll go into the current projects,  
16 discuss the funding and then the next steps. And  
17 certainly we'll be prepared and ready to answer  
18 any of the questions from the panel.

19 So in terms of the project history, a  
20 Florida Street extension first appeared on the  
21 Greensboro thoroughfare plan in 1960s and planned  
22 -- it was planned as a connection between Lee  
23 Street and McConnell Road to align Franklin  
24 Boulevard. It was projected to provide a north to  
25 south connection to enhance vehicular traffic,

1 make an access for both bicycle and pedestrian  
2 access. And I didn't say from the beginning but I  
3 think this goes without saying the discussion and  
4 focus from a city perspective has always been  
5 about access, connectivity and looking at a  
6 community in terms of where growth is potentially  
7 likely to occur and then making sure that we are  
8 planning for that both from a development  
9 perspective but very much so from a funding  
10 perspective and getting in alignment. So that's  
11 how we got to the place of this thoroughfare plan  
12 and it is consistent with how we typically develop  
13 plans for road development as a city.

14 So this here (indicated) shows the 1967  
15 thoroughfare plan and you can see that there's  
16 quite a few ideas around how the city would  
17 develop and where potential roads were -- would  
18 benefit the city and the darker areas are actually  
19 showing more major roads but basically this just  
20 gives you an overview of the development plan as  
21 it were for that day or that time.

22 This here (indicated) shows the project  
23 history. And I think that everyone can see. I'll  
24 use the pointer here and this here's (indicated)  
25 Franklin Boulevard and you can see East Lee Street

1 here (indicated) and so the idea was to create a  
2 connectivity from East Lee Street to Franklin  
3 Boulevard going north in east Greensboro, again  
4 with the idea of where is potential growth  
5 happening in the future and are we going to be  
6 prepared to support that growth?

7 In terms of the current project, the  
8 alignment of the Florida Street extension changed  
9 on the 2006 thoroughfare plan. The new alignment  
10 was established to have less impact on the North  
11 Carolina A&T State University Farm. The new  
12 alignment along the western edge of the NC A&T  
13 farm does not directly connect to Franklin  
14 Boulevard. Half mile connection between McConnell  
15 Road and East Lee Street is what it -- it consists  
16 of and you'll see that in the next slide. It has  
17 a two-lane median divided road with a bike lane  
18 inside walk so that maintains. And projected  
19 traffic around 3,000 vehicles per day at its  
20 opening. The estimated traffic around is  
21 estimated at 10,000 vehicles per day by 2035 and  
22 the estimated cost of the road is \$3.2 million.  
23 And we'll talk more about funding later in the  
24 slides but the funding is currently in place for  
25 this road.



1                   Again, the idea was to develop and plan  
2                   for growth that we see as potentially happening in  
3                   the future. But obviously understanding that this  
4                   area impacts North Carolina A&T's property and so  
5                   this discussion is very important. I'm going to  
6                   pause at this point and ask Jim to come over and  
7                   to talk you through the thoroughfare plan as it  
8                   lays out for today.

9                   MR. WESTMORELAND: Thank you, very  
10                  much, Denise.

11                  Again, my name is Jim Westmoreland. I'm  
12                  the Deputy City Manager with Greensboro. Like  
13                  Denise, it's a pleasure to be with everybody this  
14                  morning. We appreciate the opportunity to share  
15                  facts and details about the Florida Street  
16                  extension project.

17                  As Denise referenced, my past history  
18                  with the city includes serving for the -- serving  
19                  as the city's DOT director for about ten years  
20                  from 1996 until 2006. I was involved in, now, two  
21                  different studies of the Florida Street extension  
22                  just from a historic perspective and Denise's  
23                  previewed here that this was originally, the best  
24                  we can tell, been on the thoroughfare plan back in  
25                  1996. I'm going to go back to a few slides here

1 because I think it's good for a background context  
2 perspective that you have that too. Let me see if  
3 I can operate this thing, get back here.

4 What you see with this particular slide  
5 is a representation of the thoroughfare plan in  
6 total back in 1996. What you also see are  
7 different sort of widths of lines that are on this  
8 particular app. The bigger, thicker width lines  
9 reflect what we call major interstates or freeways  
10 in our community. So on this you can see  
11 represented here I-40, I-85. You can see  
12 representation of the Greensboro outer loop that's  
13 currently being constructed and portions have been  
14 completed. The next gradation of line widths are  
15 really what we call major and minor thoroughfares  
16 in the city. Those are roads that connect to  
17 these other high location access facilities of  
18 interstates and freeways and interchanges in our  
19 communities. And then there's a third gradation  
20 of line here that really are the smaller faded  
21 lines. Those are our local streets and our  
22 collector streets in the city's system.

23 So again, moving forward 1967, you can  
24 see the alignment that Denise mentioned about that  
25 connects in between East Lee Street and McConnell

1 Road. Part of the thought with this -- and you  
2 can see how it connects basically East Florida  
3 Street -- in our classifications of streets it's  
4 considered a major thoroughfare. At the time  
5 Franklin Boulevard was also considered a major  
6 thoroughfare so back in 1967, the thought was to  
7 connect those two major thoroughfares together,  
8 again to set it up from the standpoint of the  
9 hierarchies of streets. In a better connected  
10 fashion, we had the ability to move traffic in and  
11 around the community from the interstate freeway  
12 system to the major thoroughfares to the minor  
13 thoroughfares and then the local collector  
14 streets. That's how the hierarchy of streets is  
15 set up in Greensboro.

16 Again, Denise has previewed the current  
17 project history so I won't go back into that. She  
18 did mention -- and just again as a point of  
19 history, I recall this project first coming to  
20 light back in about the year 2000, actually 1999  
21 was the first time I remembered. There was some  
22 discussion within the community about -- and  
23 certainly from city council about putting the East  
24 Florida Street extension on our proposed 2000 bond  
25 effort for the city of Greensboro. So, that

1 project -- actually part of the 2000 bond effort  
2 back at that point in time and to basically get  
3 more into the funding here in a minute.

4 The first time I recall us looking at  
5 this project was probably in the 1990 -- excuse me  
6 -- 2005 time frame where we initiated what we call  
7 a feasibility study within the DOT to really look  
8 at the alignment in greater detail to see how it  
9 would work to see what -- if it was feasible and  
10 functional, what the cost would be. We went  
11 through a process in working with A&T State  
12 University specifically in that 2005 feasibility  
13 study where we looked at various alignments and as  
14 I understand it the chancellor this morning showed  
15 you -- I believe you showed them -- a  
16 representation of some of the different alignments  
17 that came out of 2005.

18 At that particular time based off of the  
19 relationship with A&T and based off the fact that  
20 none of the alignments would necessarily be  
21 acceptable to A&T, the project was effectively  
22 stopped at that point in time. So I think that  
23 from the city's perspective we understood that we  
24 need A&T's involvement and partnership to make  
25 this project happen. So we stood down and

1 basically moved away from doing anything else on  
2 the project at that particular time. The other  
3 things it needs -- we'll get into this in a minute  
4 -- is at that particular time, even though the  
5 project was part of our 2000 bond effort, the  
6 funding wasn't available to do it so effectively  
7 we didn't advance the project at that point in  
8 time.

9           However, and this gets back -- that was  
10 a long story to get where I need to be right here  
11 with this slide for 2006. It gets to the point of  
12 looking at changing the thoroughfare plan in 2006  
13 based off the input off of that input of that 2005  
14 study and some of the alignments and really  
15 saying, okay, we know that the facility continues  
16 to remain important to the city from the  
17 standpoint of in our thoroughfare system how it  
18 connects in with the interstates and the major  
19 thoroughfares and the local collector streets in  
20 the city.

21           So, we came back and modified the  
22 thoroughfare plan in 2006 to this new alignment.  
23 And the modification of the thoroughfare plan  
24 effectively -- and this is difficult to see but  
25 I'll see if I can work the pointer here a minute.

1 If I can find it. The new alignment -- excuse me.  
2 The new alignment with Franklin Boulevard, you  
3 recall previously under the 1990s -- or the 1967  
4 alignment these two connected between here and  
5 East Lee Street and East Florida Street up to  
6 Franklin Boulevard.

7 The new alignment on the thoroughfare  
8 plan was changed and modified, again, to respect  
9 and reflect the fact that the proposed connections  
10 that the chancellor showed this morning that sort  
11 of paralleled that original thoroughfare plan  
12 alignment plus there was another connection that  
13 was shown that sort of bisected or dissected the  
14 campus here (indicated) in two portions and  
15 connected in with old McConnell Road. Because  
16 those weren't acceptable to A&T, the thoroughfare  
17 plan was modified to reflect (a) still have a  
18 connection in there between Lee Street and  
19 McConnell Street, and then (b) to modify the  
20 thoroughfare plan in other ways.

21 And there's another portion of this that  
22 got modified back in 2006, to again reflect the  
23 fact that what we heard from A&T was we understand  
24 that there's a value and there's a need to have  
25 thoroughfares in the city of Greensboro but we

1 would respectfully ask you to limit any kind of  
2 impacts that those facilities may have on our  
3 facilities and specifically the farm property that  
4 we have at A&T because we've heard loud and clear  
5 the value and the history and the need to maintain  
6 the integrity of the farm at its highest level.

7 Moving ahead to the day -- again over  
8 the course of the past year or so there's been  
9 another project planning study, as we call it,  
10 that's been conducted. The project planning study  
11 has looked at that 2006 alignment of Franklin --  
12 of the East Florida Street extension more  
13 extensively. As developed in more detail,  
14 functional design which you see over here to my  
15 left -- at least that's one variation of it; this  
16 (indicated) is another variation of it -- has  
17 looked at the cost estimate of what it would take  
18 to do it and most importantly has involved an  
19 element of public and community involvement that  
20 really wasn't out there with the first feasibility  
21 study back in 2005. We knew that it was important  
22 first of all, to engage A&T again with the  
23 process, which we've done, but we also knew that  
24 it was important if we were going to be able to  
25 advance the project to make sure that we had a

1 full and robust level of community input and  
2 involvement in the process.

3 As Denise mentioned before, this project  
4 has similar desired outcomes and it's all based  
5 off of developing our thoroughfare system and plan  
6 in the city. It does provide improved vehicular  
7 access again between Lee and McConnell. We feel  
8 that there's some -- again, some growing value and  
9 need to advance the project from the perspective  
10 of everything that's happening in this particular  
11 area as it relates to both economic and community  
12 development. Some of the projects are listed  
13 here, and I think you all are familiar with those  
14 about things that are happening around that  
15 intersection of East Lee Street and the Florida  
16 Street extension and then enhanced opportunities  
17 for future growth and development in east  
18 Greensboro.

19 You know, I'll flip back to this  
20 particular slide and you can see again where it's  
21 not a -- with the thoroughfare plan today in 2006  
22 is not as ideal from a direct connectivity  
23 perspective as it was in 1967 or what we looked at  
24 back in 2005. It still provides an opportunity to  
25 set up that hierarchy of streets and major



1 thoroughfares that would present, quite frankly,  
2 development and economic development opportunities  
3 for East Greensboro. I think we're all aware of  
4 the fact that when you add specific transportation  
5 facilities and corridors, it creates an  
6 opportunity for access to the properties that you  
7 won't have without those facilities that can  
8 create economic development opportunities.

9 Two other things I would note about this  
10 before I go past this slide, a couple of points  
11 above that one is -- and it's shown here on this  
12 slide. You can see the future 840 project right  
13 here (indicated) going from this point back up to  
14 US 29. That's currently a fully funded project by  
15 the state DOT and I don't know if Andy Perkins is  
16 here this morning or not but I did want to give  
17 him credit and kudos for his work with the state  
18 DOT Board of Transportation and the fact that  
19 between himself and Mike Fox, who was our local  
20 representative at the time and Doug Gyan, those  
21 three gentleman continued to provide priority to  
22 this particular project to have it funded for the  
23 community.

24 The current schedule of the Eastern  
25 Greensboro Outer Loop has it planned for

1 construction starting in May of 2014. Again,  
2 knowing that I work with the state DOT for about  
3 3½ years, I think that's a pretty good schedule.  
4 It's a pretty good commitment. We may slip a  
5 little bit, you know, a month ahead or a month  
6 back but May of 2014 is -- it's scheduled to take  
7 about three years in total to construct that  
8 connection between this point here (indicated) at  
9 US 70 up to US 29.

10 The other thing that I would add is  
11 there's another planned project, even though it's  
12 not as far along from the planning or perspective  
13 or even funding point of view is the eastern loop,  
14 it's out there, which includes looking at possible  
15 improvements and facility widening into US 70  
16 pretty much from the point of US 70 and I believe  
17 it's generally right here (indicated) about Mount  
18 Hope Church Road is where US 70 goes from a multi-  
19 lane, five-lane facility down to a two-lane  
20 facility but it's -- there's a widening project  
21 that's planned in the future to go from that point  
22 all the way out to basically Alamance County and  
23 Burlington to make it a multi-lane facility. So  
24 it's another facility that's looking to be planned  
25 in the future to go from a smaller facility to a

1 larger facility to accommodate traffic and  
2 economic development growth.

3 Let's see. Again, this just gives some  
4 more details about the project and when it started  
5 back in May of 2012, establishing the alignment.  
6 You can see the fact that we held at least two  
7 community workshops and public meetings with that.  
8 And again I did want to really thank and recognize  
9 not only representatives from North Carolina A&T  
10 State University who were involved in this process  
11 but as importantly our citizens and community  
12 members and neighborhood members from across the  
13 community that participated in both of those  
14 meetings. Again, I think it's important that you  
15 all are having the meeting and the discussion here  
16 today and including and involving them in your  
17 discussions as well.

18 At this point in time, I'm going to turn  
19 it back over to Denise, ask her to cover the  
20 funding history of the project. I'll be glad to  
21 help her out with that too. So, Denise, thank  
22 you.

23 MS. TURNER: So, this site here  
24 does show the funding history of the road in  
25 particular and there's two things that -- there's

1 always two tracts to any road and development in  
2 the city and one is funding. Funding perspective,  
3 can we actually fund and support where we're  
4 hoping -- or where we see the city and community  
5 going and thereby being prepared for it? And  
6 especially with transportation funding, if you're  
7 not planning in advance, then you're behind the  
8 curb all by -- by the time you actually need the  
9 funding. And then there's the realities of what's  
10 happening on the ground and I think that what  
11 brings us here today in the discussions that have  
12 been had over the past few months especially is  
13 really about the realities that are happening on  
14 the ground. And so I don't want to lose that in  
15 the midst of our conversations.

16 But just to talk about the funding  
17 briefly. The Florida Street extension was  
18 included in the City of Greensboro, \$73.75 million  
19 bonds planning -- rather transportation bond  
20 planning in 2000 that would occur with the  
21 anticipated construction costs on the other  
22 projects that were a part of that plan. We did  
23 not have the funding to complete all the projects  
24 that were planned as a part of that bond. So some  
25 projects were funded; some projects were not. And

1 that resulted in the Florida Street extension  
2 project then being included in the 2008  
3 transportation bond plan and that bond was for a  
4 total of a hundred and thirty-four million.

5 And so -- and of course you know that  
6 the cost of transportation is very large and is --  
7 typically is the largest part of the bonds that we  
8 move forward as a community. The urban -- the  
9 MPO, the urban -- Greensboro Urban Area  
10 Metropolitan Planning Organization and NCDOT  
11 approved some funding that is federal funding for  
12 the planning for this road as well and the city is  
13 required to provide a 20 percent match to that  
14 funding.

15 So what we have in place, as we had  
16 mentioned before, is the \$3.2 million that is for  
17 this road purposes of -- and that was the  
18 designation for that funding but again as I said  
19 what brings us here today are the realities that  
20 are on the ground and the reason Jim was reviewing  
21 many of those other plans was around the aspect of  
22 how the city in planning and developing for the  
23 community approaches development in general. It's  
24 looking at what's occurring. We see that the  
25 urban loop is coming align the other activities

1 that are happening, taking -- connecting us to  
2 Alamance and the potential of -- and the likely  
3 potentialhood of the development around this area  
4 in particular. The activities that are happening  
5 on Lee Street that will drive more of the activity  
6 here such as over at Barber Park and the Gateway  
7 Gardens and Hayes-Taylor Y as well as the nanos  
8 school and activities at Gateway University  
9 Research Park. So all those things is what drives  
10 the city to look at this area and want to plan for  
11 its future growth and be prepared.

12 With that being said, I can speak for  
13 the city and I think I can also speak for city  
14 council in saying that there is not an intention  
15 to force this road on the university and I heard  
16 that loud and clear from council. And of course,  
17 there's been various doubt among our council  
18 members as to the benefit of the road. And I  
19 think that's around the reality of our economic  
20 realities today. There is a limitation in terms  
21 of what we have as funding as a community and as a  
22 city. And so there is choices and discussions  
23 around that and prioritization. And really the  
24 discussion really comes down to, the discussion  
25 you've heard between the council members, is

1       whether this road at this time is a priority over  
2       some of the other activities in the city.  And can  
3       the funding that's here be used for something  
4       else?  And I think the reason that conversation  
5       has continued back and forth among them is because  
6       of the realities that are surrounding this part of  
7       East Greensboro.  I'm sure you've heard of the  
8       East Greensboro study that was conducted last --  
9       late part of last year that we did a lot of --  
10      spent a lot of time talking with the community  
11      about and that report, among other things, said to  
12      us that if you want economic development in East  
13      Greensboro, you have to create greater  
14      connectivity for people to get from one side of  
15      East Greensboro to the other.  That's what's going  
16      to increase the vehicular traffic, which is what  
17      retail -- retailers and others that are developing  
18      are looking at.  Can people actually access their  
19      properties and their businesses if they were to  
20      locate there?  So that is feeding into the  
21      discussion as well.  But again the city is very  
22      respectful of this land and its importance and as  
23      well as the residents that are surrounding the  
24      area and so are looking to you and I appreciate  
25      you having this discussion around what are the

1 priorities as it relates to this road and the  
2 future of this land for the university. That it  
3 needs to be and it has to be a significant part of  
4 any discussion as we try to go forward.

5 The next slide is just the -- I'll wrap  
6 up with the current status of where we are today.  
7 And this is just saying what would happen moving  
8 forward. Right now we are finishing up some  
9 engineering evaluations. Then that's work that  
10 would need to be done regardless of whether --  
11 when the discussions move forward. But if the  
12 project does move forward, the design will take 18  
13 to 24 months including right-of-way acquisition  
14 and the construction would take 18 months. And  
15 currently the project is targeted to be completed  
16 by spring of 2017 but that's again if the project  
17 moves forward. So let me pause at this moment.

18 Let me first ask Jim. Do you have  
19 anything else to add? No, okay.

20 And I will take any questions that you  
21 may have or I know you have members on the phone  
22 as well.

23 MR. FULLWOOD: Denise, I would be  
24 interested in hearing the -- kind of the framework  
25 for the economic development. Can you can kind of



1 scope and size over the horizon what financially  
2 would drive the economy? Do you have some hints  
3 of what the city's thinking of?

4 MS. TURNER: Well, the council has  
5 been talking a great deal about economic  
6 development and especially economic development in  
7 East Greensboro. Oftentimes those conversations  
8 have focused on certain aspects of East  
9 Greensboro, thinking of Phillips Avenue as well as  
10 East Market Street as well as Lee Street, as well  
11 as the area around Gillespie Park. And part of  
12 the East Greensboro economic feasibility study  
13 that was conducted and that we discussed last year  
14 and we continue to discuss, was to give us an idea  
15 of what was possible. And for the areas that I  
16 mentioned, were all areas of East Greensboro in  
17 particular that that report gave us a sense of.

18 So for Bessemer, which is a shopping --  
19 on Phillips Avenue, there's a shopping center that  
20 we own there. There's been a lot of discussion  
21 around how do we get retailers to come in there,  
22 in particular a grocery store. The areas around  
23 that also have connectivity challenges and that is  
24 another aspect of discussion that we are regularly  
25 having. How can we move that up, those projects

1 up, and fund those roads to allow for traffic to  
2 move back and forth? When we come to East Market  
3 Street, we look at -- some of the streetscape  
4 that's been done it's very beautiful but it has  
5 not continued throughout East Market Street and  
6 there is a need for that.

7 And so what council is, is looking at  
8 all of those aspects as well as aspects around the  
9 city. Obviously, there are additional economic  
10 opportunities such as at the airport as well as  
11 downtown. And they're looking at all of those  
12 various areas in the framework of a constrained  
13 budget and a constrained debt financing  
14 potentiality at least at this time. And so with  
15 all of those conversations, for example, right now  
16 we have about \$4½ million in economic development  
17 bonds that have not been directed. We also have  
18 some debt capacity that equates to about \$18  
19 million over the next two years.

20 Council has an economic development  
21 committee that is actually looking at development  
22 opportunities around the city including  
23 specifically East Greensboro that it can fund. So  
24 some of the places where -- I mentioned Bessemer  
25 Shopping Center, some of our estimates is around

1       \$3 million to be able to improve that area and  
2       similar estimates are being developed around -- as  
3       well as evaluation of opportunities on East Market  
4       Street, Lee Street, as well as areas around  
5       Gillespie Park. So -- and then again across the  
6       city.

7                   So what I just laid out is about \$24  
8       million at least over the next two years for  
9       funding projects across the city. And then as an  
10      aside but certainly as a representative of a  
11      backdrop, council has committed some money for a  
12      performing arts center and at this stage we're not  
13      certain of whether all the financing for that  
14      project will come together but that is also  
15      relevant here as well. And so some funding has  
16      been set aside and designated for that project as  
17      well at the area of about \$20 million dollars.

18                   So there is a great need for the city to  
19      support and invest but with limited funding. And  
20      so all of these discussions are happening  
21      collectively. With the economic development  
22      committee in particular that council has  
23      appointed, they're going through the various lists  
24      of activities. So where you drill back down to  
25      this road in particular, again, it has a relevance

1 in terms of the -- the earlier you have  
2 connectivity the more attractive open land that  
3 may be surrounding the road, whether north or  
4 south or, in this case, east of the road, those  
5 areas become more attractive from a development  
6 perspective at least that's what our research  
7 tells us.

8 MRS. WILLIAMS: Denise, and thank  
9 you for your report. What's going to be critical  
10 for me is to be able to determine how this road  
11 will enhance our strategic plan and keep our farm  
12 going. And I'm hearing from reports, your reports  
13 and your slides, how it would benefit the city.  
14 If you were sitting on this side of the table, how  
15 do you see it benefitting North Carolina A&T?

16 MS. TURNER: Well, I think that the  
17 first aspects is in terms of whether North  
18 Carolina A&T has as plans for the future of this  
19 land in particular, whether the land will stay as  
20 it is or whether it will be utilized for what it  
21 is currently in terms of agriculture as well as  
22 development that might support agriculture. And I  
23 know that, of course, the university does a great  
24 deal of research around various aspects that  
25 relate to agriculture and there are members of the

1 corporate and industry community that partner with  
2 the university. So it really comes down to if the  
3 university is planning to utilize the land in the  
4 future for development beyond where it is today,  
5 that's where the road becomes beneficial. If the  
6 -- especially if -- and I know this, obviously, is  
7 a part of your strategic plan, you've been  
8 purchasing property closer into the main campus  
9 and planning for that property, develop it -- to  
10 develop it into the future the same as available  
11 for this property here. If you wanted to -- and  
12 I'll go back to that slide and just to use an  
13 example -- I think this one. If you wanted to  
14 utilize some of the agriculture open space for  
15 research and you potentially were going to  
16 purchase property around this area and maybe get a  
17 corporate supporter that would build here,  
18 utilizing the work that happens at the farm,  
19 researching and developing from that information,  
20 trying to use it to go to market or build various  
21 types of industry opportunity from that, that  
22 would be the place where it would be significant  
23 because then you'd have a road that needs to be  
24 built at some point if that's the direction you're  
25 going. It's a \$3.2 million road and the funding

1 is there currently.

2 MRS. BUNCUM: This is Pam McCorkle  
3 Buncum and I have a couple questions for  
4 Ms. Turner. During the deliberation study of this  
5 (inaudible) of mid-90 when you were contemplating  
6 this project, did the committee members in their  
7 conversation with the university, did they ever  
8 physically walk the farm or did they go to the  
9 farm to look at the actual land they were talking  
10 to the -- are you aware if that took place?

11 MS. TURNER: I am not certain but  
12 I'm going to ask Jim Westmoreland who may have  
13 been here at that time.

14 MR. WESTMORELAND: Yes, I think the  
15 question was, was the city involved and did we  
16 intentionally walk the property or investigate the  
17 property back at the time that we started with our  
18 first feasibility study back in 2005. And the  
19 answer to that is yes, we all took some time to  
20 make sure that we understood. And again Andy  
21 Perkins was involved with the project at that  
22 point in time with us as well and gave us both a  
23 good understanding in history of what the plans  
24 were for the property and the farm at that  
25 particular time.

1                   We all got together and effectively  
2                   understood that -- we, from the city team's  
3                   perspective, did come out and visit the site, look  
4                   around, try to understand the history of the farm  
5                   at a higher level. And I think that's some of  
6                   what's reflected with the thoroughfare plan  
7                   alignment that you see today. Again, the first  
8                   study that we did was more of a feasibility study  
9                   where we worked directly as a city team directly  
10                  with NC A&T State University and we learned a lot,  
11                  heard a lot from A&T about the history, the legacy  
12                  of the farm, the need to maintain it and what you  
13                  see reflected in the 2006 thoroughfare plan  
14                  alignment is really an understanding of that and a  
15                  respect of that position from A&T that if and when  
16                  this road ever gets built, it needs to be designed  
17                  and developed and styled in a way that it doesn't  
18                  impact the farm property or if it impacts it,  
19                  there's a minimal impact to the property based off  
20                  the alignment.

21                                MRS. BUNCUM: Okay. Thank you. My  
22                                second question goes with the funding history.  
23                                (Inaudible) would say that because of anticipated  
24                                construction costs that this particular project  
25                                was tabled because there wasn't -- funding was not

1 available for that -- for street extension at the  
2 time. What other projects were being considered  
3 at the time and were any other projects tabled or  
4 was the Florida Street extension project the only  
5 one that did not get funded during that time?

6 MS. TURNER: My -- my understanding  
7 of the question is around the funding and what  
8 other projects were also planned for the 2002  
9 transportation bonds. There's a number ---

10 MRS. BUNCUM: Yes.

11 MS. TURNER: --- of large funding  
12 projects that have happened across the city over  
13 the past several years. Those that come to mind  
14 are New Garden as well as Merritt Drive. Those  
15 are two large projects that we have in place  
16 currently that would have been funded as a part of  
17 that transportation bond. There are others.

18 MR. WESTMORELAND: This is Jim  
19 Westmoreland. There were a couple things  
20 dynamically going on at that time when we first  
21 scoped out the number of projects and the cost  
22 estimates for the 2000 bond program back in 1999  
23 time frame at \$73.75 million. A lot of things  
24 happened dynamically from that point in time up  
25 through about 2005 or 2006. One of the biggest



1 issues that was going on at that time is it seems  
2 like our overall cost to develop a project, both  
3 from a design perspective and more importantly  
4 from a constructive perspective and write-away  
5 acquisition perspective were increasing at double  
6 digits so many of the projects that we had on that  
7 2000 bond program effectively had to be either  
8 scaled back or stopped. Council had to readjust  
9 their priorities at least one or two times that I  
10 recall. Again because back in that period of  
11 time, a dollar in 2000 effectively amounted to  
12 probably about 75 cents back in the 2005 or six  
13 time frame. That's just how the economy was at  
14 that point in time, how costs were increasing, and  
15 I think A&T can understand that too in terms of  
16 some of what you were doing at the time in terms  
17 of building buildings and roadways and other  
18 things.

19 MRS. BUNCUM: I understand what  
20 you're saying but I guess my question deals with  
21 whether the project -- did you table that included  
22 the Florida Street extension and then specifically  
23 were other projects that continued, did they  
24 involve East Greensboro at all or was this the  
25 only one where you were planning to do something

1 in East -- in the eastern part of the county or  
2 eastern part of Greensboro?

3 MS. TURNER: Understood. You're  
4 looking for ---

5 MRS. BUNCUM: With the  
6 transportation bond.

7 MS. TURNER: Right, with the  
8 transportation bonds were there other projects in  
9 East Greensboro that may have continued forward or  
10 may have been ---

11 MRS. BUNCUM: Yes.

12 MS. TURNER: --- put on hold in  
13 2000?

14 MRS. BUNCUM: Yes, that's my  
15 question.

16 MS. TURNER: I apologize. We will  
17 have to get back with the committee on that  
18 information. We do have that but we don't know at  
19 this time.

20 MRS. BUNCUM: Thank you. Any other  
21 follow up to the connectivity that you're talking  
22 about, what highways or focus roads are you  
23 talking about specifically since that seems to  
24 hinge on whether developers come in or not? I'm  
25 looking at the map and I'm looking at major

1 highways that are already there, 40, 85, 29. So  
2 you're talking about primarily connecting those  
3 highways with surface roads more so than what you  
4 already have? Is that what you're talking about?  
5 If not, then if you can advise me on that.

6 MS. TURNER: Right, in terms of the  
7 connectivity, really the -- what our -- what we  
8 have learned from our economic development study  
9 and what we know from just development of  
10 community, is that getting from one area of town  
11 to the other is -- and how quickly you can do that  
12 is an important aspect and it's important in  
13 particular to developers. Currently if you wanted  
14 to go to the north side of East Greensboro, you  
15 don't have a Holden Road. On the west side of  
16 East Greensboro you can get from north to south  
17 going Holden pretty much the whole way. Here in  
18 terms of East Greensboro, you -- if you're on Lee  
19 Street, you have to go over to 40 or 29 in order  
20 to get -- to get north but getting north in  
21 between that, you'll have to take a series of  
22 turns and -- in various directions.

23 So the idea with connectivity is really  
24 just that. How directly can you get from one side  
25 of a town to the other and how quickly those cars

1 can move. And that has an impact on what happens  
2 in between. So if you think of 29 and 70 and the  
3 urban loop, which is the future Int 40 as a circle  
4 in the inside of that, everything else becomes  
5 more difficult to access. So as a company you  
6 look to get closer to the areas where people can  
7 get to you fastest, because the faster they can  
8 get there the -- and the easier it is to get to  
9 you, the more likely they are to come. So you'll  
10 see retail and development that is related to  
11 labor, housing. People, you know, looking for  
12 housing close to work, things of that nature.  
13 Those -- that housing -- that development that  
14 will curb potentially closer to the urban loop  
15 intersections as well as closer to the  
16 intersections of 29 but not within sight of the  
17 area inside that bubble.

18 Now, but with that being said, another  
19 dynamic is occurring. You have the university  
20 itself that is growing and developing. You have  
21 the university research park. You have the  
22 activity of Hayes-Taylor and other things that are  
23 going to happen on Lee Street. So you know that  
24 people are going to come inside of here. People  
25 are going to come and locate close to these areas

1 for just what's occurring, the work and jobs that  
2 will be created as a result of the research at the  
3 university. The potential of wanting to come to  
4 the Hayes-Taylor Y and those who will come to work  
5 at the research park. People will want to come  
6 here and then once they get here, how quickly can  
7 they get around town to get to the things they  
8 need; shopping, other jobs, things of that nature,  
9 recreation, et cetera.

10 MRS. BUNCUM: Thank you.

11 MR. FULLWOOD: Ms. Turner, you  
12 indicated that the city and the city council  
13 perhaps have different views of this perspective.  
14 How do you see this evolving and going forward?  
15 Will views remain the way they are or will the --  
16 a convergence of kind of one -- one view coming  
17 from the two parties or where do you see this  
18 going?

19 MS. TURNER: Well, what I see  
20 happening currently is, while we're still doing  
21 some development work that doesn't impact the farm  
22 area at all or the road, council is not looking to  
23 act and they have articulated their interest of  
24 knowing how the university feels about this road  
25 because while it's even -- for the numbers who

1 think that the road is very significant and timely  
2 as well as for the members who think that there  
3 are other projects that may be a greater priority,  
4 they collectively feel that if the university is  
5 not ready for the road to take place, that that is  
6 not a conflict that they want to have. So at this  
7 point council is waiting to understand how the  
8 university feels about the road and what this  
9 committee and the board ultimately decides and  
10 from that council would move. Now, in terms of  
11 how it would happen from a voting perspective, you  
12 know, majority of votes -- of council will decide  
13 ultimately whether the project goes forward. But  
14 again that vote's not going to occur until the  
15 council has a better understanding of where the  
16 university is.

17 MRS. BUNCUM: Can I also question  
18 you? You said the council will decide whether the  
19 project goes forward in that manner. If the  
20 university votes against this project, does the  
21 board take the vote? How do you move forward and  
22 what -- what positive impact would you still have  
23 for that part of the city that -- in terms of  
24 development?

25 MS. TURNER: I apologize. Would

1       you repeat that? I'm sorry.

2                   MRS. BUNCUM: You said that the  
3       council would decide whether you would move  
4       forward with the project. If the university does  
5       not approve the usage of the farm land, and then  
6       second was if you continue with the project, what  
7       positive way will it impact the East Greensboro  
8       neighborhood?

9                   MS. TURNER: In terms of the first  
10      question as to whether the council would move  
11      forward if the university board indicates its lack  
12      of support for the road at this time, I don't  
13      believe -- and I haven't had this direct  
14      conversation with all of council but I think I'm  
15      fair in saying I don't believe that the council  
16      will want to move forward if the university is not  
17      supportive. I think that after the board were to  
18      have their -- to articulate their position,  
19      council will discuss among themselves but I can  
20      share that the council members who are most  
21      supportive of the road is not, again, intending to  
22      have conflict with the university. So if the  
23      university says they do not want the road, I think  
24      they will be hard pressed to move forward.

25                   In terms of if the road does move

1 forward, the benefits of it -- it goes back to the  
2 connectivity discussion. The work itself will  
3 obviously take a couple years to complete but it  
4 does go back to the connectivity and the  
5 opportunities that exist and that are likely to  
6 come with the development of other areas that  
7 surround the road and the farm itself. As well as  
8 -- you know, I was asked an earlier question about  
9 the university's strategic plan and how the  
10 university could benefit from the road, it really  
11 -- if there is currently a thought or a discussion  
12 that is around potential use of this area beyond  
13 -- or to enhance the farm activity that happens  
14 here and to take that in a way to develop from an  
15 industry perspective that having road access would  
16 be beneficial.

17 MRS. WILLIAMS: This morning when  
18 we heard from the dean, he shared that should this  
19 road be constructed about the adjustments that  
20 would have to be made on the farm. So who picks  
21 up that tab? Should these adjustments have to be  
22 made, who pays for the reconstruction and moving  
23 about of things on the farm?

24 MS. TURNER: Let me ask Jim to come  
25 back and talk about from a funding perspective how



1 the construction actually lays out and what our  
2 funding allows for.

3 MR. WESTMORELAND: Thank you very  
4 much. Right now it's my understanding that  
5 funding would allow for us to work with you in  
6 terms of right-of-way acquisition as well as the  
7 construction of the facility. I think your  
8 question is more specific though, as it relates to  
9 this alignment or some of the alignments as it  
10 relates to if you all have to move assets and  
11 facilities. I think the city would be prepared  
12 and willing to work with you. I don't know -- I  
13 don't know that that's, in terms of our direct  
14 policy, what that states but I believe that if A&T  
15 was willing to commit to move the project forward  
16 that the city would commit to work with A&T in  
17 terms of relocation of those facilities.

18 I know as I recall from the most recent  
19 study there's -- there's a couple of, I'll call  
20 them temporary units that are there that may need  
21 to be relocated. I think the city's willing to  
22 work with the university to make sure that that  
23 happens and be supportive of that and help -- help  
24 it from the standpoint of our funding that effort  
25 if needed.

1 MRS. BUNCUM: Go ahead. I'm sorry.

2 MRS. WILLIAMS: Now is this road  
3 only? What if -- if this road went through would  
4 there be other construction pieces along this  
5 road?

6 MR. WESTMORELAND: What's planned  
7 right now includes the construction of the  
8 alignment between Lee and McConnell and there's  
9 also some planned -- yeah, go to the functional  
10 design. There's also some planned improvements  
11 along McConnell Road to widen it, to place  
12 sidewalks at least on one side of McConnell Road  
13 from the last plan that I saw. So there's an  
14 element between Franklin Boulevard and the new  
15 alignment along McConnell Road that would also be  
16 part of this construction project. So there's  
17 really two pieces here. It's the Florida Street  
18 extension and then the piece for McConnell Road  
19 and part of that was we already have an  
20 established sidewalk system.

21 Denise mentioned before about this  
22 facility including both sidewalks on both sides  
23 and bike lanes in the median. We already have a  
24 sidewalk system in similar kinds of facilities set  
25 up along Franklin Boulevard. So part of this

1 connectivity thing is also to not only connect the  
2 roadways at a higher level but also to connect  
3 that sidewalk and greenway system that we have.  
4 Thank you.

5 MRS. BUNCUM: My question  
6 Mr. Westmoreland deals with the community. The  
7 map that I'm looking at here doesn't really give  
8 me a clear idea of how close the -- the nearest  
9 neighborhood is and their impact and what  
10 conversations are you having with the neighbors  
11 and the community and how they would be affected  
12 as well during this whole construction process, if  
13 it takes place.

14 MS. TURNER: This is Denise and let  
15 me do say that I think it's important to  
16 acknowledge there is a -- to the west side of the  
17 road in the southern area there is a community  
18 that -- where the area, to effects, backs up to  
19 the road. And we -- there are residents from that  
20 community that we have heard from and have voiced  
21 strong opposition to the road. And I think that  
22 they would say, from a connectivity perspective,  
23 that they're comfortable with what they have  
24 currently, that there's other roads that are east  
25 of where this road is planned that they feel meets

1 their needs and that they don't feel a need for a  
2 greater road. And those roads are different roads  
3 in terms of their -- their -- the size of the  
4 roads and how many vehicles that they can handle.  
5 But they are roads, nonetheless, that does allow  
6 for some access such as English Street and there's  
7 another road in there I'm forgetting the name of  
8 that they can have access and that they don't want  
9 this road. They also would say that -- some of  
10 them, residents of that community, would say that  
11 they don't want the construction and activity that  
12 comes with a larger road coming to their -- to  
13 their backyards.

14 MR. DEESE: Along those lines when  
15 I look at, I think it was page 11 of your  
16 presentation, there were two public meetings held.  
17 Were those being well attended and did you get  
18 that feedback from the attendees of the meeting?

19 MS. TURNER: Those meetings, we did  
20 have those voices in attendance at the meetings.  
21 And Jim, you've been a part of both meetings.

22 MR. WESTMORELAND: Yes, I recall --  
23 as I recall, the meeting on May the 21st was  
24 pretty well attended in terms of the number of  
25 folks who showed up, both those who lived in the

1 neighborhoods, those who lived generally around  
2 this area.

3 The second meeting on November the 19th  
4 was not as well attended but there were many  
5 people who showed up from the first meeting --  
6 showed up to the second meeting who were at the  
7 first meeting and the concerns remained the same  
8 from those that we heard from, including folks who  
9 lived in the College Forest neighborhood, folks  
10 who had similar concerns that they had before  
11 about the facility and what it might mean in the  
12 way of traffic in their particular areas. So we  
13 had -- we had input. We heard from them. As far  
14 as total numbers I would estimate probably maybe  
15 50 total at the first meeting, maybe 20 or 25  
16 total at the second meeting, so it was about half  
17 that attendance.

18 Both of these were drop and work  
19 sessions where people could come by and they could  
20 look at the aerial photography and the proposed  
21 alignments that were out there. The first meeting  
22 was more specifically focused on gathering  
23 community inputs, ideas and concerns about the  
24 project and then the second meeting was more  
25 focused on a reaction to the alignment options

1 that were out there.

2 MR. FULLWOOD: Denise, can you just  
3 comment on whether there's a potential Plan "B."  
4 I mean if -- if this -- is there something else  
5 that's possible, other options, other alternatives  
6 that the city's thought about?

7 MS. TURNER: Well, as I mentioned  
8 at the beginning, there isn't a, from a traffic  
9 perspective, a specific need today for this road.  
10 Our traffic counts don't say that we're having a  
11 pressure point in this area and thereby we need  
12 this road to happen right now. And sometimes that  
13 does occur. Sometimes we can see development  
14 occurring at a -- at a clip that says that if we  
15 don't get a road in this area in five years or two  
16 years we're going to have a problem on our other  
17 roads surrounding. We're not at that place  
18 currently. So there is not another pressure point  
19 that's happening from a safety or physical  
20 perspective that we're needing to meet.

21 What we have at this point is funding  
22 for -- for a road and an expectation with what we  
23 know is happening around the road, a potential  
24 area that will potentially create a greater  
25 pressure point at some point. So what I think

1 would happen is that the funding would be  
2 reallocated for another project. Most likely I  
3 would say that the council member who is -- who  
4 represents this area would seek to have the  
5 funding go for another project in District One.

6 MR. WESTMORELAND: I think as far  
7 as the currently proposed alignment of the Florida  
8 Street extension or any kind of connection that  
9 can be made in this general area in between Lee  
10 and McConnell there probably is not a Plan "B" so  
11 that would just go undone. As far as the  
12 facilities that are planned sort of to the north  
13 where you see the extension of Youngs Mill Road  
14 heading up to connecting with Ward Road, you see  
15 the other connection over from Holts Chapel  
16 generally heading back towards US 70 in the loop,  
17 those would still be potential thoroughfares that  
18 could be developed and would have some relative  
19 value in terms of their traffic carrying  
20 capabilities as well as economic development,  
21 future capabilities that are out there. So -- and  
22 you can see from the Youngs Mill extension portion  
23 here that that extends directly up to Ward Road,  
24 up to US 70, so it would be a connection.

25 But as far as this particular area of

1 the connection in between Lee and McConnell, I  
2 don't think there's a necessary other option or  
3 Plan "B." You'd just have to continue to use the  
4 existing roadways that you have out there today  
5 and Lee Street and Moody Street to make those  
6 connections out to McConnell.

7 MR. FULLWOOD: We have time for one  
8 more question. Committee, are we good?

9 MRS. BUNCUM: I'd like to remind  
10 them that we're meeting again on the 10th. And  
11 the information that they say they will provide  
12 around the funding history around that question --  
13 if we could get that before that meeting that  
14 would be greatly appreciated.

15 MS. TURNER: There will be no  
16 problem with us getting that information to you,  
17 if not today, it will be Monday.

18 MRS. BUNCUM: Thank you.

19 MR. FULLWOOD: Okay. We want to  
20 thank the city so much for coming and spending  
21 time with us this morning, very insightful, very  
22 thoughtful and we appreciate you being here with  
23 us.

24 MS. TURNER: Great. Thank you and  
25 I appreciate the opportunity to be here.



1 MR. WESTMORELAND: Very good.

2 Thanks.

3 MR. FULLWOOD: Next we're going to  
4 move to the community and we have from our  
5 advancement office, Nicole Pride. And Nicole, if  
6 you would be the guardian of the microphone we'd  
7 appreciate it very, very much. And we'd like to  
8 do -- conduct this session as orderly and as  
9 respectfully as possible and we want to make sure  
10 everyone is heard. And we did ask that you allow  
11 no -- maximum of three minutes per speaker. So,  
12 would you like people to line up first? Tell me  
13 how you think we should do this.

14 MS. PRIDE: Thank you. I  
15 appreciate it. Good morning to everyone. And for  
16 the benefit of those who were not here when we  
17 first convened, the meeting this morning, and  
18 called it into order I'll introduce myself. My  
19 name is Nicole Pride. I'm the Associate Vice-  
20 Chancellor for University Relations here at North  
21 Carolina A&T.

22 The university community portion of the  
23 agenda is for us to gain your feedback and  
24 comments. I'll reiterate what Mr. Fullwood said.  
25 You have two to three minutes. Please limit your

1        comments accordingly and your feedback within that  
2        time limit. What we'll do is we have a gentleman  
3        here that has a microphone. We'll bring the  
4        microphone around for you. We ask that you allow  
5        the person that's speaking to fully have their  
6        comments and feedback and not interrupt them and  
7        then we'll go around the room and just select  
8        folks as you raise your hands for a comment.  
9        Please stand with your comment and give your name  
10       so that we may have that recorded prior to your  
11       feedback or comment. Okay? Thank you. The floor  
12       is now open for comments.

13                    MR. KULI: Let me say good morning  
14       to everyone here, the board, even to the  
15       chancellor who is my boss. I was glad to hear the  
16       city manager say then that within the next five  
17       years there are no -- there's no future pressure  
18       for having this road. But it does seem like the  
19       university and others are at a ferocious speed  
20       trying to push this road down the backs of people  
21       who live in the community.

22                    Let me say my name's Elon Kuli and I  
23       live in the immediate area of that -- of this  
24       road. In order for me to come to work here at  
25       A&T, in order for me to go anywhere, I must go

1 onto McConnell Road. To send the traffic from Lee  
2 Street across the farm would definitely inundate  
3 McConnell Road and I dare say it would destroy  
4 most of those communities within that area.

5 I say that the people started studying  
6 this in 1960. Those people had sense enough to  
7 say this is a bad idea. I still think it's a bad  
8 idea. I don't think that people should be  
9 grounded in a type of unholy stubbornness. One  
10 thing, I don't know what you think about the  
11 government but even the governor, on the front  
12 page of the Greensboro Daily News, changed his  
13 mind about something. He did listen to the  
14 people. Sometimes I know that community and  
15 myself too and I'll sit down. I feel like David  
16 facing the Goliath of all of the big wigs. I  
17 don't think this is a good idea. I think people  
18 should learn, especially engineers. Engineers  
19 need to learn how to think outside the box. There  
20 is no just one way of doing things and anybody  
21 says there's -- there is only one way is not  
22 thinking outside the box. Thank you.

23 MS. PRIDE: Thank you for your  
24 comments, sir.

25 MR. GREGORY: Good afternoon. Good

1 morning. My name is Edward Gregory. I am a 2006  
2 graduate of the A&T School of Agriculture and  
3 Environmental Science. I was in the research  
4 apprenticeship program for two years. I was in an  
5 eiffel program for one year. So I am a product of  
6 what Mr. Leon Moses, the farm, what A&T has done  
7 for me. A lot of my graduates are also now with  
8 RMA Risk Management, World Development. I am with  
9 a farm service agency now. I was an agriculture  
10 teacher four or five years and visited the farm  
11 regularly with my students. From time-to-time I  
12 take my children there. Also, my grandparents  
13 live right across the street from the farm which  
14 they would be directed immediately and if they  
15 extended McConnell Road it will be right there in  
16 their front yard. They were also affected by the  
17 Neil town result of the environmental issues of  
18 going down there as far as the landfill.

19 So I've been directed by this several  
20 ways, more than one. But I say to you, we don't  
21 want to stop progress. We want to grow the  
22 university but as stewards of our environment we  
23 have to protect our land. Also, I would also  
24 encourage the county as well to look at possibly  
25 acquiring other farmland that's located right

1 across the street that's adjacent to possibly  
2 adding on if you want to take away.

3           Personally, I ask if you take one acre,  
4 give me a hundred acres because we have to protect  
5 our environment. We have to take care of our  
6 people. We have to provide an education for our  
7 students and we also have to be able to provide  
8 food for people. Before this urban loop is grown  
9 we have to provide food for the people that you  
10 want to bring in here. So please be mindful of  
11 everything that you do. Like I said, if you take  
12 one acre, please give me a hundred more, not fifty  
13 miles away. Thank you.

14           MS. PRIDE: Thank you for your  
15 comments. Anyone else?

16           MR. PHILLIPS: Good morning. I'm  
17 Richard Dick Phillips. I'm here as elected  
18 supervisor of the Guilford County Soil  
19 Conservation District. I have two other  
20 supervisors with me. Born and raised on a farm  
21 and I love cows. I used to milk them. Okay? I'm  
22 also an adjunct professor at A&T primarily and the  
23 School of Agriculture and Environmental Science.

24           So we all know agriculture has the  
25 highest return of all in North Carolina, second

1       only to tourism. This farm is a center for  
2       research, it's an out lower land for our students  
3       which is only ten minutes from campus and I have  
4       taken many students out there and, believe me,  
5       what you see there is -- makes a lot of sense to  
6       them. It's an outlet for farmers, especially for  
7       small farmers and many soil and water conservation  
8       practices are there for students to see and to  
9       research. So being a soil conservation district  
10      consider this as viable open space. It is not  
11      developed -- undeveloped land. It is not idol  
12      land as I read in the newspaper. It is not open  
13      land as I heard this morning. It is not waiting  
14      for development. It is not needing a higher use.

15               Specifically, this street would divide  
16      the grazing area for the dairy operation. Keep in  
17      mind with the research center we've already -- the  
18      farm has already lost 20 -- 20 or some acres.  
19      Although this road would, say, take 2.7 acres, it  
20      would leave the remaining grazing area on the  
21      other side. I don't know how much that would be  
22      on the map but it looks like it could be ten  
23      acres. So this would be very disruptive to the  
24      grazing operation. Cows need to graze,  
25      particularly in the -- most of the year and that's

1 where their manure goes. So we have a new dairy  
2 unit, a new milking parlor, and so this would  
3 seriously disrupt that. So, this would be another  
4 incursion into the farm.

5 This, as proposed, would dead end into  
6 McConnell and straight ahead is more farmland  
7 which is the Environmental Research Center.  
8 Looking at the map, if Ward Road is extended south  
9 as shown on this map it would go directly through  
10 the swine unit and we have all the lagoons and all  
11 the wetland research there, so this is another  
12 incursion. So what I'm saying is I am fearful of  
13 further incursions into the farm.

14 MS. PRIDE: Excuse me, sir. You  
15 have 30 seconds to please wrap up your remarks.  
16 You can continue. You have 30 more seconds.  
17 Thank you.

18 MR. PHILLIPS: So, my question is  
19 this land on the west side would no longer be for  
20 the pasture for cows, for calves, for beef animals  
21 too. So this is a farm, go get the cows morning  
22 and night, bring them up to milk. If we put cows  
23 over there, if we truck them over there, how are  
24 they going to get back to be milked? Thank you.

25 MS. PRIDE: Thank you, sir.

1 Gentleman in the black hat.

2 MR. KIPPEN: My name is Michael  
3 Kippen and I'm a stakeholder from the point of  
4 view as since probably five or six members of my  
5 family have attended A&T. Throw in all the Eagles  
6 and Rams that's been married in the family you  
7 might say that we're a diverse group that are  
8 interested in A&T, what happens. Now, I live in  
9 this area. I've lived down on Young Mill Road  
10 where they talk about the outer loop. Twenty  
11 years ago they were talking about the outer loop  
12 going to come through. Now they're talking about  
13 it's going to get started.

14 If you look at -- in that I live in this  
15 area, if I may approach the map, you'll see right  
16 here you have a two-lane highway (indicated).  
17 They're not telling you when they going to develop  
18 the two-lane highway but they're telling you how  
19 they're going to disrupt -- what we've heard is  
20 how they're going to disrupt our agriculture right  
21 through here and this is our agriculture because  
22 I'm a stakeholder in this community. I pay tax in  
23 North Carolina. I'm a resident of Guilford County  
24 and truly I'm a stakeholder in every aspect from  
25 American to North Carolinian to a Guilford County



1 resident to a Greensboro person. But this is our  
2 university and when I send my kids to A&T I want  
3 them to have the same opportunities that I had  
4 when I went to A&T and I want when I speak up I  
5 want the kids here that come after me that are not  
6 my kids, who are also stakeholders, to have the  
7 same opportunity.

8 I challenge the board not to think  
9 small. When the Dean of Agriculture spoke about  
10 arsenic in water -- if you have Netflix and watch  
11 a lot of documentaries you understand that  
12 Bangladesh is walled in by India. India's cutting  
13 off the water to Bangladesh. So in Bangladesh  
14 when you go to your well you pull up -- you die  
15 from arsenic.

16 So that's how important what's going on  
17 at A&T -- and that's going on at A&T because of  
18 people step forward, not because everybody loves  
19 us or you have good instructors that have a value  
20 in 2003. The state give us that. You have five  
21 organizations or five programs at what they call  
22 to be industrial ready. A&T is global. It's not  
23 in Greensboro, it's global and what I would like  
24 to do is challenge you guys to think of A&T as  
25 global. The City of Greensboro may or may not

1       commit. There was no firm commitment to  
2       relocation assets and North Carolina is asset --  
3       the City of Greensboro is asset challenged. Thank  
4       you for an opportunity to speak. Aggie Pride.

5                   MS. PRIDE: Thank you, sir. Anyone  
6       else? Young lady right here in the front.

7                   MS. NEWSOME: Hello. My name is  
8       Deandra Newsome. I'm a sophomore political  
9       science student here at A&T. My biggest concern  
10      is the fact that when I did come in this morning  
11      the dean did say that students, they had given a  
12      lot of negative feedback. And the fact that we  
13      have given a lot of negative feedback and there's  
14      still, I guess, more planning that's going to  
15      involve to, I guess, make us feel like, oh, I  
16      guess we can go with it. We are not with this.  
17      And being that this is a -- well, this is a  
18      university that teaches us what -- teaches us how  
19      to think and not what to think I feel like you --  
20      the plans and everything that's going to involve  
21      you're saying this is what you have to do and this  
22      is what you're going to have to deal with and that  
23      is my biggest concern. We are not for this road  
24      and I don't know what else we can do as far as to  
25      show -- tell you all that. There's been many

1 petitions going around and I don't know what we  
2 need to do to say that this is not something that  
3 we are supporting.

4 MS. PRIDE: Thank you.

5 MR. CLAPP: I'm Harry Clapp and I  
6 had association with this farm in 1941 when I went  
7 out to check on your conservation projects out  
8 there. My main activity at that time was  
9 measuring tobacco land when there was allotments  
10 in effect, but I did have an opportunity to check  
11 the conservation projects out at A&T Farm.

12 I went to the other land grant  
13 university here in North Carolina and became an  
14 engineer but I did have another connection with a  
15 research farm, the Beltsville Agricultural  
16 Research Farm, just outside the beltway in  
17 Washington. I don't know if you agricultural  
18 people are familiar with it or not but a couple  
19 decades ago a hundred acres of that farm were  
20 developed as a service and inspection yard for the  
21 metro system because it was at the end of a line  
22 and a hundred acres of the Beltsville Agricultural  
23 Research Center were utilized to develop this  
24 metro yard. So this was determined to be in the  
25 common good interest.

1                   And the A&T Farm is in a strategic  
2                   location and it's very encouraging to hear some of  
3                   the developments along McConnell Road where a  
4                   small farm -- I mean small animal developments are  
5                   taking place.

6                   So far as other large agricultural  
7                   research, the prison farm is looking for other  
8                   developments and some of the grain production,  
9                   soil research and so forth and so on, might be  
10                  conducted out there. So I don't know what the  
11                  ownership arrangements would be, but they're  
12                  looking for other uses for that prison farm and I  
13                  just wondered if that sort of activity could be  
14                  carried out. It's a dozen miles further away from  
15                  the core campus but that's a possibility.

16                  MS. PRIDE: Thank you for your  
17                  comments, sir. Will you bring the microphone back  
18                  here to the table for a moment, then go to the  
19                  other side?

20                  MR. MUHAMMED: Good morning. My  
21                  name is Terrence Muhammed. I'm a resident of  
22                  Greensboro, North Carolina. I'm also, I would  
23                  never say a former Aggie. I am an Aggie. I  
24                  attended school here, worked here and still  
25                  working here at A&T so I have love for A&T. I

1       also worked at Pleasant Gardens so I actually have  
2       worked on a farm and had animals in my backyard,  
3       so I understand the importance of farming. I also  
4       study martial arts and sometimes I do  
5       demonstrations and one of the times I did a  
6       demonstration and somebody asked me, "How do you  
7       get out of a concern double choke, double leg  
8       hold?"

9                   And the question I would ask, "How in  
10       the world did you ever get in that particular  
11       hold?"

12                   So I say that to say that don't stand on  
13       the wrong side of history and then ask years later  
14       how in the world did A&T get in the situation that  
15       we're in now that our land is getting taken away  
16       from us? Because you're now allowing another move  
17       to be put on you and later down the road another  
18       one will be put on you and then you'll start to  
19       ask and start to protest, how do we get our farm  
20       safe? Well, it's too late. You've already let  
21       the first move come in.

22                   So they're playing chess with us so  
23       don't be fooled by the chess move that they're  
24       doing because this roads makes no sense. It has  
25       no development for us. It has development

1 purposes for those that want to develop their  
2 business and their corporations, but not for us.

3 Also, I have been traveling and I have  
4 been to Tuskegee, Alabama and the University of  
5 Tuskegee. We've been doing research at Alabama  
6 A&M, Tennessee and Prairie View. All of these  
7 colleges have the same issues as A&T is having.  
8 They're trying to take the land away from the  
9 black colleges so they can eventually take the  
10 colleges.

11 But also, as people, if you want to  
12 survive you need agriculture and you need  
13 architecture. So if you want to build a nation,  
14 and we're talking about later down the road and  
15 economic development, well, you need some food to  
16 eat and know how to grow food to even develop all  
17 the other developments that you need. So  
18 agriculture is very necessary and very important.

19 And I thank Dr. Randall for your  
20 presentation, for what you did because the part of  
21 the community gardens, which we definitely need.  
22 There's community gardens being done in Detroit  
23 where we have a food desert. The whole necessity  
24 of getting our young people involved in  
25 agriculture is very important. A&T should not be

1 on the tail but we should be the lead and the  
2 flagship for this kind of development.

3 And we talk about development in our  
4 community, this is necessary when you're looking  
5 at the dominant culture of our United States when  
6 where the food deserts in a black community needs  
7 agriculture and the knowledge of that and  
8 community gardens which we're talking about with  
9 this whole issue of climate control and global  
10 things that's going on and protecting the  
11 environment and do green. Well, we can be at the  
12 forefront of a green environment by growing our  
13 own food and going back to what used to be and  
14 feeding our own institution and our own students.

15 But that last one I will say the  
16 students have said they don't want this road. The  
17 community, which you will hear from, does not want  
18 this road. So I'm wondering why we're still  
19 having the conversation. I know we have to have  
20 this conversation but we don't want the road. And  
21 I will say do not be on the wrong side of history  
22 to know that you voted yes for a road that would  
23 eventually take the farm and eventually solidify  
24 what's already been planned for years, and I say  
25 it openly, for us being the east campus of UNC-G.

1 Don't say it can't happen if you continue to allow  
2 little pieces and pieces and pieces to go to make  
3 the connectivity a reality. And I'm going to say,  
4 Terrence Muhammad, T.C., however you want to say  
5 it, was on the record to say I'm not one of the  
6 supporters for our university being taken or our  
7 farm to be taken.

8 MS. PRIDE: Thank you for your  
9 comments.

10 MR. BRANDON: Yes, Louis A.  
11 Brandon, III. I hold two degrees from A&T.  
12 Contrary to how people define me in Greensboro if  
13 it is some historian or archivist and an emotional  
14 person about this other passion of mine, A&T,  
15 because the first 15 years of my life I worked on  
16 this campus and I have two degrees in biology. I  
17 know that farm because I spent a lot of time out  
18 on that farm. You know? And also, I know  
19 Greensboro because I also became involved in the  
20 politics of this community. For 26 years I have  
21 been a soil and water conservation district  
22 supervisor here in Guilford elected at large along  
23 with Dick and Harold.

24 So when I talk about this road to  
25 nowhere I know what I'm talking about. And I know



1       that politics is involved and I know -- I also  
2       know who's involved.  Okay?  And what -- the  
3       intent.  You can't talk about extending Ward Road  
4       without taking additional land from the farm.  You  
5       can't take a Florida Street extension across over  
6       to Holt Chapel Road without compromising the other  
7       part of the farm.  Each move compromises this farm  
8       further.  This is farm land over here.  Farm land  
9       down here.  Eventually this farm would be gone by  
10      the City of Greensboro trying to get land for his  
11      own things.  And one of the things that you know  
12      about Greensboro is that they fail at all of their  
13      road projects.  Look at East Market Street.  They  
14      had this boulevard.  They're going to make  
15      everything a boulevard so now they come back and  
16      try to streetscape East Market Street.  They did  
17      the same thing with Friendly Avenue.  It goes on  
18      and on and on and on in Greensboro.  And the  
19      reason the economic -- the climate in Greensboro  
20      is that there's no foresight downtown.  Everybody  
21      is still wanting to be a major industrial center.  
22      That's not going to happen.  The largest industry  
23      in North Carolina is agriculture and it's  
24      sustainable economics.  It's going to always be  
25      there.  The second largest industry in this state

1 is tourism. It's not building houses, it's  
2 tourism. But we as a community are not looking at  
3 that or any of those things in terms to try and  
4 develop our economy in this community. There's  
5 nothing in terms of economic development on  
6 McConnell Road. It's a dead end. And as soon as  
7 the City of Greensboro officials recognize that  
8 and begin to really look at what has taken place,  
9 then we'll be a better community. And ---

10 MS. PRIDE: Thirty seconds please  
11 to wrap up your comments.

12 MR. BRANDON: In 1995, the former  
13 mayor, Carolyn Allen, proposed that we do an all  
14 range study called 2015. I was the vice chairman  
15 of that two-year study. Do you know what the city  
16 of Greensboro did? When we finished with that  
17 study they refused to accept the report, them and  
18 the Chamber of Commerce. That's how backwards  
19 this city is and that's why this community is  
20 declining when you look at Winston and Durham and  
21 Raleigh and Charlotte roadway. Roads are not  
22 going to improve any of that.

23 MS. PRIDE: Thank you for your  
24 comments.

25 MR. PETTIFORD: My name is James L.

1       Pettiford. I'm a resident of High Point and a  
2       member of the class of 1965. My comments are very  
3       generally basically about what a lousy deal we've  
4       been offered. Why are we here participating in  
5       this charade? I term this a charade because what  
6       does A&T have to gain from the Florida Street  
7       extension, or FSE as I will call it henceforth?  
8       Nothing. No one, the chancellor, Chairman Deese,  
9       you committee members, no one that's in their  
10      private life of business would take such a deal if  
11      offered such a proposal as FSE, in which we get no  
12      return, almost all of you would say absolutely,  
13      positively no.

14                 FSE is like war. What is it good for?  
15      Absolutely nothing. The only ones who would  
16      benefit from FSE is the developers and their  
17      cohorts at the city and others who are carrying  
18      water and messages for them for there is turkey or  
19      worse in the woodpile. Why else would an A&T  
20      official call city officials and tell them to take  
21      FSE off the agenda until A&T held its community  
22      meeting when there was a voting block on city  
23      counsel prepared to vote it down, FSE down? Had  
24      they done so there would have been no need for a  
25      community meeting or this meeting or any other

1 action until -- until the proposal reemerged  
2 again. For when there's money to be made  
3 developers and their cohorts will be back.

4 I am here playing this charade out,  
5 although I had other things to do. But I'm hoping  
6 to appeal to you trustees, appeal to your  
7 character, your ethics, your moral and spiritual  
8 core. I just hope it's not a waste of time, but  
9 time is a fortune teller. I just hope the script  
10 for this charade has not already been written and  
11 is being playing out for our benefit. My fear is  
12 that the deed is almost done and A&T and alumni  
13 and supporters who came to the community meeting  
14 were just wasting our time.

15 Are any of you aware that A&T farmers  
16 relocated once before? I don't know the date but  
17 it was probably in the 40s or 50s. We had to move  
18 it because we were in P. Lorillard's way. They  
19 wanted A&T's spot and they got it.

20 A few years ago the current mayor, who  
21 was then merely on city counsel, who had been  
22 pushing for the road for a while suggested they  
23 would give A&T land. They would move the farm,  
24 preferably to the outskirts of town. I paraphrase  
25 him and the bill. A&T has nothing to gain and

1 much to lose to start on a slippery slope to turn  
2 Aggie Farm into a petting zoo and lose our land  
3 grant status.

4 MS. PRIDE: Excuse me, sir. You  
5 have 30 seconds. Please wrap your comments up.

6 MR. PETTIFORD: Okay.

7 MS. PRIDE: Thank you.

8 MR. PETTIFORD: Give me back those  
9 you just interrupted me for. When the vote comes  
10 on FSE please be -- trustees, please a profile in  
11 courage like the young fellow standing against the  
12 tanks in Tiananmen Square, like Scott Prouty  
13 taping Romney or our own A&T four, not the  
14 Greensboro four. Please don't ever refer to them  
15 as the Greensboro four. They are the A&T four.  
16 You are here as A&T's trustees and I hope you are  
17 worthy of that -- that status. All you have to do  
18 is say no. You are our last hope of holding the  
19 Aggie line. Make it a blue line and not blue  
20 death. Please stop the charade and just say no.  
21 What does it profit you to gain and maintain your  
22 status and lose your soul?

23 MS. PRIDE: Thank you for your  
24 comments.

25 MR. PETTIFORD: Peace, love and

1 light.

2 MS. PRIDE: Thank you. Anyone  
3 else? Okay. Great. Thank you.

4 MS. KILIMANJARO: Good morning. My  
5 name is Afrique Kilimanjaro. I am an A&T  
6 graduate, class of 1992, professional biology. I  
7 grew up on this campus. My father was a professor  
8 here for many years. I have written several  
9 articles and editorials. I'm an editorial  
10 specialist with the Carolina Peacemaker and we've  
11 written articles and editorials on this topic. I  
12 have voiced my opinion as an Aggie alumni as being  
13 opposed to this road. My training is also in  
14 environmental and occupational health. I used to  
15 work for the Agency for Toxic Substance and  
16 Disease Registry in Atlanta protecting  
17 neighborhoods from corporations and big interests  
18 who want to put toxic waste sites in their  
19 backyards or munitions dumps, as government  
20 entities like to do.

21 My -- I don't have really any formal  
22 comments but just to tell you that I am opposed to  
23 this road. The city officials who are here this  
24 morning expressed that there were two workshops  
25 given for the community to express their opinions

1 and we wrote about those workshops in the paper.  
2 Those are informal workshops. In other words,  
3 there isn't a forum like this where a person can  
4 come in and voice their opinion to a group and  
5 everybody will hear -- will hear what that person  
6 says. You have to seek out each individual person  
7 who -- who's with the city. So you might be able  
8 to talk to the city manager in this corner and you  
9 might be able to talk to a counsel person in  
10 another corner. So that person's voice is  
11 weakened because everybody didn't get to hear it,  
12 unless it's at a city counsel meeting and by that  
13 point they've already got their plans done. Okay?

14 The bond referendum that this road was  
15 in, this 70 plus million dollar bond referendum  
16 that the city passed, this road was buried inside  
17 of that bond referendum. Our paper and a lot of  
18 other papers around the city got the word out --  
19 tried to get the word out rather than this was  
20 going on.

21 The Beloved Community Center which is  
22 located in Greensboro which is headed by Reverend  
23 Nelson Johnson, who is also an A&T alumnus, when  
24 that -- when that bond passed -- or before it  
25 passed when it was up for a vote we -- we tried to

1 inform the community or inform people but it was  
2 so buried deep in the \$70 million bond that, you  
3 know, you had to read the fine print to figure out  
4 that it was there, that it was a road that was to  
5 go through A&T's farm. So a lot of people, a lot  
6 of the neighbors were not aware that this was --  
7 this was happening.

8 This is also an issue about money more  
9 so than anything. This is an issue about private  
10 interests who want to come through and develop.  
11 They want to build apartments out McConnell Road,  
12 which there's already been a set build that's  
13 close to Highway 85 right now. This is about a  
14 lot of farmland out there that's up for sale right  
15 now that's eligible for acquisition.

16 MS. PRIDE: Excuse me, Afrique, 30  
17 seconds.

18 MS. KILIMANJARO: I understand.  
19 Yes.

20 MS. PRIDE: Thank you.

21 MS. KILIMANJARO: And so we, as  
22 alumni, you've already heard we're opposed to the  
23 road. We had a town meeting. We're opposed to  
24 the road. The city residents who live near the --  
25 who live near the farm have already voiced their



1 opinions. So I'm hoping and I'm going to appeal  
2 to your sensibilities as board of trustee members,  
3 as stewards of A&T to protect the university,  
4 protect the land, protect green space. It is  
5 valuable. It does mean something. Agriculture is  
6 king in the United States. Okay? So this is --  
7 this is big. This is the future. It's not just  
8 nanoscience and nanotechnology. Okay? Thank you.

9 MS. PRIDE: Thank you for your  
10 comments. We have time now to hear from three  
11 more of our community folks please that are here.  
12 We want to start here and come back on this side.  
13 She's been standing. Thank you.

14 MS. NELSON: Okay. Good morning  
15 everyone. Good afternoon. My name is Michelle  
16 Nelson. I am an alumni 2012, last May, in earth  
17 and environmental science and I'm now pursuing a  
18 masters in agriculture education. I'm also an  
19 intern with Guilford Soil and Water, so I am very  
20 involved in what's going on around Greensboro and  
21 what's happening and different environmental  
22 problems that have been happening here. First of  
23 all, if you build a road there that's going to  
24 cause so many more problems. I don't understand.  
25 I've been here for the meeting. This is the first

1       one I have attended, honestly, but I have been in  
2       the know about what's going on. If you build a  
3       road there that's sending away so much more. I  
4       don't understand how the benefit of building this  
5       road is outweighing the risk in the long-term and  
6       just in the short-term.

7                   I've gone with Dick Phillips to the farm  
8       to learn about what cows do, how we do best  
9       management practices. I've done many things at  
10      the farm. I've been a research assistant. The  
11      farm is a tool for small children to learn about  
12      being environmental stewards. If you take a part  
13      of that farm away how are they going to know how  
14      to grow food or how are they going to know how to  
15      -- I don't even know. I can't even think right  
16      now. But how are they going anything, how to  
17      protect the environment in the future if you're  
18      taking away this large part? It's just not -- I  
19      really don't understand how the benefits of  
20      building this road are really going to benefit  
21      A&T. I feel like it's taking away more.

22                   So -- so, I really wish there were more  
23      students here but half the students don't even  
24      know what's going on. I put it on my Facebook  
25      status. They don't know. Oh, what are you

1 talking about? What are you talking about? Come  
2 to the forum. They don't know about it. Usually  
3 we get emails about all this stuff. I haven't  
4 seen an email about no Florida Street extension  
5 nowhere.

6 And, okay, the paper had this big thing  
7 but that was one paper. It's not a big thing. I  
8 don't really see how -- okay, yes, we come and  
9 talk to these people about how we really feel but  
10 if you guys aren't letting us know about different  
11 things. We come in here all the time. A bunch of  
12 students come in here, spend two years, four years  
13 here and then leave. We should be trying to make  
14 a mark too. If we feel some type of way about  
15 this Florida Street extension we should be trying  
16 to stand up for it and that's what we're trying to  
17 do. We said "no" many times and it's still being  
18 pushed on us. I just don't understand.

19 And what else was I going to say? I'm  
20 from Maryland. I know what he's talking about,  
21 Beltsville, the metro. I have two different  
22 perspectives. I want to have a farm when I grow  
23 older. If I see this right now, people coming in  
24 trying to take my farmland away, how is that going  
25 to make me feel in the future? Some big company

1 going to try and take my land, my acres, that's  
2 going to make me feel even more angry than I am  
3 right now.

4 So I just feel like -- excuse me -- if  
5 we're really going to make this decision to put  
6 this road, so to speak, that's going to promote  
7 connectivity I don't understand what's the big  
8 deal about going around an extra corner spending  
9 -- I mean gas is already expensive. I really  
10 don't understand. Connectivity is not a bigger --  
11 bigger benefit I guess you can say or -- yeah,  
12 whatever, opportunity. It's not ---

13 MS. PRIDE: Excuse me. You have 30  
14 seconds.

15 MS. NELSON: Okay. Thank you.

16 MS. PRIDE: You're welcome.

17 MS. NELSON: So yeah, that's it  
18 since I have 30 seconds. I just don't agree.  
19 That's all I have to say.

20 MS. PRIDE: Thank you for your  
21 comments.

22 MS. HIGHTOWER: Good morning. My  
23 name is Sharon Hightower. I am not an Aggie by  
24 alumni association but I am an Aggie by  
25 neighborhood association. I am in College Forest

1       which is next door to the farm and I have been a  
2       resident of College Forest for over 17 years.  And  
3       initially I purchased a home there because I  
4       assumed with a school name of North Carolina  
5       Agricultural and Technical University that the  
6       farm would remain an interest of an agricultural  
7       school and so I chose to have cows for my backdoor  
8       neighbors.  Since I have been in that home I've  
9       heard of the Florida Street extension and I have  
10      opposed it from the onset.  I'm being touted as  
11      the only neighbor who opposes that road and that  
12      isn't accurate as I am the president of the  
13      College Forest Neighborhood Association.

14                 What I would like to say to you is that  
15      we have been told that this road initiated in 1962  
16      and the only plan you have for east Greensboro  
17      development is over 52 years old.  What does that  
18      say about our city officials?  What does that say  
19      about the interest of the east Greensboro  
20      residents?  What does that say?  That I don't  
21      matter to you because in every 52 years you'll cut  
22      a road and you'll tell me I can now drive to  
23      somewhere that's going to provide economic  
24      development.

25                 Of course we all know that the Florida

1 Street extension is the road to nowhere. It stops  
2 at McConnell Road. It will not drive you to a  
3 grocery store. It will not drive you to a drug  
4 store. It will not drive you to anywhere that's  
5 going to benefit you in the long run. Will it  
6 give us a job? What will -- what will it benefit  
7 us? And so we have to ask ourself that question.  
8 We have to say what is the ulterior motive for the  
9 city to push this road when A&T is not pushing the  
10 road? That disturbs me as an east Greensboro  
11 neighbor.

12 I am not for the road. I don't see the  
13 benefit, neither do my neighbors. And so  
14 therefore, when I've not even been invited to a  
15 table of discussion, as Afrique mentioned earlier,  
16 when you have a public informal hearing, meetings,  
17 about the road that you don't ask me for my input.  
18 You tell me what's good for me. I'm tired of you  
19 always saying what's good for me, but you never  
20 say to me, "What do you feel would benefit you?"

21 East Greensboro is lacking in so many  
22 ways. Three point two million for a quarter of a  
23 mile road with sidewalks and a bike path when you  
24 can't even walk down Lee Street from Willow Road  
25 to Parish Street.

1 MS. PRIDE: Excuse me, ma'am, 30  
2 seconds.

3 MS. HIGHTOWER: I take dozens of  
4 young students to Dudley High School every day so  
5 they don't have to cross Lee Street. So we need  
6 to really focus and look at what is most impactful  
7 for this road. It benefits certain entities but  
8 it does not benefit the residents of east  
9 Greensboro. And I ask you to seriously consider  
10 what North Carolina Agricultural and Technical  
11 University stands to gain by this road being  
12 forced on the neighborhood because my concern is  
13 for your school and it's also for my property, my  
14 property values, my tax value, the peace and  
15 harmony that I now go home to every day. That my  
16 neighbor beside me in the wheelchair goes home to.  
17 She needs to have some peace and quiet. Then the  
18 neighbor across the street that walks with a cane  
19 needs to have peace and quiet. So why would you  
20 disturb a neighborhood's peace and harmony just  
21 for the sake of a few? Thank you.

22 MS. PRIDE: Thank you for your  
23 comments. We have time to hear from one more  
24 person. Anyone else? One more? Thank you.

25 MR. GRAVES: My name is Elvis

1 Graves. I recently retired from the U.S.  
2 Department of Agriculture. I worked in that  
3 facility of the USDA facility that was built on  
4 the 75 acres that was constructed. We had some  
5 opposition when we went out there but we proved to  
6 them that we were good neighbors.

7 I don't see this road benefitting the  
8 neighborhood or the development that you're  
9 putting out there, but my concern primarily is for  
10 the students. I came to the university and  
11 graduated in 1979 and came back in 1989 and served  
12 as a USDA liaison officer. We have 156 students  
13 enrolled in agriculture. If you look at the books  
14 today, according to what Dean Randall said, we  
15 have over 900 students and the biggest tool that  
16 we have is the university farm because it is  
17 indeed a laboratory that they can go and touch  
18 things on a farm that they've never seen before.

19 If you look at the students that we're  
20 attracting they're primarily urban students. We  
21 went to Philadelphia. We go all over the country  
22 trying to find students to come and enroll at A&T.  
23 Ninety percent of those, I would say, have no  
24 connection to the farm. So when they get to the  
25 university farm they can feel things, they can



1 touch things that they would never get an  
2 opportunity to do if they were in -- if the -- if  
3 the farm was not there.

4 So my question is, you know, why would  
5 we want to destroy a 492 acre laboratory for, you  
6 know, a half a mile road? I don't really see the  
7 benefit there. And why are we doing this to our  
8 kids if we are indeed a school of agriculture and  
9 technology? So again, what's next, I guess would  
10 be my question? If you take, you know, this 3.2  
11 acres it doesn't really impact 3.2 acres. That's  
12 what going to be in the road. It's going to  
13 impact 492 acres. The entire farm would be, you  
14 know, directly impacted by this road construction.  
15 So my question to the board is what's next? You  
16 know, if you take 3.2 -- 3.2 on the other side for  
17 the Ward Road extension that's down the road. We  
18 all know that.

19 MR. PRIDE: Thank you for your  
20 comments. We thank everyone for their comments  
21 and feedback and appreciate your input. I will  
22 now return the meeting back over to Mr. Fullwood  
23 and Chairman Deese. Thank you.

24 MR. FULLWOOD: Thank you so much  
25 for chairing that portion of our community

1 session. Let me begin by thanking all of you for  
2 participating this morning. We've had a very  
3 insightful and very thoughtful morning relative to  
4 the Florida Street extension. Obviously, for the  
5 committee and for the board this is an important  
6 deliberation so that we understand the facts and  
7 what it is that we're dealing with and I think  
8 this morning we have gotten some clarity on many  
9 things that we didn't have prior and we very much  
10 appreciate that. So thanks so very, very much.  
11 We -- we have an April 10th session that will be  
12 held here as well. I think it's six to eight,  
13 Vice Chancellor, and we will continue to move  
14 forward with this and have more deliberations and  
15 more discussions and ultimately we will find our  
16 way in terms of what's in the best interest of  
17 this university and hopefully the best interest of  
18 our -- of our community and ultimately the best  
19 interest of the city as well. So Mr. Chairman,  
20 any additional comments or thoughts that you have?

21 MR. DEESE: Emerson, thank you for  
22 chairing the meeting this morning and thanks to  
23 all of the people who have participated. I think  
24 it's been a good interchange and one that will  
25 lead us to the outcome that I believe will be in

1 the best interest of the university.

2 WHEREUPON, at 11:45 a.m., the hearing  
3 was adjourned.

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**CERTIFICATION**

I, Dale L. Ring, Notary Public in and for the County of Forsyth, State of North Carolina at Large, do hereby certify:

That the hearing was taken before me and recorded by Stenomask, thereafter reduced to typewriting under my direct supervision, and the foregoing consecutively numbered pages are a complete and accurate record of all the testimony.

That the undersigned is not of kin, nor in anywise associated with any of the parties to said cause of action, nor their counsel, and that I am not interested in the event(s) thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this the \* day of April, 2013.

Notary No. 19972300044

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