

Manager's Update

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Issue 2024-19

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Regular Council Meeting Tuesday, May 21; Lunch Work Session at 11:30 - Lunch Will be Provided

Council will meet in regular work session at **11:30 A.M.** in the **Council Chamber**. Please note the agenda for the lunch work session is included with the regular meeting agenda and may be accessed via the BoardDocs electronic agenda system:

<https://go.boarddocs.com/nc/raleigh/Board.nsf/Public>

The **regular** Council meeting begins at **1:00 P.M.**

Please note there will be a **Closed Session** immediately following the lunch work session, as well as **Closed Session** following the afternoon session of the Council meeting.

INFORMATION:

Moore Square Park - Café Operations Update

Staff Resource: Adam Forman, Parks, 996-4825, adam.forman@raleighnc.gov

In July 2023 the operator of the café located in Moore Square, Moore or Less Empire, LLC (Empire), notified the City of its intent to cease operating the Square Burger café effective January 14, 2024. The café has remained vacant since January. City staff, in collaboration with the Downtown Raleigh Alliance, initiated a

Request for Qualifications (RFQ) procurement process twice to invite qualified vendor partners to propose approaches to operating the cafe. The first RFQ process yielded only two (2) submittals and therefore re-advertisement was appropriate. On May 10, 2024 the City received nine (9) proposals. Currently, staff and city partners are reviewing the submittals. Staff will bring forward a recommendation to Council later in the year once the review process is completed a qualified vendor identified.

(Attachment)

Weekly Digest of Special Events

Staff Resource: Sarah Heinsohn, Office of Special Events, 996-2200, sarah.heinsohn@raleighnc.gov

Included with the *Update* materials is the special events digest for the upcoming week.

(Attachment)

Council Member Follow Up Items

Follow up from May 7 Council Session

Blue Ridge Corridor Municipal Service District Property Tax Information (Mayor Baldwin)

Staff Resource: Allison Bradsher, Finance, 996-4970, allison.bradsher@raleighnc.gov

During the public hearing for establishing a Blue Ridge Corridor Municipal Service District comment was made by the owner of a commercial property regarding increasing property value and taxes. Following the hearing, staff was requested to review the property taxes and assessed value of the Dakota Apartments, a commercial property located at 2710 Rochester Drive. The property valuation of the Dakota Apartments, which opened in early 2018, increased \$24.9M or 63% as part of the 2020 revaluation process, and increased \$33.4M or 52% with the 2024 revaluation. The property value is currently assessed at \$97.8M. Per the Wake County Department of Tax Administration, the county-wide average increase for apartment complexes was 48% in 2020 and 55% in 2024. The property tax paid is dependent on the assessed value multiplied by the applicable County and City tax rates.

A revaluation includes a schedule of values that describe and present the main factors required to bring property values to market value. Typically, tax assessors can use a sales comparison approach on residential assessments but utilize an income approach on commercial assessments. An excerpt from the Wake County schedule of values is as follows: *“The income approach to value is based on the principle that the value of an investment property reflects the quality and quantity of the income it is expected to generate over its life. In other words, the market value is the estimated present value of future benefits (chiefly income and proceeds from the future sale of the property).”*

Additional information on the revaluation process can be found at the Wake County government website: <https://services.wake.gov/TaxPortal/FAQ>

(No attachment)

Weekly Events Digest

Friday, May 17 – Thursday, May 23

City of Raleigh Office of Special Events
specialevents@raleighnc.gov | 919-996-2200 | raleighnc.gov/special-events-office

Permitted Special Events

[Catching Fireflies 5K](#)

Wakefield High School & Route

Friday, May 17

Event Time: 8:00pm - 9:30pm

Associated Road Closures: Roads will be used from 8:00pm until 9:30pm. [View the 5K route](#) for more details.

[Artspllosure – The Raleigh Arts Festival](#)

Fayetteville Street District

Saturday, May 18 & Sunday, May 19

Event Times: 11:00am - 7:00pm on 5-18-24; 10:00am - 6:00pm on 5-19-24

Associated Road Closures: Fayetteville Street between Morgan Street and the south end of City Plaza, and Hargett Street, Martin Street, and Davie Street between S. Salisbury Street and S. Wilmington Street will be closed from 5:00am on 5-18-24 until 11:59pm on 5-19-24.

[NC Right to Life Rally & March for Life](#)

Halifax Mall & Route

Saturday, May 18

Event Time: 2:00pm - 3:30pm

Associated Road Closures: The route will be closed from 2:00pm until 3:30pm. Note that all cross-streets will be detoured during the event and see below for turn-by-turn details:

Start on Lane Street in front of Halifax Mall heading east; Right onto N. Blount Street; Right onto E. Edenton Street; Right onto N. Salisbury Street; Right onto W. Lane Street to finish at Halifax Mall

[Downtown Green Market + Bike Brigade](#)

Exchange Plaza

Wednesday, May 22

Event Time: 6:00pm - 8:00pm

Associated Impacts: Exchange Plaza will be used from 4:00pm until 8:30pm.

Other Upcoming Events

[Hank Williams Jr.](#)

Friday, May 17

Coastal Credit Union Music Park at Walnut Creek

[Princess & Prince Tea Party](#)

Friday, May 17

Roberts Park

[Tank: The R&B Money Tour](#)

Friday, May 17

Meymandi Concert Hall

[Cinderella – Carolina Ballet](#)

Friday, May 17 – Sunday, May 19

Memorial Auditorium

ShowStopper 2024 Dance Event

Friday, May 17 – Sunday, May 19
Raleigh Convention Center

Community Mental Health Check-In

Saturday, May 18
Marsh Creek Community Center

Common Roots: AAPI Heritage Month Festival 2024

Saturday, May 18
Moore Square

Kristin Chenowith – NC Symphony

Saturday, May 18
Meymandi Concert Hall

Rabies and Microchipping Clinic for Pets

Sunday, May 19
Oakwood Park

Jewish History Trolley Tour

Sunday, May 19
Mordecai Historic Park

Triangle Youth Music (Philharmonic Association) Spring Concert

Sunday, May 19
Meymandi Concert Hall

Women's Leadership Conference 2024

Tuesday, May 21
Raleigh Convention Center

NF

Wednesday, May 22
PNC Arena

Public Resources

Event Feedback Form: Tell us what you think about Raleigh events! We welcome feedback and encourage you to provide comments or concerns about any events regulated by the Office of Special Events. We will use this helpful information in future planning.

Road Closure and Road Race Map: A resource providing current information on street closures in Raleigh.

Online Events Calendar: View all currently scheduled events that impact city streets, public plazas, and Dorothea Dix Park.

Council Member Follow Up

To	Marchell Adams-David, City Manager
Thru	Stephen Bentley, Director – Raleigh Parks
From	Douglas Porter, Historic Sites Program Director
Department	Parks, Recreation and Cultural Resources
Date	April 22, 2024
Subject	Moore Square Café Operation update

Background and Context

Moore Square is currently seeking a new partner to occupy its concession space. The café includes 251 square feet of frontage and 384 square feet of kitchen space, accompanied by a 1,675 square foot outdoor seating area.

From 2019 to 2023, the café was occupied by Square Burger. Their business was relatively successful in its first year of operation, but suffered during the pandemic due to shutdowns, transition to work-from-home, reduction in downtown foot traffic, and related impacts on quality-of-life. In July 2023, Moore or Less Empire, LLC (Empire) notified the City of Raleigh of its intent to cease operating Square Burger at Moore Square effective January 14, 2024.

On December 20, 2023, PRCR Staff posted a Request for Qualifications (RFQ) to identify a new operator for the café space at Moore Square. The RFQ closed on February 9, 2024, with staff receiving only two (2) submissions from AM:PM Burritos and Kandy Apples by K – neither of whom presented business plans or operating hours that were appropriate for the Square.

As a result, Staff elected to re-post the RFQ and developed a multipronged marketing push in order to solicit a broader response. Both City Communications and Parks Marketing have conducted extensive promotion and outreach to potential operators and industry groups via press release, social media, and web. Meanwhile, the Downtown Raleigh Alliance (DRA) is providing marketing support and helping to generate interest among their network.

On March 18, PRCR and DRA partnered on a café open house. **Approximately thirty-five potential vendors attended and/or have expressed interest since the open house.**

Current Status

The Moore Square Café Operator RFQ is currently posted and anticipated to move forward per the schedule below:

- **Wednesday, April 10, 2024:** RFQ Advertisement Date. The marketing launch was led by COR Communications and PRCR Marketing. This included distribution of the RFQ Executive Summary (*attached*) via press release, social media, and the web.
- **Friday, April 19, 2024:** Optional site meeting with potential vendors (*Note: Six vendors attended*).
- **Wednesday, April 24, 2024:** Deadline for written questions.
- **Tuesday, April 30, 2024:** City response to questions.
- **Friday, May 10, 2024:** Proposals due.
 - *Nine proposals were received including 3 BBQ, 2 Mexican-inspired, Mediterranean, Indian, coffee/baked goods, and candy apples.*
- **May 20-24, 2024:** Interviews are anticipated to take place to determine if negotiations will move forward with a finalist.

The proposals will be reviewed by a five (5) member selection panel consisting of four (4) City staff – Douglas Porter (Historic Sites Program Director, PRCR); David Gill (Moore Square Director, PRCR); Ralph Recchie (Real Estate Manager, Planning); and Jake Levitas (Planning Supervisor, Planning) – and one (1) external partner, Will Gaskins (Vice President of Economic Development & Planning at Downtown Raleigh Alliance).

The selection panel will evaluate proposals based on an established criteria, including the firm's experience, proposed concept and/or menu, proposed product selection and/or pricing, and proposed operations plan. Specific consideration will be given to proposals that show an understanding of food service needs in downtown Raleigh, specifically in the Moore Square vicinity. Specific consideration will also be given to proposals that indicate an appreciation for the history of Moore Square, as well as a commitment to Moore Square and the downtown community moving into the future.

Next Steps

Assuming a finalist is identified, next steps with the prospective Moore Square Café Operator are anticipated to follow the schedule below:

- **Summer 2024:** Negotiations between the City and the selected vendor will take place. Terms, including upfit costs and the licensing fee schedule, will be discussed during the negotiation phase.
- **Fall 2024:** Terms will be finalized in a Concessionaire License Agreement (CA) between the City and the vendor. Upfit will begin once the CA is final and is estimated to take 3-4 months.
- **Early 2025:** The Moore Square Café Operator will move into the space once upfit is complete.