Chapel Hill Carrboro Chamber
OF COMMERCE
2007 Chapel Hill Elections Summary

The Chapel Hill-Carrboro Chamber of Commerce is actively participating in several municipal election activities to learn more about candidate support for sustainable community issues, so that the Chamber can distribute this information to our members and their employees. To assist in this effort, the Chamber Board of Directors unanimously approved Community Vision 2007, which outlines the Chamber's goals for the upcoming municipal elections. In late August, Community Vision 2007 was distributed to candidates for municipal office in the Towns of Carrboro and Chapel Hill. Community Vision 2007 identifies six goals the Chamber encourages voters and candidates to address in the upcoming municipal elections. Each candidate was asked to consider the objectives of developing and maintaining environmental, social, and economic sustainability when developing their platforms and addressing current community concerns.

The Chamber also surveyed candidates about important municipal issues related to sustainability and business climate. Each survey was followed by an in-person candidate interview to obtain more detailed information about candidate viewpoints on these important issues. For a list of candidates and their survey responses along with Chamber commentary, please visit www.carolinachamber.org/elections.

In early October, the Chamber hosted two community forums with EmPOWERment, Inc., Community Action Network and WCHL 1360 AM. These forums were broadcast live on WCHL, giving candidates from Carrboro and Chapel Hill the chance to weigh-in on key issues in their respective communities. The Chamber is proud to participate in these election activities and support our members and their employees in learning more about each candidate's commitment to our community.

The candidates for public office in Chapel Hill are:

Chapel Hill Mayor	*Kevin Foy
	Kevin Wolff hometown.aol.com/kwolffmayor/myhomepage
Chapel Hill Town Council (You may vote for up to four candidates)	Matt Czajkowski www.mattcfortownc.org
	*Sally Greene www.sallygreene.org
	*Cam Hill www.camhillforcouncil.org
	Will Raymond www.campaign.willraymond.org
	Penny Rich www.pennysforchange.com
	*Bill Strom www.stromforcouncil.com
	*Jim Ward

*denotes incumbent

Chapel Hill Survey Results

1.) Is increasing the commercial tax base an important priority for you?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
Y	U	Y	Y	Y	Y	N	Y	Y	Y

2.) Do you support shortening the time it takes to have a project approved or denied in Chapel Hill if the quality of the development and level of citizen input remained high?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
Y	Y	Y	Y	Y	N	Y	Y	Y	Y

3.) Would you support creating a set of criteria for desirable development projects and then expediting the approval process for projects that meet those established criteria?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
Y	Y	Y	U	Y	Y	Y	Y	Y	Y

4.) Will you vote to set a lease expiration date or a deadline for the Homeless Shelter to vacate the old municipal building downtown?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
N	N	N	N	N	N	Y	Y	U	Y

5.) Do you support land use regulations and regulatory practices that promote the construction of office, retail and workforce housing along transportation corridors?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
Y	U	Y	Y	Y	Y	Y	Y	Y	Y

6.) Do you generally support the concept of developing the Horace Williams Tract into a mixed use research park (Carolina North)?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
U	Y	Y	U	U	Y	Y	Y	Y	Y

7.) Do you think a healthy growing economy is an equally important component of community sustainability as environmental protection and social equity?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
Y	Y	Y	Y	Y	N	Y	Y	Y	Y

8.) Will you vote to implement the additional recommendations made by the Chapel Hill Parking Committee within the first six months of your term?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
U	U	Y	Y	Y	Y	Y	Y	U	Y

9.) Will you make economic development and redevelopment efforts a priority for you during your term in office?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

10.) Do you believe the town should provide incentives for its employees not to drive to work?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
Y	U	U	Y	Y	Y	Y	Y	Y	Y

11.) Do you support modifying the town's panhandling ordinance to be more restrictive of the locations where people may panhandle in the downtown?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
Y	U	Y	N	Y	N	Y	Y	U	Y

12.) Do you think the town needs to do more to make sure its committees and taskforces include more representation from the business community where there is currently very little?

Mayor		Chapel Hill Town Council Candidates							Chamber Position
Foy	Wolff	Czajkowski	Greene	Hill	Raymond	Rich	Strom	Ward	
U	Y	Y	U	Y	Y	Y	U	U	Y

For the following question, candidates were asked to limit responses to 50 words.

13.) List up to three specific things you would do to make Chapel Hill a better place to do business.

Mayoral Candidates

Foy	Wolff
1) Protect our natural environment.	1) I will promote my "Smart Growth" Policy.
2) Maintain our culture of respect for education.	2) Improve Downtown.
3) Recognize the unique characteristics of the town's neighborhoods.	3) Reduce Panhandling.

14.) List up to three specific things you would do to make Chapel Hill a better place to do business.

Chapel Hill Town Council Candidates

Czajkowski	Greene	Hill
1) Fix Franklin Street now: full enforcement of existing loitering and panhandling statutes and police on foot. 2) Additional parking added in the most expedient manner possible. 3) Focus on bringing back interest in retail development- it has given up.	1) Continue to support the Downtown Outreach Work Group's efforts on Franklin Street. 2) Continue the forward momentum toward an inclusionary zoning ordinance that will increase the amount of affordable housing and regularize the process. 3) Continue to support the council's economic development plans.	Our most important business asset is our quality of life. All efforts to preserve and improve this make Chapel Hill a better place to do business. We are interested in business that wants to live here and become invested in our community.

Raymond	Rich
1) Remove structural impediments--like the privilege tax--while improving the process, especially leveraging the Internet, for starting and maintaining a business within our community. 2) Make licensing and developing commercial opportunities predictable, manageable and appropriate. 3) Use a market-based approach in developing a new, measurable, goal-based strategy for economic development.	1) Set up a "small business incubator" for the Franklin Street area. With this we can create jobs and enhance the community's entreprenurial climate. 2) Listen to what the current merchants on Franklin Street are saying. They seemed to have lost their voice with the current council. 3) Make the 10-year elimination of homelessness work.

Strom	Ward
The new Economic Development Officer gives us a chance to welcome businesses before we regulate them. I am hopeful this will go a long way toward improving perceptions about doing business in Chapel Hill. Businesses seek vibrant, healthy communities for their employees--and we must keep Chapel Hill just that.	Before the 'triple bottom line' became part of the community conversation, I ran successful campaigns for Town Council, as a citizen who articulated the simultaneous need to foster policies/behaviors supportive of social equity AND environmental stewardship AND economic vitality. I continue to value/work hard on behalf of this approach.

The following is the Chamber's commentary on each of the Chapel Hill candidates based on his/her survey responses and interviews:

Mayoral Candidates

Foy	Wolff
Kevin Foy is seeking reelection to his fourth term as mayor of Chapel Hill in order to complete a number of projects begun during his time of service. On the whole, Mr. Foy is supportive of the Chamber's interests, particularly with respect to panhandling, relocating the homeless shelter and increasing the commercial tax base. He would also like to see modifications to the public art ordinance so that it is more practical for new development. Mr. Foy is understanding of the university's position on Carolina North but is concerned over how the project will affect the town's transportation infrastructure. Mr. Foy is a pragmatic and articulate leader, interested in partnering with the Chamber.	Kevin Wolff is an attorney running for mayor of Chapel Hill. Mr. Wolff is supportive of some Chamber goals including the development of Carolina North. He would like to see the town and university work more collaboratively on Carolina North to ensure timely development of the project. Before committing to expanding the commercial tax base, Mr. Wolff says he would like to closely review the town budget as he believes it is not being managed efficiently. Beyond this, Mr. Wolff does not support the Chamber's objective of expanding commercial nodes outside of downtown as he believes this kind of development is deterring residents from shopping on Franklin Street. The Chamber found Mr. Wolff's stance on transit-oriented development to be conflictive with the town's given that he would like to see larger setbacks and less density in projects such as East 54. In the aggregate, we find Mr. Wolff interested in Chamber objectives, though we wish that he was more supportive of transit-oriented development and commercial projects outside of the downtown.

Chapel Hill Town Council Candidates

Czajkowski	Greene	Hill
Matt Czajkowski, a Chief Financial Officer of a local biotech firm, is running for Town Council in order to help Franklin Street become a vibrant commercial center and to improve the negative perceptions about doing business in Chapel Hill. He views a strong commercial tax base as a critical component of a healthy community and a fiscally responsible government and wants to encourage the development of such projects in town by streamlining the development process. As an avid bicyclist, Mr. Czajkowski is also prioritizing expanding bicycle lanes throughout town. From the Chamber's viewpoint, Mr. Czajkowski is the strongest and most attractive candidate for the Chapel Hill Town Council and if elected, will bring a coherent and pragmatic understanding of local issues to the Council.	Sally Greene is an attorney seeking reelection to her second term. Ms. Greene says that she has some unfinished projects that she would like to see completed before she steps down from the Council. One of her top priorities is to get more affordable housing in town. In order to do this, Ms. Greene believes the development process should be regularized and that some policies, such as floor-area-ratios, should be modified. Of all candidates running for office, Ms. Greene is clearly the strongest opponent of a stricter panhandling ordinance in the downtown or setting a lease expiration date for the downtown homeless shelter. Further, while accessible and interested in Chamber objectives, Ms. Greene is not likely to champion business interests in Chapel Hill.	Cam Hill is a building contractor and home inspector running for reelection to his second term. Mr. Hill views the development process in Chapel Hill as broken for both the Council and the applicant and would like to see it overhauled. He is supportive of significant development along transportation corridors and would like to see an active budget committee if he is reelected. Mr. Hill is generally suspicious of the university but supportive of business interests. He thinks that the best economic development tool the town has is its quality of life and as a council member would strive to maintain it. The Chamber believes Mr. Hill can be relied on to be an advocate for improved downtown parking, denser development, and the interests of the local business community.

Raymond	Rich
Will Raymond, a software engineer at a downtown Chapel Hill tech firm, has a carefully considered approach to a number of issues in Chapel Hill. Mr. Raymond says he is running for Council because he believes the Council has lost its way and is not fiscally responsible, pointing to the Lot 5 redevelopment as a prime example. He has a number of views that are in line with the Chamber's goals, such as making parking cheaper and accessible in the downtown and repealing the privilege license tax. Mr. Raymond also expresses some views that oppose local business interests, such as his opposition to the shortening of the development approval process. While Mr. Raymond is an approachable, well researched candidate who would be willing to engage the business community, his interest in the most detailed aspects of issues and difficulty making commitments to macro objectives may impede his success as a council member.	Penny Rich is a personal chef who is running for the Town Council for the first time. Ms. Rich has a good understanding of the local political landscape having served on the OWASA Board for six years. If elected, her priorities range from listening more closely to downtown merchants to encouraging progressive water use features in new development. Ms. Rich is supportive of economic development and other Chamber priorities and can be relied on to support business interests in town. Her desire to see leading environmental features in projects, however, could raise the cost of development in town. The Chamber is impressed with Ms. Rich and thinks she makes an attractive candidate for Town Council.

Strom	Ward
Bill Strom, the Mayor Pro-Tem, has served on the Council for eight years and is seeking reelection in order to guide several projects to completion, including the Lot 5 redevelopment. Mr. Strom demonstrates perhaps the best command of local issues of all candidates and has recently become a strong advocate for redevelopment and economic development downtown. He is in agreement with the Chamber's position to move the homeless shelter out of downtown and expresses that the town must lead in finding a new location for the shelter. Mr. Strom supports developing the University property into Carolina North but wants the University to bring a master plan forward so that there might be more public discussion about the form the development takes. Mr. Strom's growing support for economic development, including his leadership in the town's hiring of an economic development officer, makes him an attractive candidate for the Town Council.	Jim Ward works for the North Carolina Botanical Gardens and is seeking reelection in order to continue improving the quality of life in the community. One of Mr. Ward's top issues is maintaining environmental quality, though he believes development and the environment can co-exist. Mr. Ward's interest in streamlining the development process intersects with the Chamber's interests as does his general support of the Carolina North project. By contrast, he is not supportive of the Chamber's views on parking or the homeless shelter and seems unlikely to be a strong advocate for increased commercial development. The Chamber views Mr. Ward as an accessible and responsive candidate for Town Council.

Election Day:
Tuesday, November 6th

EARLY VOTING:
One-Stop Voting Ends 1 PM, Nov. 3

To see a sample ballot, please visit:
www.co.orange.nc.us/elect/SampleBallot.asp

This material is also available online at
http://www.carolinachamber.org/elections/