



“ON SOLID GROUND” – 2009 BASE SUCCESSES

PRESIDENT’S REMARKS

SOLID GROUND, EVERY ORGANIZATION LOOKS FOR STABILITY DURING TOUGH TIMES, AND ITS REASSURING FOR A NONPROFIT ORGANIZATION TO REMAIN STRONG THROUGH THE MOST TREMULOUS ECONOMIC TIMES THIS NATION HAS FACED IN MORE THAN 60 YEARS. WHILE THESE ECONOMIC CONDITIONS WERE FELT BY EVERYONE, INCLUDING BASE, OUR POLICY SCIENCE BASED DECISIONS HAVE STEERED THE COURSE, AND OUR MISSION HAS CONTINUED.

CREDIBILITY, LEADERSHIP, EXPERTISE....BASE HAS A SINGLE MISSION: TO PROMOTE PUBLIC POLICIES WHICH ENCOURAGE ECONOMIC GROWTH, JOB CREATION AND A HEALTHY REAL ESTATE, HOMEBUILDING, LAND USE AND DEVELOPMENT INDUSTRY. BASE IS THE ORGANIZATION TO ENGAGE WHEN LONG-RANGE PLANNING AND INNOVATIVE THINKING ARE NEEDED.

YOUR GOVERNMENTAL AFFAIRS STAFF MONITORED OVER 550 “NEW” BILLS OUT OF THE 2,767 THAT WERE INTRODUCED INTO THIS YEAR’S LONG SESSION.

THE 2009 SUCCESS REPORT HIGHLIGHTS BASE’S ACCOMPLISHMENTS THIS PAST YEAR AT THE LOCAL, STATE, AND REGIONAL LEVEL. THESE SUCCESS WOULD NOT BE POSSIBLE WITHOUT THE DIRECT SUPPORT FROM OUR PARTNERS – YOU OUR MEMBERS!

JEFFREY M. STOKLEY SR.
CHAIRMAN

DONNA GIRARDOT
CHIEF EXECUTIVE OFFICER

“BASE has been one of the best business decisions I have made! There is no other organization like BASE that covers such a broad area of issues that affect both residential and commercial interests.”

Steve Niemeyer
Wrightsville Builders

Unbelievable! BASE was there for us at the beginning, middle, and end providing us with key information and foresight...It's great to see there are organizations like BASE out there that are willing to go the extra mile to satisfy their members.”

Jon Vincent
JTV Business & Management
Consultant

“Well worth the money! I've been working in this industry well over 20 years, and this is the lowest cost, highest value work I have ever seen. I always knew the regulatory pressures that our industry faced, but at least now I know that there is an organization fighting and winning on our behalf.” –

Kevin Hine
Duplin Land Development,
LLC, Exec. VP/IGM River Landing



Federal Legislation

CONGRESS: Tax credit extension and expansion, Cash for Caulkers, conversations with Congressional officials regarding the impact of the credit freeze on the development industry in southeastern North Carolina.

Worked on the ground at the local level to gain participation and lobby on behalf of the Worker, Homeownership, and Business Assistance Act of 2009. This Act extended the tax credit of up to \$8,000 for qualified first-time home buyers purchasing a principal residence. It also authorized a tax credit of up to \$6,500 for qualified repeat home buyers.

In 2008, Congress enacted a \$7500 tax credit designed to be an incentive for first-time homebuyers to purchase a home. The credit was designed as a mechanism to decrease the over-supply of homes for sale.

For 2009, Congress has increased the credit to \$8000 and made several additional improvements. This revised \$8000 tax credit applies to purchases on or after January 1, 2009 and before December 1, 2009.

N.C. General Assembly

NCDENR Annual Meeting: BASE planned and executed one of the first public stakeholder meetings with the new NCDENR SECRETARY DEE FREEMAN. This meeting was held for our members to discuss ongoing challenges faced by the development industry in coastal North Carolina, and to work toward some common ground on solving them.

Coastal Homeowners Insurance: Led the charge to ensure a critical legislative fix to the Beach Plan—stabilizing the funds in the Plan, legislatively freezing surcharges of policies, legislatively setting a 1% deductible, and continuing to work on a study on statewide homeowner rate equity. Worked tirelessly to get House Bill 1305 through numerous committees, and numerous revisions, and finally passed.

MEMBER SAVINGS – Reduced deductible per house 80% as well as saved \$15 million dollars annually in surcharges for well over 185,000 coastal policy holders.

Energy Development Incentives: Successfully introduced and passed Senate Bill 58. This legislation will allow all of the cities and counties in North Carolina to offer development incentives in exchange for energy consumption reduction.

MEMBER SAVINGS – This legislation created an effective means for our members that are utilizing green building and green products to lower their costs and be more competitive through the use of density bonuses, reduced or waived fees or other incentives.

Public Notice Imposition of Fees: Successfully introduced and passed Senate Bill 698. This legislation requires local governments, as well as Sanitary Districts and Utility Authorities to post notice at least seven days in advance of the discussion of the new fees or increases on their website.

MEMBER SAVINGS – Saved our members thousands of dollars by increasing public notice requirements for all utility fee increases.

NEW HANOVER COUNTY SUCCESSES

New Hanover County: Worked with County staff to ensure no changes in inspection permit fees, in spite of challenges faced by the Department and the County. Continuing to address concerns with the impact of no-charge permits



MEMBER SAVINGS – Saved our members roughly 10% to 15% per permit.

New Hanover County: Currently working on Private Road Task Force, ensuring the viability of private roads as an option for future development in New Hanover County



MEMBER SAVINGS – Saved our members hundred of thousands dollars per project for unnecessary infrastructure requirements.

New Hanover County: Participated and monitored ongoing initiatives regarding the future status of beach nourishment participation, the County's solid waste future and other issues which will impact EVERY NEW HANOVER COUNTY TAXPAYER AND PROPERTY OWNER.



MEMBER SAVINGS – Several cents on the tax rate per property owner.

City of Wilmington: Participated in the molding of new Stormwater Ordinance, which is significant due to the fact that the City will now become the stormwater permitting authority instead of the NC Division of Water Quality. Worked with the City stormwater and planning staff for well over a year to make a number of critical changes to the ordinance.



MEMBER SAVINGS – Saved our members over \$1,000 per stormwater permit.

City of Wilmington: Participated in extensive discussions regarding the City's Development process which offered a forum for frank discussion regarding processes and policies and, ultimately, delays which cost developers and clients' time, money and resources.

City of Wilmington Ensured clarification of Traffic Impact Analysis Fees, enabling consistency in the fees and clarification for circumstances where a re-submittal fee would be required.



MEMBER SAVINGS – Saved our members over \$150 per the requirement and submittal of a TIA.

Carolina Beach Stormwater: Worked with the Town Planning Staff to address concerns with the Town's lot coverage and stormwater rules which would have precluded traditional homes to be built in Carolina Beach



MEMBER SAVINGS – Saved our members well over \$1 million dollars in marketable, buildable lots.

Cape Fear Public Utility Authority: Worked with the CFPUA Board to amend Authority policy that would have required up-front, non-refundable payment of all System Development Charges at the outset of development. VALUE: \$5000 x # of homes in the development



MEMBER SAVINGS – Saved our members \$5,000 per each lot in new developments.

Cape Fear Public Utility Authority: Worked with the CFPUA Board and staff to mitigate and negate the potential impact of the state-mandated requirement for Irrigation Meters for all new in-ground irrigation systems.



MEMBER SAVINGS – Saved our members \$2,500 per home.

Cape Fear Public Utility Authority: Worked with the CFPUA Board on resolution and clarification on tenant/landlord and capacity management issues and policies.

BRUNSWICK COUNTY SUCCESSES

Brunswick County: Succeeded in getting the Brunswick County Commissioners to approve a voluntary year-long program that will allow builders to defer the payment of water and sewer impact fees at the time of an occupancy permit (CO) instead of up-front when obtaining their building permits.



MEMBER SAVINGS – Saved our members over \$6,000 per unit of deferred fees that could be used for new construction startups.

Town of Leland: Successfully lobbied the Sign Committee, Planning Board, and the Leland Town Council to allow off-premise directional real estate signage in the town limits. At the same time successfully fought off huge increases in sign permit fees for such signs by reducing the permit amount being discussed of up to \$800 dollars.



MEMBER SAVINGS – Saved our members thousands of dollars by successfully lobbying for the passage of off-premise directional signage that in turn was needed for the real estate community to effectively market and direct traffic to their developments.

Town of Leland: Participated in the drafting of and commenting on the Town's Phase II community-wide stormwater ordinance, which is significant due to the fact that the Town will now become the stormwater permitting authority instead of the NC Division of Water Quality.



MEMBER SAVINGS - Saved our members thousands of dollars by mitigating and removing unnecessary regulation in the ordinance.

Town of Navassa: Participated in the drafting of the Town of Navassa's Subdivision Ordinance, along with the Zoning Ordinance. This issue was significant as the Town had embarked on a year and half long moratorium until such ordinances were completed.



MEMBER SAVINGS - Saved our members thousands of dollars by mitigating and removing unnecessary regulation in the ordinance and in interest and carrying costs on outstanding loans.

North Brunswick Sanitary District (H2GO): Encouraged and Supported the H2GO Board of Commissioners decision to approve a major reduction in water and sewer impact fees that in the end saved our members over \$2,000 a house.



MEMBER SAVINGS – BASE supported important fee changes that in the end will save our members well over \$2,000 dollars a house.

PENDER COUNTY SUCCESSES

Pender County: BASE staff has participated for well over a year in the drafting, and commenting on the County's first comprehensive development plan as well as the County's first Unified Development Ordinance. This project is still ongoing and BASE continues to be the only organization representing the development and real estate community.



MEMBER SAVINGS – For well over a year now BASE continues to save our members thousands if not tens of thousands of dollars by mitigating and removing unnecessary regulation in the ordinance revision process.

Pender County: BASE staff effectively lobbied the County Commissioners not to adopt an outright development moratorium on Highway 17 due to ill-conceived concepts and ideas that were supported by the Greater Hampstead Homeowners Association and other environmental groups.



MEMBER SAVINGS - Saved our members ten of thousands of dollars by effectively stopping an outright development moratorium along the Highway 17 corridor.

N. Topsail Beach: Persuaded the Town Board to hold a public workshop to allow the membership of the Topsail Island Association of REALTORS® to provide input and gain a better understanding of the Flood Damage Prevention Ordinance.