

# Options for the Indian Cultural Center Will Allow the Site to Meet its Cultural, Recreational, and Economic Development Intent

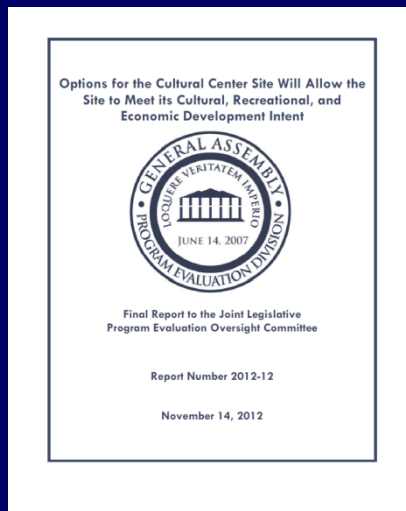
A presentation to the  
Joint Legislative Program Evaluation Oversight Committee

December 12, 2012

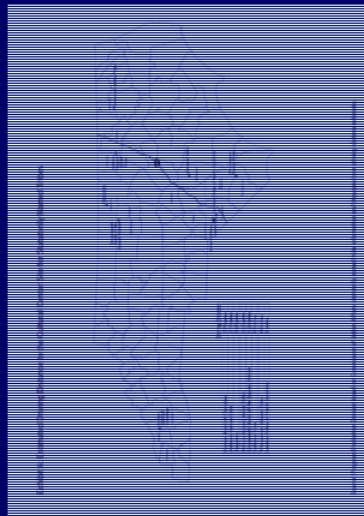
Sean Hamel, Senior Program Evaluator

# Handouts

## The Full Report



## Handouts



## Today's Slides



# Evaluation Team

Sean Hamel, Evaluation Lead

Jeff Grimes, Evaluator

Pamela Taylor, Statistician

Larry Yates, Principal Evaluator

# Our Charge

Evaluate the current and long-term disposition of the North Carolina Indian Cultural Center and Riverside Golf Course

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# Data Sources

- Input of leadership from North Carolina American Indian stakeholders
- Inspections of the Cultural Center site
- Review of documents, property records, geographic data, and North Carolina statutes, session laws, and proposed legislation

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# Overview of Findings

1. The geography, condition, and size of the Cultural Center site hinder the development of the site
2. The State has no mechanism to monitor the performance of the nonprofit, the North Carolina Indian Cultural Center Inc. and the existing property lease structure hinders accountability

# Overview of Findings

3. Weighing options for each of the 4 parcels individually, is the most effective way to ensure the site meets the original intent
4. North Carolina's American Indians desire a centralized location and better coordination of existing cultural resources

# Overview of Recommendations

1. Direct the Department of Administration to terminate the leases for the Cultural Center and Riverside Golf Course properties
2. Direct the Department of Administration to allocate and dispose of the Cultural Center parcels
3. Direct the Commission of Indian Affairs to develop and implement a new strategic plan for the promotion and preservation of North Carolina American Indian culture



# Background



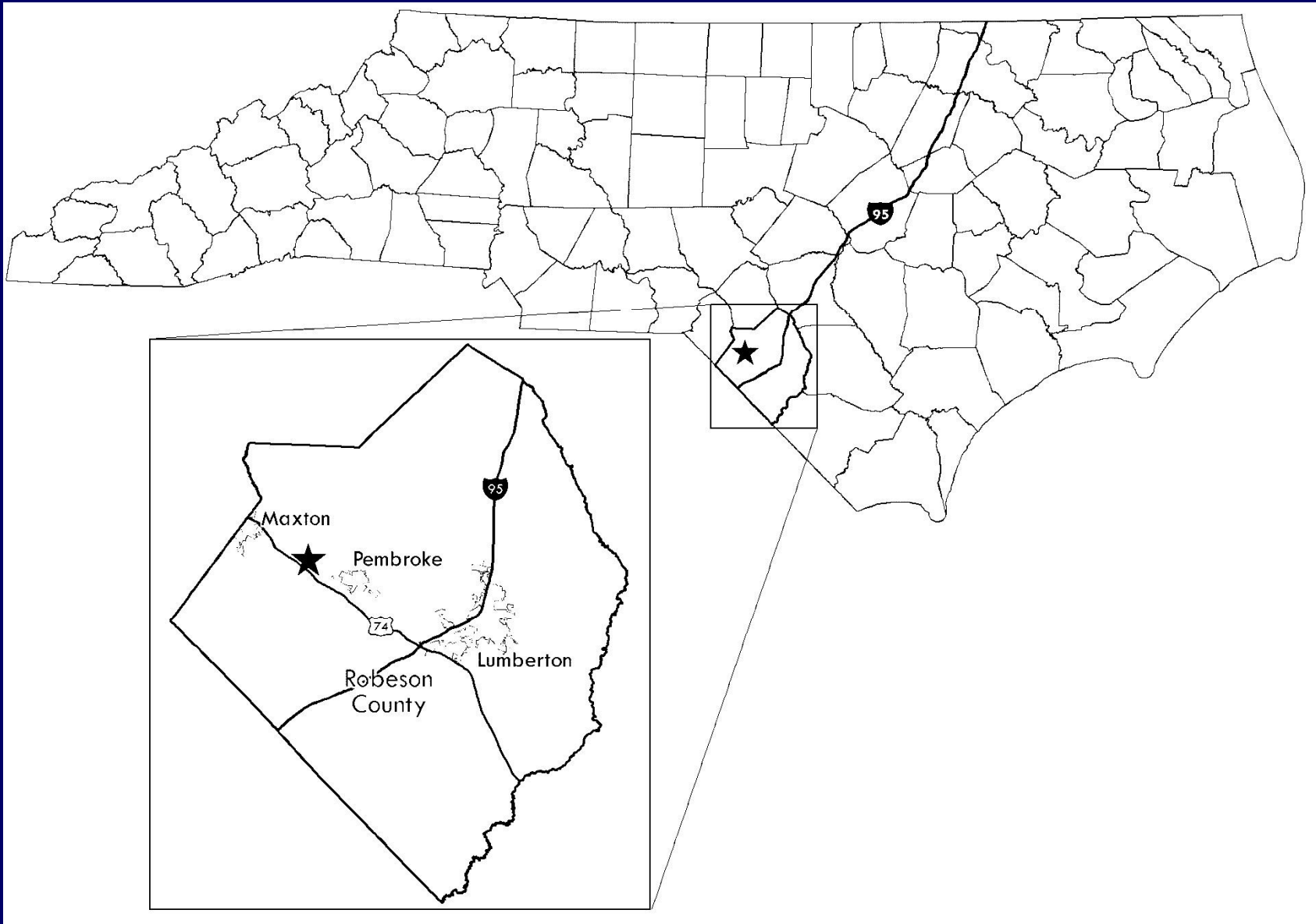
**The Lowery House**

# Cultural Center Intent and History

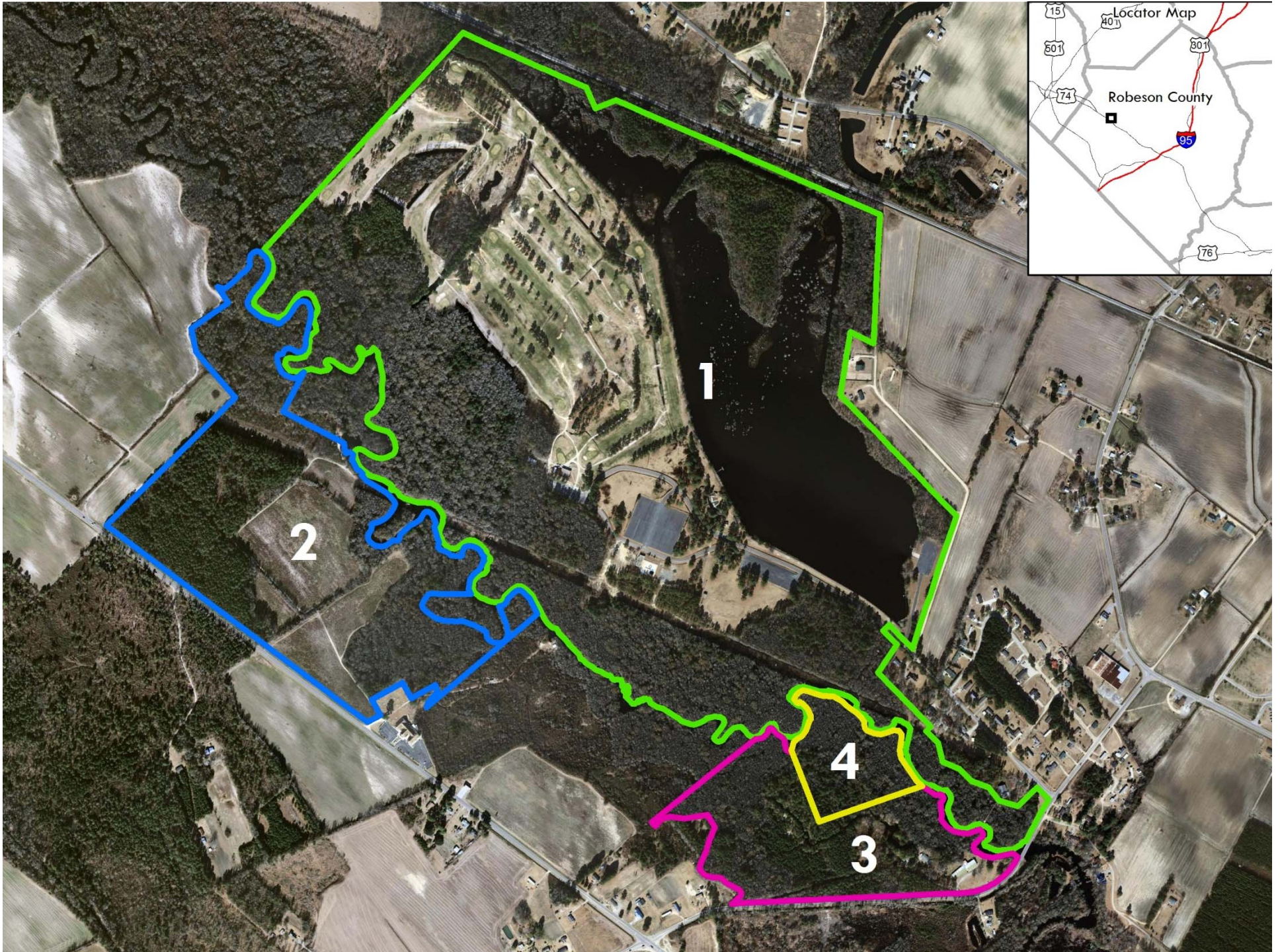
- A tourist attraction to exhibit culture of all North Carolina American Indians, provide recreation, and promote economic development
- A 1981 feasibility study recommended the site, outlined ambitious an concept, and established high expectations for the Cultural Center

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# The Cultural Center Site









# The North Carolina Indian Cultural Center Incorporated (NCICC Inc.)

- NCICC Inc. is a 501(c)(3) nonprofit charged with implementing the Cultural Center concept
- Governed by board of directors
- NCICC Inc. expected to raise \$4.16 million

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# Property Leases

- State Property Office administers and oversees two leases for the four parcels
  - Cultural Center: Held by NCICC Inc. for a term of 99 years at a rate of \$1 a year
  - Riverside Golf Course: Maintenance lease held by the Lumbee Land Development Inc.

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# Findings



**Adolph L. Dial Amphitheatre hosted the production of *Strike at the Wind***

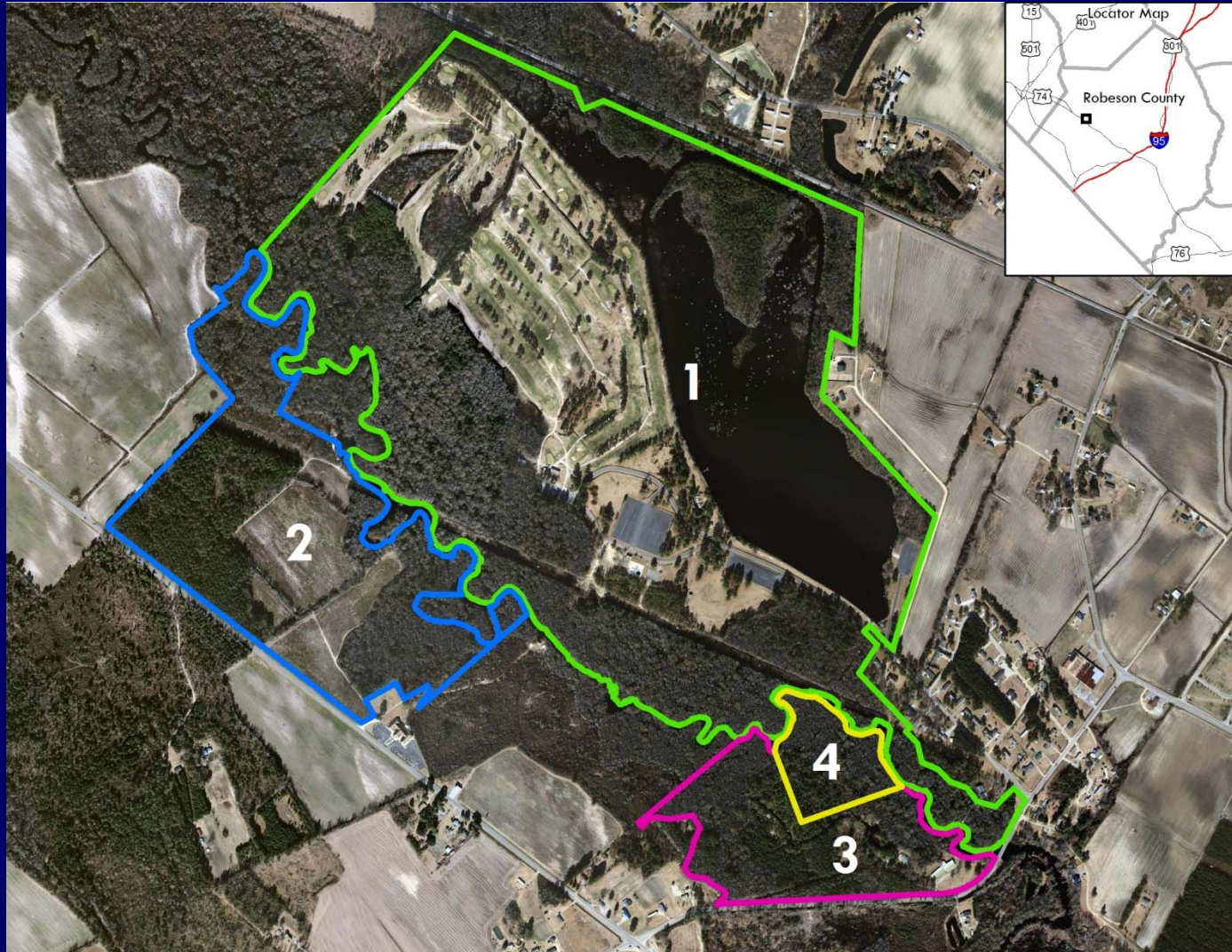
## Finding 1.

**The size, condition, and geography of the Cultural Center site hinder the development of the North Carolina Indian Cultural Center**



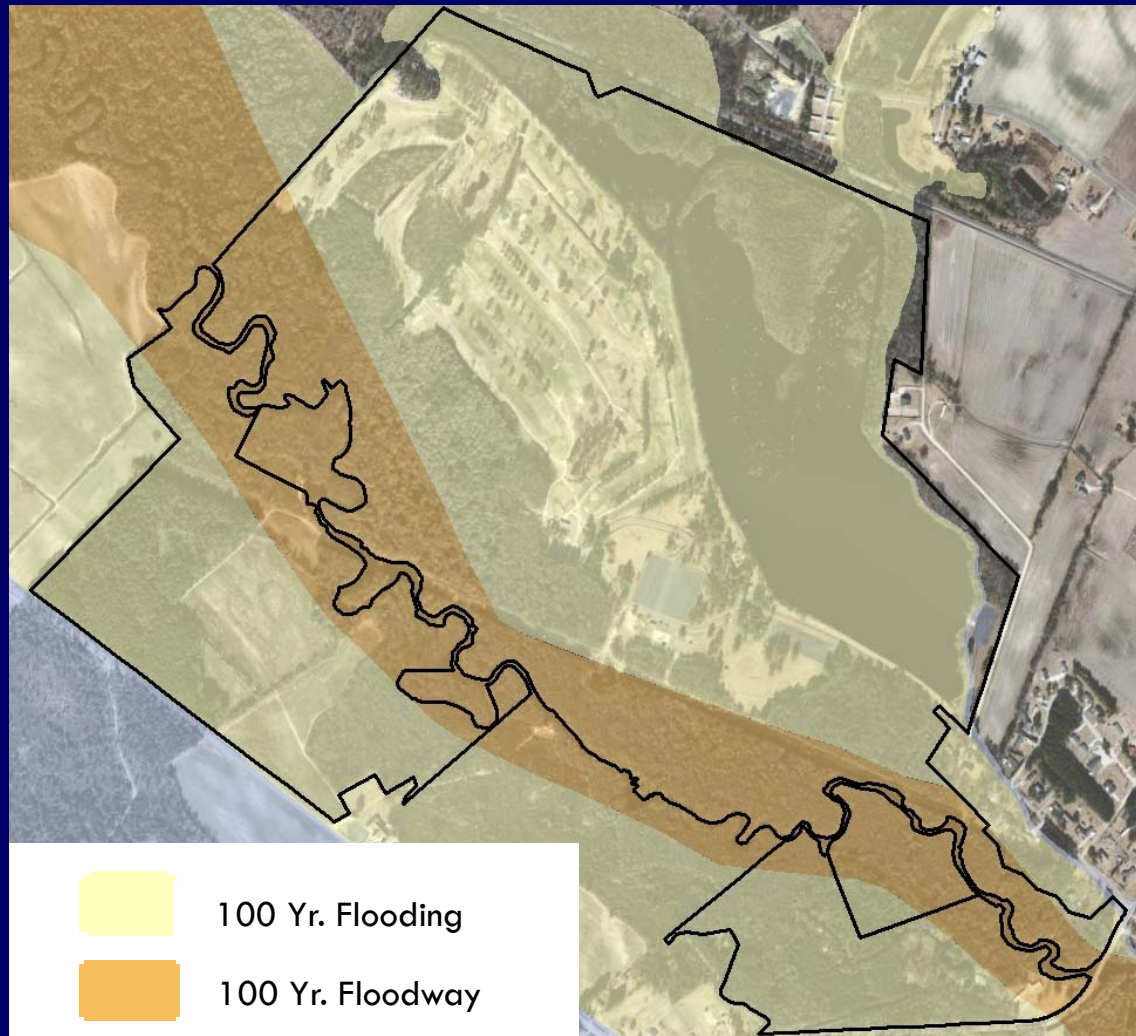


# The Site is Composed of Four Parcels



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# The Site is Within the 100-Year Floodplain



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100 Yr. Flooding



100 Yr. Floodway

# The Site is a Challenge to Secure

- Only two of four parcels have gated access that are intended to restrict access
- NCICC Inc. does not have security staff
- Challenges securing the site make it a target for vandalism



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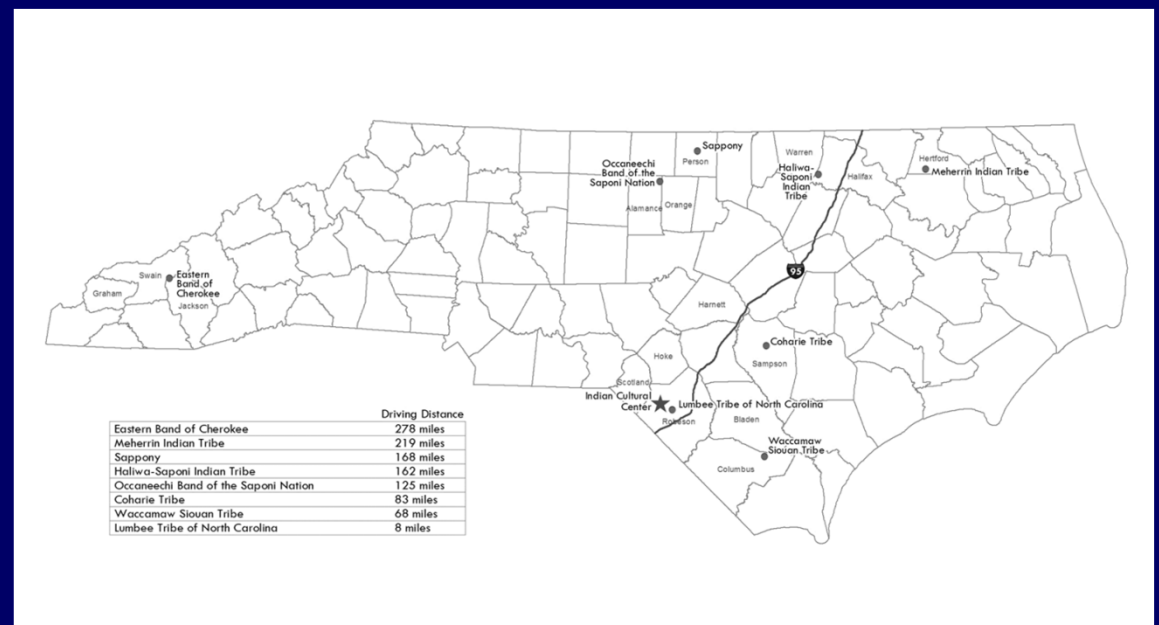
# The Facilities on the Cultural Center Site are Dilapidated

- Buildings have exposed wiring and fire damage
- Evidence of rodent and bird infestation
- The amphitheater is unsafe and the pool is not functional
- State Construction Office estimates the site would require more than \$2.1 million in repairs

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# Cultural Center's Location Hinders Participation of Other Tribes

- The location hinders participation
- The site is important in the Lumbee community



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## **Finding 2.**

**The State cannot monitor the performance of NCICC Inc. and the property lease structure hinders accountability.**

# NCICC Inc. Has No State Oversight

- Commission of Indian Affairs no longer has the authority to appoint members to the NCICC Inc. board
- NCICC Inc. is not required to report to the state
- The property lease is the state's only mechanism of oversight

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# Lease Structure Hinders Accountability

- The lease does not include performance requirements
- General Assembly removed performance measures from the lease
- Department of Justice notified NCICC Inc. in 2011 of potential defaults
- DOA does not believe that terminating the lease would be constructive

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## **Finding 3.**

**Weighing options for each of the four parcels is the most effective way to ensure that the site meets the initial intent**

# Consideration of the Options

## Initial Intent

- preserve and promote North Carolina American Indian culture
- serve as a site for public recreation purposes
- provide opportunities for economic development

## Other Considerations

- stakeholder support
- statutory and legal considerations
- implementation obstacles
- costs

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# Parcel 1: The 384 acre Parcel Has Cultural and Recreational Potential

- Largest parcel with most infrastructure for cultural and recreational use
- State and local entities were interviewed to understand their interests in the site
- The Lumbee Tribe was the only entity that expressed interest in the site

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# Parcel 2: The 91.5 Acres Serves None of the Purposes

- Contains uplands and wetlands along the corridor of the Lumber River
- No improved access
- Disposing of this parcel may be the only option



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# Parcel 3 & 4: The 42 and 10 Acre Parcels Could Be Used for Public Outdoor Recreation

- These parcels border the river
- Parcel 3 provides boat access to the Lumber River
- Parcels could be used to expand the Lumber River State Park

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**Finding 4. North Carolina's American Indians desire a centralized location and coordination of existing resources to preserve and promote their culture and heritage**

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# Need for Statewide Culture Center Remains

- Stakeholders expressed a need for a cultural center
  - Centralized location
  - Tribal involvement
  - Coordination of existing American Indian cultural resources



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# Recommendations



**Recommendation 1.**  
**The General Assembly should direct  
the Department of Administration to  
terminate the leases**

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# Terminating the Leases

- Terminate the lease for the Cultural Center and Riverside Golf Course Properties and repossess the property
- Termination of the leases should occur within 90 days of the legislation becoming law

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**Recommendation 2.**  
**The General Assembly could direct the Department of Administration to dispose of and allocate the Cultural Center parcels**

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# Parcel 1: 384 acres

- Dispose through private sale giving Lumbee Tribal Administration right of first refusal
- Conveyance stipulations
- Failure to honor the conveyance stipulations will result in property reversion
- Estimated appraisal cost \$7,300

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## Parcel 2: 91.5 acres

- Dispose through public sale in a time and manner that optimizes value
- Estimated appraisal cost \$1,700

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# Parcels 3 & 4: 42 and 10 acres

- Allocate Parcels 3 and 4 to the Division of State Parks and Recreation to expand the Lumber River State Park
- Expanding the Lumber River State Park would require additional funding
  - \$250,000 non-recurring for construction
  - \$150,000 recurring for operation

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**Recommendation 3.**  
**The General Assembly should direct the Commission of Indian Affairs to develop and implement a new strategic plan for the promotion and preservation of North Carolina American Indian culture**

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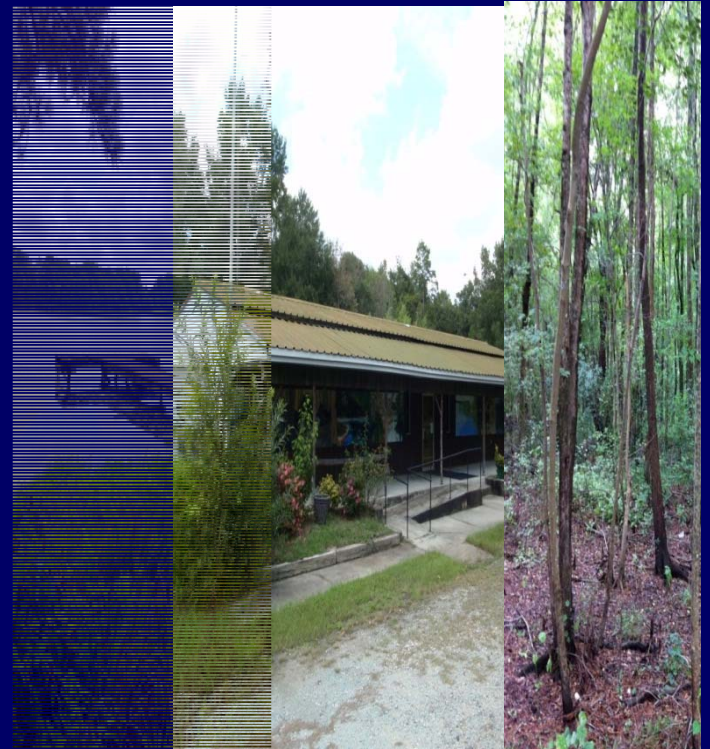
# A Strategic Plan for North Carolina American Indian Culture

- Establish a working group to develop and implement a new strategic plan for the promotion and preservation of North Carolina Indian culture
- Estimated contract cost \$13,000
- Assess the status of North Carolina American Indian cultural resources

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# Summary of Findings

- Site geography, condition, and size constrain development
- Lease is problematic
- Site can still meet its intent
- Need to preserve and promote American Indian culture remains



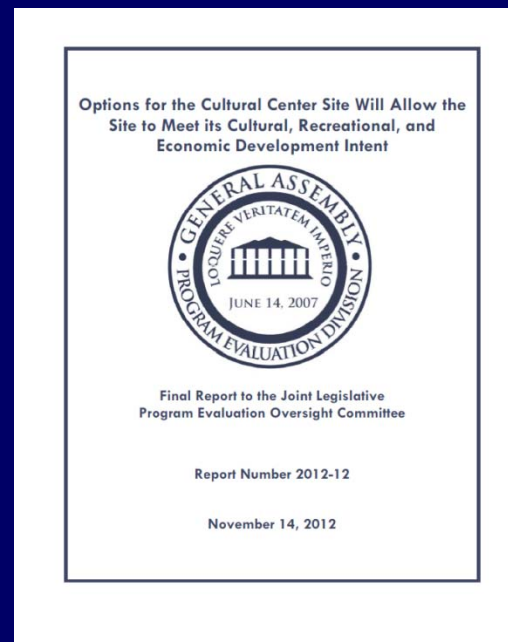
# Summary of Recommendations

- Terminate the leases
- Sell and allocate the four parcels
- Develop a strategic plan preservation and promotion of North Carolina American Indian culture

# Legislative Options

- Accept the report
- Refer it to any appropriate committees
- Instruct staff to draft legislation based on any of the report's recommendations

**Report available online at  
[www.ncleg.net/PED/Reports/reports.html](http://www.ncleg.net/PED/Reports/reports.html)**



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