

Meeting Minutes
April 8, 2025

MINUTES OF MECKLENBURG COUNTY, NORTH CAROLINA
BOARD OF COUNTY COMMISSIONERS

The Board of Commissioners of Mecklenburg County, North Carolina, met in Budget/Public Policy Session in Conference Center Room 267 on the 2nd floor of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina at 2:32 p.m. on Tuesday, April 8, 2025.

ATTENDANCE

Present: Chair Mark Jerrell, Commissioners George Dunlap,
Arthur Griffin, Laura J. Meier, Elaine Powell,
Susan Rodriguez-McDowell, Yvette Townsend-Ingram
County Manager Dena R. Diorio
County Attorney Tyrone C. Wade
Clerk to the Board Kristine M. Smith
Deputy Clerk to the Board Arlissa Eason

Absent: Vice-Chair Leigh Altman
Commissioner Vilma D. Leake

CALL TO ORDER

The meeting was called to order by Chair Mark Jerrell, followed by introductions and the Pledge of Allegiance to the Flag.

25-0213 PARK AND RECREATION COMMISSION BUDGET PRIORITIES

The Board received information regarding the FY2026 budget priorities from the Park and Recreation Commission.

Background: Each year as part of the County's budget process, advisory boards are provided the opportunity to present their budget priorities to the Board of County Commissioners. A representative of the Park and Recreation Commission (PRC) will summarize the advisory board's FY26 budget priorities.

Kip Kiser, Chair, Ann Harrison, Vice Chair, and Cowden Rayburn, Executive Secretary, gave the presentation.



FY2026 Budget Priorities

Mecklenburg County Park and
Recreation Commission
April 8, 2025

Park and Recreation Commission (PRC) Priority Rank

- REINVESTMENT OR (REPAIR AND REPLACE)
- LAND ACQUISITION
- PROGRAMMING
- ROUTNE MAINTENANCE
- SAFETY, SECURITY AND CUSTOMER SERVICE
- PART-TIME TO FULL-TIME STAFF POSITIONS



REINVESTMENT - (Repair and Replacement)

Fix what is broken first (Repair & Replace).

All existing parks & facilities should be in good to excellent condition. As we add to our park portfolio, this need increases.

This account needs to include additional funding for interim repairs and replacement of items that would or have been budgeted on CIP projects but are unable to wait for 5 years.

The PRC recommends \$10 million of additional funds for (Repair and Replacement)

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Land Acquisition

The PRC is unanimously committed to Land Acquisition. It absolutely needs no pause or reduction.

It is the advice of the PRC that Asset and Facilities Management include the use of 3rd party brokers to assist in procurement.

The PRC believes this would save the taxpayers by reducing procurement costs. It is a good business practice. It provides a means to target parcels in a more effective way.

The PRC recommends \$50 million for Land Acquisition.



Programming

The PRC continuously receives requests from the residents for more programming.

Mecklenburg County obviously has more seniors, adults, children and an increase in the need for inclusive and therapeutic programming.

The PRC recommends an increase of \$400,000.



Routine Maintenance

The PRC is very concerned that routine maintenance not be a candidate for cost cutting.

The PRC is concerned that parks in priority communities are not overlooked.

We have added many new parks and facilities that **REQUIRE** maintenance.

The PRC recommends that routine maintenance is increased by \$1.0 Million.



Safety, Security and Customer Service

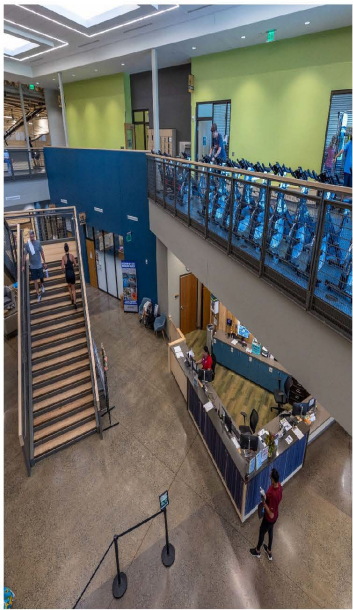
It is our understanding that security is partially funded in the Asset and Facilities budget.

The PRC believes that more Rangers are needed in the Park and Recreation budget.

Park Rangers are the front line to the customers providing information and referral. They provide playground safety inspections and enforce policies and park ordinances.

The PRC believes more Rangers will improve the reality of increased security. High visibility improves the customer’s perception of security.

The PRC recommends \$450,000 increase to the budget.



Part-Time to Full-Time Staff Positions

Staff positions: The PRC advocates for more full-time positions with benefits to replace part-time positions.

Making this adjustment will facilitate the hiring of additional employees, reduce turnover and alleviate the stress placed on the existing employees that is currently present due to the understaffing situation.

The PRC does not recommend a specific budget number but supports this initiative.

2030 CIP Recommendations

- No new community Recreation Centers in priority communities were included
- No new swimming pools in priority communities were included
- No middle schools' athletic facilities to add much needed field space for youth sports were included
- A solution is for the PRC to advise the BOCC to request another new park in a priority community for the 2030 CIP.
- A solution to the lack of field space is to request that one or two middle school athletic facility sites be added to the 2030 CIP and that thereafter one or two middle school sights be placed on future CIP project requests.

Thank you!

Comments

Commissioner Powell thanked them for their commitment. She asked if there were specific asks for seniors. *Mr. Rayburn said it was difficult to nail down specific requests. He said they heard all the time how the therapeutic programming helped different families.* Commissioner Powell said that part of the increase was for safety, security, and customer service; she said she kept hearing about lighting, which she felt was sometimes good or bad. She mentioned talking to the staff about being specific about where they placed it. With the CIP recommendations, she said they were all important, but some should include community partners. She said she was surprised to not see a regional recreation center included. *Mr. Kiser said they were very expensive, and it would be their whole budget. He said there was a serious need for community recreation centers, so that was where their interest went. He said originally, they had four planned, and had two at the time that were very popular. He said the YMCAs were somewhat of a replacement for regional recreation centers. He said there was a budget issue, and it was difficult to advocate for a \$70 to 100 million center with the budget restraints.*

Commissioner Townsend-Ingram asked if there was more detail in the CIP plan or if their main priority was to repair parks. She asked if there was an equity schedule that detailed the priority of parks. She asked if there was a life expectancy of those parks that fit into their budget priorities,

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given that the CIP spanned over five years. *Mr. Kiser said they were planning to do a Playbook update, and some of the items would answer some of the questions she had. He said they would be discussing that at future meetings.*

Commissioner Meier asked how many times they had recommended the third-party broker position. Mr. Kiser said it had been over three years. He said he didn't know if there had been any solution. Commissioner Meier asked what their overall financial ask was. *Mr. Rayburn said he didn't have a number at the moment.*

Commissioner Griffin mentioned that some of their slides dealt with people instead of land. He asked if there were specifics pertaining to the people. He said with their recommendations, it would be nice to know what the "people" costs would be, as far as how many and what type. He said he was supportive of the regional recreation centers; he said there should be a way for them to figure that out at some point, especially for similar programming in the north, east, and southwest. He asked County Manager Diorio if it was still a five-year rolling CIP. *County Manager Diorio said yes, what was presented was for FY2030. Mr. Kiser said it would take more maintenance and people for repairs. He said they didn't prepare for necessary needs assessments, but it may have been part of the answer. He said that for the regional recreation centers, they mentioned Ramble Wood as one of the sites.*

Commissioner Rodriguez-McDowell said it would be helpful to understand a vision of how far in the future they planned to do regional recreation centers. *County Manager Diorio said the Meck Playbook drove all of the plans. She said they cost a lot to build and run, and it was her priority that they focus on the community recreation centers and neighborhood parks that required investments first.* Commissioner Rodriguez-McDowell asked when the next Meck Playbook would be. *Nick Walker, Park and Recreation Director, said they would put out for a consultant over the summer.*

Commissioner Rodriguez-McDowell said she wanted the County to be an employer that didn't employ people based on how many they could get to work without paying them benefits. She said she wanted to know the price tag for those who wanted to be full-time. She said she wanted the County to be known for paying people a livable wage. *County Manager Diorio said it was based on the need in the department. She said the Park and Recreation Department did ask about transitioning some of their limited part-time employees to full-time, and they were considering that for the 2026 budget.*

Chair Jerrell asked regarding regional recreation centers, because of the cost, if it could pull away from resources to repair and replace the centers that they had. *County Manager Diorio said it was two different buckets, but it did have a bit of an impact. She said they had to make sure the other centers they had were just as nice, and she didn't feel they were there yet.* Chair Jerrell asked what interaction/relationship they had with the Citizens' Capital Budget Advisory Committee (CCBAC). *Mr. Kiser said there was none. He said it was a sore spot for him. County Manager Diorio clarified what the CCBAC's purpose was. She said they didn't review what was submitted by individual commissions.* Chair Jerrell noted how, from Mr. Kiser's perspective, it was important for them to have a relationship.

Commissioner Dunlap said it was important for the public to understand what was taking place. He said CCBAC didn't have a responsibility or obligation to the Park and Recreation Committee.

Chair Jerrell said they had hashed out information that they didn't think they had access to. He said they may not be where they wanted to be, but they were further along.

25-0195

FY2026-2030 CAPITAL IMPROVEMENT PLAN (CIP) WILL BE PROVIDED.

Background: An update on the Fy2026-2030 CIP will be provided.

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David Boyd, Chief Financial Officer gave the presentation.

FY26-30 Capital Improvement Plan

April 8, 2025

TODAY'S AGENDA

- CIP Funding Model
- New Project Requests
- New Project Recommendations

1

CIP Funding Model

Updates to the Long Range Planning Model:

- 6/30/2024 year end results
- Updated projected project cashflows
- Sizing and timing of debt issuance
- Revenue Assumptions

2

CIP Funding Model

Projected spending- projects currently approved/underway

Projected CIP Spend by Fiscal Year										
Department	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	Total
AFM	48,095,424	189,485,760	137,200,579	130,878,101	128,116,623	96,539,720	134,308,005	34,920,081	5,372,320	904,916,613
CPC	54,795,486	78,084,527	35,254,509	1,130,248	6,303,857	13,251,338	-	-		188,819,966
ELAP	4,001,170									4,001,170
LAND	30,708,249	50,000,000	30,000,000	30,000,000						140,708,249
LIB	188,917,655	44,743,509	28,809,690	24,720,264	18,197,387	19,775,813	14,475,564	404,843		340,044,725
PRK	80,756,510	116,502,970	112,104,874	73,955,110	51,489,592	49,043,575	48,550,664	10,873,569		543,276,864
Non-CMS total	407,274,494	478,816,766	343,369,653	260,683,723	204,107,459	178,610,445	197,334,233	46,198,493	5,372,320	2,121,767,586
CMS	140,712,343	203,304,980	392,599,127	471,984,996	536,285,638	526,491,341	355,046,552	83,753,723	1,005,968	2,711,184,669
Total Including CMS	547,986,838	682,121,747	735,968,780	732,668,719	740,393,097	705,101,786	552,380,785	129,952,216	6,378,288	4,832,952,256

CIP Funding Model Baseline Assumptions



No additional tax increases

Tax increases are anticipated to fund the CIP:

- 2 cents in FY2028
- 1 cent in FY2029



No use of fund balance

New Project Selection

01

Received project funding requests

- AFM
- CPCC
- Library
- Park
- ELAP

02

Evaluated through multiple lenses

- Department rankings
- Citizen’s Capital Budget Advisory Committee
- Executive Team
- Financial model review

03

Developed recommendation for funding

Summary: New Project Requests

Department	Total Funds Requested	# Projects Requested
AFM	77,414,140	5
CPCC	12,795,997	3
ELAP	90,597,998	31
LIB	52,608,556	3
PRK	89,831,461	5
	323,248,152	47

See handout with summary description of each project request

LAND ACQUISITION

	Currently Approved Funding	Additional Funding Recommended	Total
FY2026	11,828,249	18,171,751	30,000,000
FY2027	12,248,250	17,751,750	30,000,000
FY2028	12,668,517	17,331,483	30,000,000
FY2029		30,000,000	30,000,000
FY2030		30,000,000	30,000,000
	36,745,016	113,254,984	150,000,000

Asset & Facility Management Project Requests

Department	Project Name	Project Cost
AFM	New Courthouse- HVAC Controls- Smoke Damper Modifications	4,631,172
AFM	Mecklenburg County Courthouse-Interior Finish Replacement	16,612,943
AFM	4th Street Parking Deck Expansion and Renovation	44,906,202
AFM	Judge Clifton E. Johnson Building - First Floor Renovation for CJS	7,311,245
AFM	WTVI-Caldwell Rd Tower-Paint	3,952,578
		77,414,140

Central Piedmont Community College Project Requests

Department	Project Name	Project Cost
CPCC	Renovation for Fitness Center and Multi-purpose Classroom	4,869,643
CPCC	Renovation to Support EV Technology Program Expansion	2,656,168
CPCC	Harris Campus Parking Expansion	5,270,186
		12,795,997

Charlotte Mecklenburg Library Project Requests

Department	Project Name	Project Cost
LIB	Thomasboro Branch Library	29,251,954
LIB	Allegra Westbrooks Branch Library Renovation	11,347,894
LIB	Mint Hill Library Renovation	12,008,708
		52,608,556

Park & Recreation Project Requests

Department	Project Name	Project Cost
PRK	Irwin Creek Greenway - Hamilton to Existing Irwin Creek Gwy	9,668,816
PRK	East Charlotte Park	16,621,046
PRK	Stewart Creek/Stewart Creek Trib - Alleghany to Freedom Dr to West Blvd	14,188,111
PRK	Camp Greene Park & Stewart Creek Trib Greenway	30,426,227
PRK	McAlpine Creek Greenway - Providence Road to Colony Road	18,927,261
		89,831,461

ELAP Project Requests

	Original Requests	Revised Requests
Deep Energy Retrofits	12	11
EV Chargers	14	11
On-Site Solar	6	4
	32	26

	Original Requests	Revised Requests
Deep Energy Retrofits	61,787,912	47,058,999
EV Chargers	9,922,029	6,426,004
On-Site Solar	19,721,923	7,828,017
	91,431,864	61,313,020

ELAP- Deep Energy Retrofit Project Requests

Project Name	Original Cost	Updated Cost	Change
Deep Energy Retrofits- CCOB FY26	1,400,000	1,400,000	-
Deep Energy Retrofits FY26 Ivory Baker Rec Center	1,326,394	1,159,065	(167,329)
Deep Energy Retrofits FY26 LUESA Suttle Ave	2,683,391	2,155,429	(527,962)
Deep Energy Retrofits FY26 Spratt A	2,489,063	2,256,276	(232,787)
Deep Energy Retrofits FY26 Valerie Woodard Center	1,750,033	-	(1,750,033)
Deep Energy Retrofits FY27 Hwy 16 P&R Admin Office Building	2,278,034	2,103,001	(175,033)
Deep Energy Retrofits FY27 Medical Examiner	2,933,094	925,128	(2,007,966)
Deep Energy Retrofits FY28 Historic Courthouse	689,806	1,211,440	521,634
Deep Energy Retrofits FY28 Spratt B	1,228,871	1,070,028	(158,843)
Deep Energy Retrofits FY29 New Courthouse	19,992,940	14,634,133	(5,358,807)
Deep Energy Retrofits FY30 Aquatic Center	23,739,104	18,867,316	(4,871,788)
Deep Energy Retrofits FY30 Arbor Glen	1,277,183	1,277,183	-
	61,787,912	47,058,999	(14,728,913)

DER Projects – Detailed Cost Breakdown – LUESA (Suttle Ave)

Measures	Original Master Plan Project Cost (without escalation)	"Like for Like" Replacement cost	Additional Cost Required for Higher Efficiency (Incremental Cost)	One Time Incentive/ Rebate	Incremental Cost after Applying Incentive/ Rebate	Total Savings	Simple Payback	Service Life Expectancy	GHG Emissions Reduction	GHG Reduction	Comments	Estimated Cost Additions
	(\$)	(\$)	(\$)	(\$)	(\$/Year)	(\$/Year)	(Years)	(Years)	(kgCO2e/Year)	(%)		
EM-1	Install Laminar Low Flow Regulators on Restroom Faucets with Hot Water	\$570	\$0	\$570	\$130	\$440	\$2,090	0.21	5	3899	1.20%	
EM-2	Install Vending Machine Controls	\$293	\$0	\$293	\$0	\$293	\$57	5.14	10	272	0.08%	
RM-1	Implement Interior Lighting Retrofit	\$2,052	\$0	\$2,052	\$416	\$1,636	\$330	4.96	10+	932	0.29%	
RM-2	Implement Exterior Lighting Retrofit	\$611	\$0	\$611	\$405	\$206	\$73	2.82	10+	215	0.07%	
RM-3	Install Lighting Occupancy Sensors	\$26,900	\$0	\$26,900	\$2,824	\$24,076	\$1,415	17.01	15	5,638	1.73%	Predicted service life is close to payback. Designer to determine actual payback.
RM-4	Upgrade BAS	\$80,850	\$0	\$80,850	\$15,735	\$65,115	\$14,622	4.45	N/A	57,863	17.80%	\$120,000
RM-5	Install Cool Roof and Increase Insulation Levels	\$348,462	\$348,462	\$0	\$0	\$0	\$4,096	0.00	30	1416	0.44%	
RM-6	Install New VAV RTUs with Enthalpy Recovery Wheels	\$442,732	\$388,391	\$54,341	\$4,591	\$48,750	\$10,959	4.54	20+	30923	9.51%	\$225,000
RM-7	Install Heat Pump Domestic Hot Water Heaters	\$44,305	\$6,001	\$38,304	\$0	\$38,304	\$770	49.75	12	1,214	0.37%	Payback exceeds service life and carbon reduction is minimal.
RM-8	Replace Transformers with High Efficiency Models	\$71,983	\$0	\$71,983	0	\$71,983	\$1,976	36.43	30+	5,239	1.61%	The normal service life of transformers is 30+ years; The building was constructed in 2008. So, there is still 15+ years of service life remaining.
RMF1-1	Whole Building Retro-commissioning Study	\$100,000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	The outcomes will be known during the design phase	\$200,000
RMF1-2	Building Air Leakage Testing	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	The outcomes will be known during the design phase	\$400,000
RMF1-3	Install HVAC Load Reduction (HLR) Air Cleaning System on RTUs	\$420,000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Not recommended for implementation due to complex controls and high cost of maintenance - reduced savings	
Total Cost (All Measures)		\$1,438,758	\$742,854	\$275,904	\$24,101	\$251,803	\$36,378	6.92		107,611	31.49%	\$945,000
Cost Reductions (Already Implemented / not recommended)		\$536,288	\$6,001	\$110,287	\$0	\$116,287	\$2,746	40.16		6,453	1.99%	
Revised Costs (After Reductions)		\$902,470	\$736,853	\$165,617	\$24,101	\$141,516	\$33,632	4.21		101,158	29.51%	
Revised Cost * Estimated Cost Additions for TBds (only hard costs)		\$1,847,470										
Revised Total Estimated DER Project Cost (Includes hard/soft costs and escalation)		\$2,155,429										

RECOMMENDATION

CIP FY26

Original FY26 - 30 CIP Request

Revised FY26 - 30 CIP Request

Recommended Reduction

\$ 2,683,392

\$ 2,155,429

\$ 527,963



ELAP- Electric Vehicle Chargers Project Requests

Project Name	Original Cost	Updated Cost	Change
EV Charger Project FY28 at 4th St Deck, MCSO and New Courthouse	689,806	319,355	(370,451)
EV Charger Project FY28 at Kuralt	1,149,669	-	(1,149,669)
EV Charger Project FY28 at new CRC East	1,149,669	-	(1,149,669)
EV Charger Project FY28 at Park & Recreation Sites	459,864	459,864	-
EV Charger Projects Park & Rec FY27	439,961	439,961	-
EV Charger Projects FY 27 MCSO Locations	1,173,237	1,173,237	-
EV Charger Projects FY 27 VCW Public Fast Chargers CRTPO	833,867	833,867	-
EV Charger Projects FY26 4th St Parking Deck	350,008	723,351	373,343
EV Charger Projects FY26 4th St Parking Deck and Fleet Services Garage	816,687	816,687	-
EV Charger Projects FY26 Hal Marshal Center	466,681	466,681	-
EV Charger Projects FY26 Sheriff Office Building - WRRRC	233,340	233,340	-
EV Charger Projects FY29 MCSO	399,858	399,858	-
EV Charger Projects FY29 Park & Rec Locations	559,803	559,803	-
EV Charger Projects FY30 New CRC SW	1,199,579	-	(1,199,579)
	9,922,029	6,426,004	(3,496,025)

ELAP- On-Site Solar Project Requests

Project Name	Original Cost	Updated Cost	Change
Photovoltaic Project FY29 Detention Center North	3,998,589	3,998,589	-
Photovoltaic Projects FY26 Bette Rae Thomas Rec Center	933,357	977,706	44,349
Photovoltaic Projects FY26 Matthews Sportsplex	3,383,417	-	(3,383,417)
Photovoltaic Projects FY27 Valerie Woodard Center	8,554,837	-	(8,554,837)
Photovoltaic Projects FY28 4th Street and McDowell Decks	1,532,881	1,532,881	-
Photovoltaic Projects FY30 Spratt A and Spratt B	1,318,841	1,318,841	-
	19,721,923	7,828,017	(11,893,906)

Charlotte Mecklenburg Schools

Projects in Process

2024

Cotswold-Billingsville

Montessori Secondary @ Marie G. Davis

New MS #1 - Community House MS relief

New Second Ward High School

North Mecklenburg HS

Northwest School of the Arts

Park Road Montessori

South Mecklenburg High School

2025

Beverly Woods Elementary Replacement School

Huntersville Elementary School

Wilson STEM Academy

Projects to start FY2026-2028

2026

Albemarle Road MS

Coulwood STEM Academy

Matthews Elementary School

New Middle School #2 (Bailey Relief)

University Park Creative Arts K8

2027

Allenbrook Elementary Replacement School

Cochrane

E.E. Waddell

East Mecklenburg High School

Garinger High School

Harding High School

2028

Berryhill Elementary School

Cornelius ES

JT Williams

New MS#3 Southwest

South Charlotte Middle

Steele Creek

Villa Heights @ Hawthorne

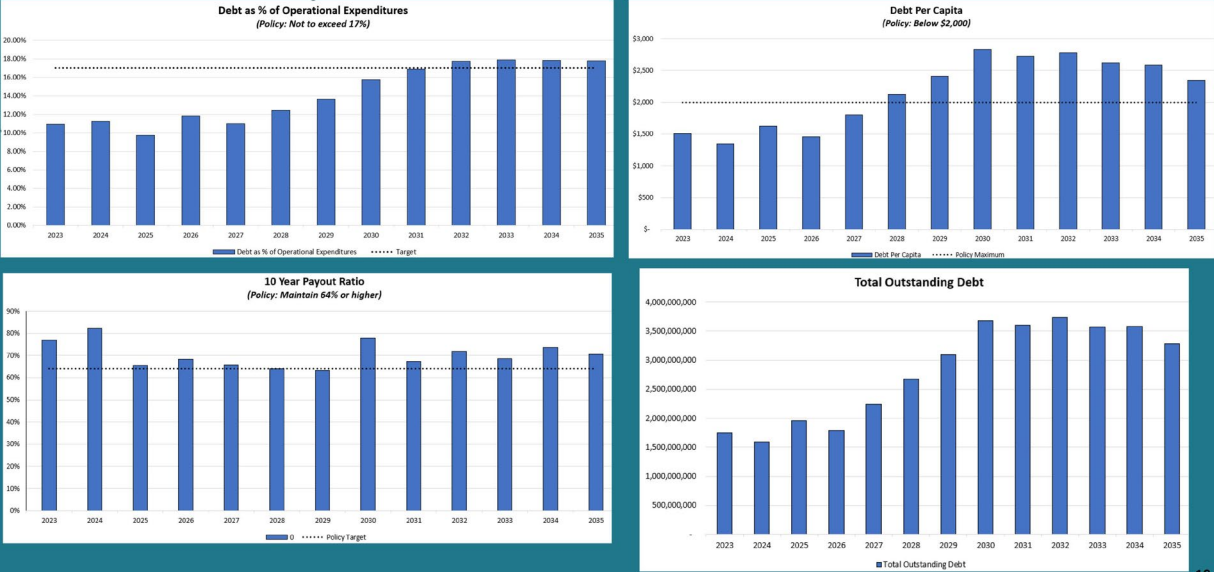
West Regional Athletic Complex

Final Recommendation

Department	Total Funds	# Projects
Asset and Facility Management	32,507,938	4
Central Piedmont Community College	10,139,829	2
Charlotte Mecklenburg Library	40,599,848	2
Park and Recreation	70,904,200	4
ELAP	61,313,020	26
	215,464,835	38
LAND- FY2026	18,171,751	
LAND- FY2027	17,751,750	
LAND- FY2028	17,331,483	
LAND- FY2029	30,000,000	
LAND- FY2030	30,000,000	
	113,254,984	
Total	328,719,819	
Charlotte Mecklenburg Schools	150,000,000	

See handout with all projects approved by fiscal year start date (FY26-31)

Debt Policy Constraints



Next Steps

- Receive BOCC feedback today
- Make changes (if needed)
- Report back to BOCC April 22, 2025 (if needed)
- Adopt CIP along with overall budget June 3, 2025



Comments

Commissioner Dunlap asked concerning 2029, in addition to the 2-cent tax increase for CMS, if there was a 1-cent increase for capital projects. *Mr. Boyd said in 2028, there would be a 2-cent increase for CMS and a 1-cent increase for County projects in 2029.* Commissioner Dunlap asked if a penny still generated \$18 million a year. *Mr. Boyd said a penny generated \$30 million.* Commissioner Dunlap asked what they would have to reduce the project to in order to avoid the 1-cent tax increase in 2029. *Mr. Boyd said he didn't have an amount at the moment. He said most of the CIP was funded by debt, which was paid for over 20 years.*

Commissioner Rodriguez-McDowell said they were able to borrow less than what they had planned, which was good. She wanted to know how they could even it out, so they didn't have jumps between the general fund and CIP. She asked if there was a 2027 increase. *Mr. Boyd said no, it was all they had projected. He said they had one in 2024, 2025, and 2 years of no increase. He said they borrowed \$150 million less at that time to avoid interest. He said they were recommending less borrowing at the time for lower interest rates to be able to add things to the CIP. He said they had a fixed amount of the tax rate at 11.57 cents to go to the general fund to pay the debt service and cash-funded capital projects.*

Commissioner Griffin said there was a \$200 million net difference between last year and the current year. He asked if the numbers were changing due to compound interest. *Mr. Boyd showed slide 18, stating they were changing due to projects and escalation, due to the timing of projects. He said there were a lot of moving parts between last year and this year.* Commissioner Griffin asked if there was any way, for example, in year 3, how much capacity the County would have related to debt service to pay. *Mr. Boyd said the current plan maxed out what they could borrow by 2030.* Commissioner Griffin asked if debt service decreased. *Mr. Boyd said yes, but they planned to borrow faster than what they were paying off.*

Commissioner Meier, on page 7, asked why they recommended \$30 million in 2029 and 2030. *Mr. Boyd said the recommendation was that they have \$30 million for land acquisition every year starting in 2026 through 2030. He said they already had some money in the plan, so they didn't need to add money in the first three years.* Commissioner Meier asked if the recommendation was coming from Park and Recreation. *Mr. Boyd said there was no right answer to how much land they needed to acquire. County Manager Diorio said the recommendation had always been \$30 million.* Commissioner Meier asked when they would start looking at 2031. *Mr. Boyd said they would start next year but would begin conversations in September. He said they knew much of what would be requested.* Commissioner Meier said

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they couldn't predict anything right now, but how were they allowing for all the fluctuations. *Mr. Boyd said it would be shortsighted to decide now. He said this would give them an opportunity to adjust.*

Commissioner Townsend-Ingram asked if, with the land acquisition, how they determined which parts of the County they wanted to invest in. She asked what the process and rationale were behind the land being purchased. *County Manager Diorio said they had priorities of land and areas they wanted to go after. She said Assets and Facilities Management (AFM) was opportunistic, but didn't know exactly where they would be.* Commissioner Townsend-Ingram asked if it made sense to purchase land that wasn't on a bus or train line that would help the priority areas they were trying to help. *County Manager Diorio said they bought land primarily for parks and open space and that they weren't looking to buy land for transportation or in other counties.*

Commissioner Powell said it was a good time to mention that when they're looking at FY2030, would there be any land left to buy. She said they were almost fully built out. She said it was urgent that they had money for land acquisition to preserve natural resources. She asked if the money was for the Environmental Leadership Action Plan (ELAP). *County Manager Diorio said yes.* Commissioner Powell asked, when looking at the deep energy retrofit dollars, why would they spend \$2 million on the Hwy 16 Park & Rec Admin Office Building when it was built in the 1950s. She asked the same of the Aquatic Center. She asked if they did a deep dive on how much it would benefit. *Mark Hahn, Director of Asset and Facilities Management, said it was beginning with the replacements of building systems. He said there were incremental costs to make it more energy efficient, and that was where the return on investment came in.*

Commissioner Dunlap asked, given how the market was at the time of the meeting, was it wise for them to do all that was proposed. *Mr. Boyd said they didn't have any other information to tell them what they should have done. He said they had already assumed a cost escalation for projects; they just didn't know which ones and for how much.* Commissioner Dunlap asked about land acquisition and what happened to the other general land requests. *County Manager Diorio said it would be in the project directly. Mr. Boyd said there may have been some library ones that were covered directly in certain land acquisition lines.*

Commissioner Griffin asked about the CPCC line item from last year to the current year, FY 25, 26, 27, totaling \$168 million, and \$126 million previously; there was a difference of \$42 million. He asked if it was inflationary interest or new projects that made it go up to the \$42 million. *Mr. Boyd said it was related to the public safety training facility.*

Commissioner Rodriguez-McDowell asked for clarification on page 10, for the three projects with one left out, and how it got chosen to be left out. *Mr. Boyd said they took the lowest-ranked project and pushed it out a year.*

Commissioner Townsend-Ingram said the 2-cent raise in 2028 and the 1-cent raise in 2029 were scary for residents and asked for a "what if" visual model based on some of his assumptions. *County Manager Diorio said the 2-cent increase would impact school projects, while the 1-cent increase was for the County. She asked if they should do the analysis for CMS and the County's projects.*

Commissioner Dunlap mentioned how the increases were baked in and said some were pushed out because it allowed them to fund them at a slower pace. *Mr. Boyd said the school projects were on track and funded with bonds, so nothing had changed with that funding model. He said the 2-cent raise was for the school projects and debt.*

Commissioner Powell wondered if they should invest in the retrofits. She asked how much standard maintenance was. *Mr. Hahn said it was 70 to 80 percent of the funding. He said it was capital replacements, and when the systems aged out, they had to be replaced.*

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Commissioner Meier said that the previous year, they placed \$14 million in the hole. She asked if it could happen in their next budget cycle of .5 cents. She asked if there was nothing until 2028. *Mr. Boyd said yes, for capital. County Manager Diorio said yes, but they couldn't predict what was going to happen with property tax increases in the future.*

Chair Jerrell, referencing slide 20, said there needed to be a deeper dive because he felt they had more questions than feedback. He said they needed more time to recommend changes.

Commissioner Dunlap said it was fair that there were questions. He said around the 1 cent in 2029, the 2028 tax was baked in. He said once they did the analysis, they would either approve it or not. *Mr. Boyd said it would show how much the plan was in the hole and what they wanted to take out to close the hole.*

Mr. Boyd said he would ask them to consider that it was a decision that didn't need to be made until 2029. He said there was a long runway to evaluate what it looked like, considering where they were at the time, and that a lot of things could change between then and 2029.

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CIP Projects by FY Start

FY2026				
FY Start	Dept	Project Name	Project Description	Project Cost
2026	AFM	R22 HVAC Equipment Replacement	This project shall replace the remaining HVAC equipment that utilizes R-22 Refrigerant.	5,298,737
			This project is to remove the existing Pneumatic system that modulates the smoke dampers and replace with a Digital modulating system. The existing system is pneumatic, out-of-date and difficult to maintain. The digital system will be integrated into the new HVAC Controls, such that the yearly testing of the system can be accomplished through the HVAC Controls project, and will not require access to all 170+ smoke dampers to perform the test. Additionally, alarm notifications can be set up if a smoke damper has been activated. This scope was not included in the original HVAC Controls project.	
2026 (NEW)	AFM	New Courthouse-HVAC Controls-Smoke Damper Modifications*		4,631,172
2026 (NEW)	ELAP	EV Charger Projects FY26 4th St Parking Deck *	This project will install 10 EV Chargers at the 4th Street Parking Deck. This project will allow the County to transition Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of charging the electric vehicles. By replacing the ICVs with EVs, the County will reduce the amount of Carbon emission from fleet vehicles.	723,351
2026 (NEW)	ELAP	EV Charger Projects FY26 4th St Parking Deck and Fleet Services Garage*	This project will install 1 DC Fast Charger (2 Charging Ports) and 10 EV Chargers at the 12th Street Fleet Services Garage. This project will allow the County to transition Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of charging the electric vehicles. By replacing the ICVs with EVs, the County will reduce the amount of Carbon emission from fleet vehicles.	816,687
2026 (NEW)	ELAP	EV Charger Projects FY26 Hal Marshal Center*	This project will install 1 DC Fast Charger with 2 charging pots at the Hal Marshal Center. This project will allow the County to transition Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of charging the electric vehicles. By replacing the ICVs with EVs, the County will reduce the amount of Carbon emission from fleet vehicles.	466,681
2026 (NEW)	ELAP	EV Charger Projects FY26 Sheriff Office Building- WRRC*	This project will install 6 Level 2 EV Chargers at the Sheriffs Office Building (former Work Release). This project will allow the County to transition Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of charging the electric vehicles. By replacing the ICVs with EVs, the County will reduce the amount of Carbon emission from fleet vehicles.	233,340
2026 (NEW)	ELAP	Deep Energy Retrofits- CCOB FY26*	This funding will support construction for a Deep Energy Retrofit Project for CCOB. The major upgrades related to this facility include replacing HVAC Heat Pumps, LED lighting retrofits, Cooling Tower refurbishment, the addition of a centralized condensor water filtration system, and other efficiency measures.	1,400,000
2026 (NEW)	ELAP	Deep Energy Retrofits FY26 Ivory Baker Rec Center*	This will fund design and construction for Deep Energy Retrofit Project for Ivory Baker Recreation Center. The major upgrades related to this facility include LED lighting retrofits, and other efficiency measures.	1,159,065

CIP Projects by FY Start

FY Start	Dept	Project Name	Project Description	Project Cost
2026 (NEW)	ELAP	Deep Energy Retrofits FY26 LUESA Suttle Ave*	This will fund design and construction for a Deep Energy Retrofit Project for LUESA - Suttle Ave. The major upgrades related to this facility include HVAC equipment and controls, LED lighting retrofits, and other efficiency measures.	2,155,429
2026 (NEW)	ELAP	Deep Energy Retrofits FY26 Spratt A*	This will fund design and construction for Deep Energy Retrofit Project for Spratt-A. The major upgrades related to this facility include HVAC equipment and controls, LED lighting retrofits, and other efficiency measures.	2,256,276
2026 (NEW)	ELAP	Photovoltaic Projects FY26 Bette Rae Thomas Rec Center*	This will fund design and construction for Solar Photovoltaic Project at Bette Rae Thomas Recreation Center. This project will allow the County to generate renewable electricity from it's own PV panels. The renewable electricity that is generated onsite will replace the electricity that would normally be purchased from Duke Energy which comes from a carbon source.	977,706
2026	LIB	Prosperity Village Land Acquisition	Investigate, negotiate (including obtaining appraisals), and document closing on land for new libraries.	3,245,000
2026	PRK	Eastfield Park	This project will be to activate Eastfield Park, a new 114-acre park in Huntersville. The project scope will include new active (play meadow, bike facilities, playground, fitness equipment) and passive (shelters, trails, dog park, natural areas) park amenities that were determined through community engagement.	3,705,104
2026	PRK	Grier Heights Park	This project will improve and expand recreation amenities at Grier Heights Park, an existing 1.6-acre park adjacent to Randolph Road Park in southeast Charlotte. The project scope will include improving existing park amenities (horseshoe pits, ballfields, playground, large park shelter, basketball court) and adding new park amenities (Briar Creek Greenway via Randolph Road) to be determined through community engagement.	7,369,511
2026	PRK	Martin Luther King Jr. Park	This project will improve and expand recreation amenities at Martin Luther King Jr. Park, an existing 27.3-acre park in west Charlotte. The project scope will include improving existing park amenities (multi-purpose fields, basketball court, park shelters, restroom, trails, pickleball courts, playground) and adding new park amenities to be determined through community engagement.	10,572,339
2026	PRK	McAlpine Creek Greenway- Johnston Road to Carmel Road	This project will repair and improve paving and structures along McAlpine Creek Greenway from Johnston Road to Carmel Road at McMullen Creek Greenway trail, a greenway trail totaling approximately 2 miles with six access trails and one trailhead. The scope of this project may include repairs/replacement of paved greenway trail, bridges, boardwalks, wayfinding, and improvements to the parking area and restroom.	9,732,981

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CIP Projects by FY Start

FY Start	Dept	Project Name	Project Description	Project Cost
2026	PRK	McMullen Creek Gwy- Hwy 51 to McAlpine Creek Gwy/Carmel Rd	This project will repair and improve paving and structures along McMullen Creek Greenway from Highway 51/Pineville-Matthews Road to McAlpine Creek Greenway at Carmel Road, a greenway trail totaling approximately 2.1 miles with five access trails and one trailhead. The scope of this project may include repairs/replacement of paved greenway trail, bridges, boardwalks, wayfinding, and improvements to the parking area. (restroom construction?)	5,048,323
2026	PRK	Park Access Improvement	This funding will be used to develop new and accessible bicycle/pedestrian points of access to existing park and recreation facilities. Improved access is proposed at the following existing facilities: Nevin Park, Winterfield Park, Idlewild Park, Kilborne Park, Four Mile Creek Greenway, Colonel Francis Beatty Park, Renaissance Park, McDowell Creek Greenway, Westerly Hills Park, Little Sugar Creek Greenway, and matching funds for a bicycle/pedestrian accommodations on the Wilkinson Boulevard/Highway 74 bridge replacement over the Catawba River.	17,690,329
2026	PRK	South Prong Clarke Creek Greenway - N Church St to Asbury Chapel Rd	This new segment of South Prong Clarke Creek Greenway will add approximately 3 miles of greenway trail from North Church Street to Asbury Chapel Road. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements. This project is currently funded for design through a partnership with the Town of Huntersville.	14,507,178
2026	PRK	Tuckaseegee Park and Recreation Center	This project will renovate, expand and reconstruct Tuckaseegee Recreation Center and Park, an existing 19.1-acre park in west Charlotte. The Center was originally constructed in 1974. The project scope for the Recreation Center may include an indoor gym, multipurpose and meeting rooms, fitness rooms, locker rooms/restrooms, administrative space, outdoor swimming pool, and other site improvements. The project scope for the park will include improving existing park amenities (shelters, ballfields, soccer field, tennis courts, basketball court, playground, trails) and new park amenities to be determined through community engagement.	35,774,444
2026	LAND	LAND	Land Acquisition	30,000,000

CIP Projects by FY Start

FY Start	Dept	Project Name	Project Description	Project Cost
FY2027				
2027 (NEW)	ELAP	EV Charger Projects FY 27 MCSO Locations*	This project will include design and construction for 32 Level 2 EV chargers at multiple Sheriff's Office Locations - Detention Center Central, Detention Center North, Hal Marshall Center and McDowell Parking Deck. This project will allow the County to transition Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of charging the electric vehicles. By replacing the ICVs with EVs, the County will reduce the amount of Carbon emission from fleet vehicles.	1,173,237
2027 (NEW)	ELAP	EV Charger Projects Park & Rec FY27*	This project will include design and construction for 12 Level 2 chargers at Park & Rec maintenance compound locations. This project will allow the County to transition Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of charging the electric vehicles. By replacing the ICVs with EVs, the County will reduce the amount of Carbon emission from fleet vehicles.	439,961
2027 (NEW)	ELAP	EV Charger Projects FY 27 VCW Public Fast Chargers CRTPO*	This project will include design and construction for Electric Vehicle DC Fast Chargers at the Valerie Woodard Center. This project will allow the Public and County employees to help transition their Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of fast charging their electric vehicles while travelling or at work. By replacing the ICVs with EVs, the public and County employees will help reduce carbon emissions and improve air quality in the Mecklenburg County.	833,867
2027 (NEW)	ELAP	Deep Energy Retrofits FY27 Hwy 16 P&R Admin Office Building*	This will fund design and construction for Deep Energy Retrofit Project for HWY16 Park & Rec Admin Office Building. The major upgrades related to the DER project include HVAC equipment and controls, LED lighting retrofits, and other efficiency measures.	2,103,001
2027 (NEW)	ELAP	Deep Energy Retrofits FY27 Medical Examiner*	This will fund design and construction for Deep Energy Retrofit Project for the Medical Examiner Building. The major upgrades related to the DER project include HVAC equipment and controls, LED lighting retrofits, and other efficiency measures.	925,128
2027	LIB	Independence Regional Library renovation	Renovations to the existing 18,700 sf regional location include paint throughout; new carpet in staff work area and newly configured spaces; carpet cleaning in public areas; new computer room area/room; redesign of millwork at service points; new ceilings in some areas; new furniture where needed. Installation of new S-2 system including cameras, intrusion alarm, duress alarm and card access. Exterior "sprucing" of landscaping; re-topping parking lot.	7,901,919
2027	LIB	Eastland area library Land Acquisition	Investigate, negotiate (including obtaining appraisals), and document closing on land for new libraries.	3,400,000

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CIP Projects by FY Start

FY Start	Dept	Project Name	Project Description	Project Cost
2027	LIB	Nations Ford Community Library	Complete design, construction, and occupancy of a new 20,000 sf Community library. Land has been acquired. Project to include completion of site work not already performed by the CRC project, hardscape, landscaping, soft costs, hard costs, FF&E, move costs from existing location, and decommission costs of existing location.	23,906,670
2027	PRK	Albemarle Road Recreation Center	This project will reconstruct Albemarle Road Recreation Center, an important recreation center in east Charlotte originally constructed in 1982. The project scope may include an indoor gym, multipurpose and meeting rooms, fitness rooms, locker rooms/restrooms, administrative space, outdoor swimming pool, and other site improvements.	22,768,163
2027	PRK	Four Mile Creek Greenway- Bevington Place to Johnston Road	This project will repair and improve paving and structures along Four Mile Creek Greenway from Bevington Place at Rea Road to Johnston Road, a greenway trail totaling approximately 1.8 miles with six access trails and one trailhead. The scope of this project may include repairs/replacement of paved greenway trail, bridges, boardwalks, wayfinding, and improvements to the parking area and restroom.	13,624,960
2027	PRK	Mallard Creek Greenway- Mallard Creek Drive to David Taylor Drive	This project will improve, pave, and add structures along Mallard Creek Greenway from Mallard Creek Drive to David Taylor Drive, a greenway trail totaling approximately 1.3 miles with three existing access trails and one trailhead. The scope of this project may include repairs/new paving/replacement of paved greenway trail, bridges, boardwalks, wayfinding, and improvements to the parking area.	11,044,980
2027	PRK	Oakhurst Park	This project will improve and expand recreation amenities at Oakhurst Park, an existing 5-acre park in southeast Charlotte. The project scope will include improving existing park amenities (playground, basketball court, ballfield) and adding new park amenities to be determined through community engagement.	2,493,152
2027	PRK	Wilmore (Spruce Street) Park	This project will improve and expand recreation amenities at Wilmore Park, an existing 1.4-acre park in west Charlotte. The project scope will include improving existing park amenities (playground) and adding new park amenities to be determined through community engagement.	893,357
2027	LAND	LAND	Land Acquisition	30,000,000
FY2028				
FY Start	Dept	Project Name	Project Description	Project Cost
2028	AFM	FY29 Southwest - Community Resource Center	Development of an approximate 41 acre site. Construction of new 275,000 sf multistory building for County offices and public-facing services. Construction of various surface parking lots, roadways, and necessary site improvements. Capacity to house approximately 709 HHS staff by the year 2040.	264,966,618

CIP Projects by FY Start

FY Start	Dept	Project Name	Project Description	Project Cost
2028	AFM	CCOB 4th Floor - Public Defender 4th Floor Expansion	Renovation of approximately 7,500 square feet to accommodate the expansion of the Public Defender's Office staff. The expansion space will accommodate additional attorneys and their support staff, as well as meeting space and other administrative uses. The existing space is currently occupied by Juvenile Justice, which will be relocated to the renovated former Civil Courts Building, assuming approval of that project.	4,296,267
2028 (NEW)	ELAP	EV Charger Project FY28 at 4th St Parking Deck, MCSO and New Courthouse*	This project will install 10 Level 2 chargers at the 4th St Parking Deck and 6 Level 2 chargers at MCSO and 2 Level 2 Chargers at the New Courthouse. This project will allow the County to transition Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of charging the electric vehicles. By replacing the ICVs with EVs, the County will reduce the amount of Carbon emission from fleet vehicles.	319,355
2028 (NEW)	ELAP	EV Charger Project FY28 at Park & Recreation Sites*	This project will install 12 Level 2 chargers at various Park & Recreation sites. This project will allow the County to transition Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of charging the electric vehicles. By replacing the ICVs with EVs, the County will reduce the amount of Carbon emission from fleet vehicles.	459,864
2028 (NEW)	ELAP	Deep Energy Retrofits FY28 Historic Courthouse*	This will fund design and construction for Deep Energy Retrofit Project for Historic Courthouse Building. The major upgrades related to the DER project include equipment, LED lighting retrofits, and other efficiency measures.	1,211,440
2028 (NEW)	ELAP	Deep Energy Retrofits FY28 Spratt B*	This will fund design and construction for Deep Energy Retrofit Project for Spratt B Office Building. The major upgrades related to the DER project include HVAC equipment, controls, LED lighting retrofits, and other efficiency measures.	1,070,028
2028 (NEW)	ELAP	Photovoltaic Projects FY28 4th Street and McDowell Parking Decks*	This will fund design and construction for Solar Photovoltaic Project at the 4th St Parking Deck and McDowell Parking Deck. This project will allow the County to generate renewable electricity from it's own PV panels. The renewable electricity that is generated onsite will replace the electricity that would normally be purchased from Duke Energy which comes from a carbon source.	1,532,882
2028	LIB	Thomasboro library Land Acquisition	Investigate, negotiate (including obtaining appraisals), and document closing on land for new libraries.	4,000,000
2028	PRK	Campbell Creek Greenway- Campbell Creek Park to Campbell Creek Greenway	This new segment of Campbell Creek Greenway will construct approximately 2.5 miles of greenway trail from Campbell Creek Park at Barcliff Drive to existing Campbell Creek Greenway at Lockmont Drive, with urban trail connections to the Eastland redevelopment area. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements.	26,276,924

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CIP Projects by FY Start

FY Start	Dept	Project Name	Project Description	Project Cost
2028	PRK	Irvins Creek Greenway- Lakeview Circle to McAlpine Creek Greenway	This new segment of Irvins Creek Greenway will add approximately 2.5 miles of greenway trail from the newly constructed greenway trail at Lakeview Circle to the existing greenway trail at McAlpine Creek Park. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements. Notably, the trail will provide a grade-separated crossing of Independence Boulevard.	16,928,248
2028	PRK	McDowell Nature Center and Nature Preserve	This project will reconstruct and relocate McDowell Nature Center, the County's first and oldest nature center, which opened in 1985. The facility will be relocated closer to the entrance of the nature preserve, using the center as a gateway education and information center for the 1,130-acre nature preserve. The project scope will include a new nature center which will include educational exhibits, multipurpose and meeting rooms, administrative spaces, restrooms, and associated site improvements. Additional funding is needed for improvements to McDowell Nature Preserve which may include the campground, Copperhead Island, and maintenance compound areas.	21,872,190
2028	PRK	Torrence Creek Greenway - Cedar River Road to McDowell Creek Greenway	This project will repair and improve paving and structures along Torrence Creek Greenway from Cedar River Road to McDowell Creek Greenway at Summerfield Lane, a greenway trail totaling approximately 2.4 miles with six access trails. The scope of this project may include repairs/replacement of paved greenway trail, bridges, boardwalks, and wayfinding.	8,238,123
2028	LAND	LAND	Land Acquisition	30,000,000
FY2029				
FY Start	Dept	Project Name	Project Description	Project Cost
2029	AFM	Mecklenburg County Courthouse - 7th Floor Partial Courtroom Upfit	The 7th floor of the Mecklenburg County Courthouse was "shelled" for future expansion. This project is for the Partial Upfit of 7th Floor to provide additional courtrooms. Approximately 30,000 square feet will be upfit.	23,429,615
2029 (NEW)	AFM	Mecklenburg County Courthouse-Interior Finish Replacement*	This project will replace the carpet, base moulding and ceiling tiles, repaint the walls repair the millwork and refinish miscellaneous bronze countertops in the Basement, First, Third, Fourth, Fifth, and Sixth Floors of the Mecklenburg County Courthouse.	16,612,943
2029 (NEW)	AFM	Judge Clifton E. Johnson Building - First Floor Renovation for CIS*	Interior upfit and reconfiguration of a portion the first floor of the Johnson building. This space is currently occupied by the Sheriff's Office headquarters and Gun Permit Office, which will be relocating to 901 Elizabeth Avenue (Former Work Release Facility) under a separate FY24-28 capital project. Criminal Justice Services (CJS) will move into the space once the Sheriff's Office vacates and the space is renovated.	7,311,245

CIP Projects by FY Start

FY Start	Dept	Project Name	Project Description	Project Cost
2029	CPC	Cato I	Cato I Renovation - Renovate for Student Services and Academics- • Central Piedmont Hub (Distance Learning Hub) , Science Lab Lecture Space, Existing Science Lab renovation	6,132,611
2029	CPC	Levine I	Renovations will support student engagement, centralize student services, and create a Central Piedmon Hub (distance learning and general education)	10,230,738
2029	CPC	Claytor	Claytor Renovation - Create a Central Piedmont Hub (Distance Learning and General Education) and expand Student Services	1,570,977
2029	CPC	Harper IV	Per the recommendations of the 2023 - 2034 CPCC Long Range Facilities Plan	1,110,869
2029 (NEW)	ELAP	EV Charger Projects FY29 MCSO*	This project will install 10 Level 2 chargers at the Sheriff's Office facility locations. This project will allow the County to transition Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of charging the electric vehicles. By replacing the ICVs with EVs, the County will reduce the amount of Carbon emission from fleet vehicles.	399,858
2029 (NEW)	ELAP	EV Charger Projects FY29 Park & Rec Locations*	This project will install 14 Level 2 chargers at various Park & Rec Locations. This project will allow the County to transition Internal Combustion Vehicles (ICVs) to Electric Vehicles (EVs) by providing a way of charging the electric vehicles. By replacing the ICVs with EVs, the County will reduce the amount of Carbon emission from fleet vehicles.	559,803
2029 (NEW)	ELAP	Deep Energy Retrofits FY29 New Courthouse*	This will fund design and construction for Deep Energy Retrofit Project for the New Courthouse. The major upgrades related to the DER project include LED lighting retrofits including controls, roof replacement and other efficiency measures.	14,634,133
2029 (NEW)	ELAP	Photovoltaic Project FY29 Detention Center North*	This will fund design and construction for Solar Photovoltaic Projects at the Detention Center North. This project will allow the County to generate renewable electricity from it's own PV panels. The renewable electricity that is generated onsite will replace the electricity that would normally be purchased from Duke Energy which comes from a carbon source.	3,998,589
2029	LIB	Prosperity Village Community Library	Complete design, construction, and occupancy of a new 20,000 sf Community library. Project to include site work, hardscape, landscaping, soft costs, hard costs, FF&E, move costs from existing location, and decommission costs of existing location.	30,261,401
2029 (NEW)	LIB	Allegra Westbrooks Branch Library Renovation*	13,500 s.f. Interior renovation with include millwork removal in the children's area, add a dedicated children's room using a storefront system, reconfigure the children's staff area, and add several small study rooms (3-4 at 8x8). Also renovation will also include the following: full roof replacement (last rep 2011), HVAC unit replacement (last rep 2011), parking lot resurfacing, landscaping refresh, and exterior painting—trim and some cementitious siding/brick in other places)	11,347,894

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CIP Projects by FY Start

FY Start	Dept	Project Name	Project Description	Project Cost
2029	PRK	Little Sugar Creek Greenway - Parkwood Underpass	This project will raise the existing trail grade of Little Sugar Creek Greenway underneath Parkwood Avenue to address ponding issues related to the elevation of the water flow from Little Sugar Creek. The scope of this project may include replacement of paved greenway trail, associated structures within the stream, and removal of sediment from the stream channel.	267,446
2029	PRK	Irwin Creek Greenway- Clanton Road to Crestridge Drive	This new segment of Irwin Creek Greenway will add approximately 0.9 miles of greenway trail from Clanton Road to Crestridge Drive, while also connecting to Amay James Park at Lester Street. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements.	10,173,675
2029	PRK	Irwin Creek Gway- Crestridge Drive to Yorkmont Road	This new segment of Irwin Creek Greenway will add approximately 1 mile of greenway trail from Crestridge Drive to the currently funded Sugar Creek Greenway Trail at Yorkmont Road. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements.	8,658,168
2029	PRK	Sugar Creek Greenway- Mounting Rock Road to Arrowood Road- Design Only	This new segment of Sugar Creek Greenway will add approximately 1.7 miles of greenway trail from Mounting Rock Road to Arrowood Road. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements.	4,121,093
2029	PRK	Campbell Creek Park	This project will improve and expand recreation amenities at Campbell Creek Park, an existing 20-acre park in east Charlotte. The project scope will include improving existing park amenities (playground, play meadow, horseshoe pits, trails, park shelter) and adding new park amenities to be determined through community engagement.	5,001,243
2029	PRK	Derita Park	This project will improve and expand recreation amenities at Derita Park, an existing 23.6-acre park in northeast Charlotte. The project scope will include improving existing park amenities (basketball court, playground, picnic area, park shelter) and adding new park amenities to be determined through community engagement.	4,690,228
2029	PRK	Julian Underwood Park	This project will address erosion issues and improve and expand recreation amenities at Julian Underwood Park, an existing 13.4-acre park in east Charlotte. The project scope will include improving existing park amenities (playground, park shelter) and adding new park amenities to be determined through community engagement.	2,865,859
2029	PRK	Springfield Park	This project will improve and expand recreation amenities at Springfield Park, an existing 11.3-acre park in southwest Charlotte. The project scope will include improving existing park amenities (landscaped courts) and adding new park amenities to be determined through community engagement. The project may also include a trail connection to Yorkmont Park.	6,718,522

CIP Projects by FY Start

FY Start	Dept	Project Name	Project Description	Project Cost
2029	PRK	Yorkmont Park	This project will improve and expand recreation amenities at Yorkmont Park, an existing 2.8-acre park in southwest Charlotte. The project scope will include adding park new amenities to be determined through community engagement. The project may also include a trail connection to Springfield Park.	2,545,174
2029	PRK	McDowell Creek Gway - Catawba Ave (Smithville Park) to Westmoreland Rd	This new segment of McDowell Creek Greenway will add approximately 1.6 miles of greenway trail from Catawba Avenue at Smithville Park to Westmoreland Road at J/V Washam Elementary. The project also includes a 0.7-mile urban trail along Westmoreland Road and a restoration project for Upper McDowell Creek. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements. This project is currently funded for design through the Town of Cornelius.	14,149,445
2029	PRK	Wayfinding	This funding will be used to develop new wayfinding signage and/or replace outdated wayfinding signage at multiple County facilities. Funding will be divided between existing greenway trails (Briar Creek, Cane Creek Tributary, Four Mile Creek Greenway, McAlpine/McMullen Creeks, Six Mile Creek, Stewart Creek, and Taggart Creek), recreation centers (Southview, Martin Luther King, Jr., Ivory/Baker, Tom Sykes, Berewick, Methodist Home, Tuckaseegee, Bette Rae Thomas, Winget, Marion Diehl, Amay James, Elon), and nature preserves (Reedy Creek, McDowell, Big Rock, Rozzelles Ferry).	832,233
2029 (NEW)	LAND	LAND	Land Acquisition	30,000,000
FY2030				
FY Start	Dept	Project Name	Project Description	Project Cost
2030 (NEW)	AFM	WTVI-Caldwell Rd Tower-Paint*	This project will remove the existing lead paint from the antenna tower at WTVI on Caldwell Rd. Once the lead paint has been abated, the tower will undergo minor structural repairs, and the entire tower will be repainted.	3,952,578
2030 (NEW)	CPCC	Renovation for Fitness Center and Multi-purpose Classroom*	Modernization and expansion of the existing Basic Law Enforcement Training (BLET) fitness center to better facilitate instructional use by other programs and student access for healthy lifestyle. The fitness center at Beik Center for Justice serves the entire Merancas Campus. It is undersized, which limits its use by student in other programs. Expanding the fitness center will help increase its visibility, size, and utilization. The project will require comprehensive renovation of an affected area of approximately 5770 square feet.	4,869,643
2030 (NEW)	CPCC	Harris Campus Parking Expansion*	Provide additional parking to accommodate the (1)existing Conference Center, (2) the relocation of the Cosmotology program to the campus, (3)the addition of a new Barbering program to the campus, and increases in student enrollment.	5,270,186

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CIP Projects by FY Start

FY Start	Dept	Project Name	Project Description	Project Cost
2030 (NEW)	ELAP	Deep Energy Retrofits FY30 Aquatic Center*	This will fund design and construction for Deep Energy Retrofit Project for the Aquatic Center. The major upgrades related to the DER project include HVAC upgrades, LED lighting retrofits and other efficiency measures.	18,867,316
2030 (NEW)	ELAP	Deep Energy Retrofits FY30 Arbor Glen*	This will fund design and construction for Deep Energy Retrofit Project for the Arbor Glen Recreation Center. The major upgrades related to the DER project include HVAC upgrades, LED lighting retrofits and other efficiency measures.	1,277,183
2030 (NEW)	ELAP	Photovoltaic Projects FY30 Spratt A and Spratt B*	This will fund design and construction for Solar Photovoltaic Projects at the Spratt A and Spratt B facilities. This project will allow the County to generate renewable electricity from it's own PV panels. The renewable electricity that is generated onsite will replace the electricity that would normally be purchased from Duke Energy which comes from a carbon source.	1,318,842
2030 (NEW)	LIB	Thomasboro Branch Library*	Complete design, construction, and occupancy of a new 20,000 sf Community library. (Land is under contract to be acquired). Project to include site work, hardscape, landscaping, soft costs, hard building construction costs, technology infrastructure, AV packages, and FF&E. (Note: there is a separate capital submission for the land acquisition).	29,713,540
2030 (NEW)	PRK	Irwin Creek Greenway - Hamilton to Existing Irwin Creek Gwy*	This new segment of Irwin Creek Greenway will add approximately 0.5 miles of greenway trail from the existing Irwin Creek Greenway trail at Ray's Splash Planet to Hamilton Street. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements.	9,668,816
2030 (NEW)	PRK	East Charlotte Park*	This project will activate East Charlotte Park, a new 27.4-acre park in the east Charlotte. A park master plan will be wrapping up Fall 2024. The project scope will include new active (play meadow, courts, playground, sprayground, sensory gardens) and passive (shelters, trails, dog park, natural areas) park amenities to be determined through the master plan process and continued community engagement.	16,621,046
2030 (NEW)	PRK	Stewart Creek/Stewart Creek Trib - Alleghany to Freedom Dr to West Blvd*	This new segment of the Stewart Creek and Stewart Tributary Greenway system will add approximately 1.2 miles of greenway trail from the existing greenway trail at Freedom Drive to the proposed greenway trail at West Morehead Street at Bryant Park, plus a connection to Camp Greene Park at Alleghany Street along Stewart Creek Tributary. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements.	14,188,111

0196 CITIZEN’S CAPITAL BUDGET ADVISORY COMMITTEE – FY2026-2030 CAPITAL IMPROVEMENT PLAN.

Background: The Citizen's Capital Budget Advisory Committee will discuss their review and recommendations of the FY2026-2030 Capital Improvement projects submitted by agency partners.

Gabriel Mathless, Chair, gave the presentation.



MECKLENBURG COUNTY

- Citizen's Capital Budget Advisory Committee -

April 4, 2025

2024 Annual Report to the Board of County Commissioners

This annual report of the Citizen's Capital Budget Advisory Committee (the "CCBAC") is being submitted as required pursuant to the current policies for boards and commissions established by the Mecklenburg Board of County Commissioners (the "BOCC").

I. Charge of the CCBAC

On January 17, 2024, the BOCC modified the CCBAC's charter, charging the CCBAC with the following:

- To receive and review information related to capital projects as part of the annual Capital Improvement Plan development process. This review shall not include projects related to Charlotte-Mecklenburg schools;
- Review each agency's capital planning and needs development processes including the opportunities afforded for the receipt of public input within the process;
- Report to the BOCC annually on the CCBAC's evaluation of the following:
 - Overall Capital Improvement Plan development process;
 - Underlying agency methodology for developing project funding requests;
 - Critical projects included and/or excluded for funding;
 - Relative allocation of available funding to requesting agencies;
- Review and provide guidance on the Participatory Budgeting process; and
- Meet periodically throughout each year with such frequency necessary to receive information and to prepare its report to the Board.

A copy of the CCBAC charter, as revised on January 17, 2024, is attached hereto as Exhibit A.

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II. Membership

As of the date of this report, the CCBAC is composed of six (6) members appointed by the BOCC:

TITLE	NAME	TERM	DATES OF TERM
Chair	Gabriel Mathless	1st Term	May 4, 2021 to Jul 31, 2026
Vice-Chair	Steven Hyland	2nd Term	Sep 8, 2021 to Jul 31, 2027
Voting Member	Jacquelyn M. Horton	1st Term	May 4, 2021 to Jul 31, 2025
Voting Member	Michael E. Pollard	1st Term	May 17, 2023 to Jul 31, 2026
Voting Member	Linda Reece	2nd Term	May 4, 2021 to Jul 31, 2027

III. CCBAC Report

The CCBAC held eight official meetings in calendar year 2024. These official meetings were held on January 10, 2024, January 16, 2024, February 13, 2024, March 12, 2024, July 16, 2024, November 5, 2024, December 11, 2024 and December 12, 2024. In connection with these meetings, the CCBAC reviewed capital project requests, and received presentations in respect of those requests, from:

- Mecklenburg County Asset and Facility Management (“AFM”), including in connection with the county’s Environmental Leadership Action Plan (“ELAP”);
- Central Piedmont Community College (“CPCC”);
- Charlotte-Mecklenburg Library (“LIB”); and
- Mecklenburg County Parks and Recreation (“PRK”).

The CCBAC also discussed these capital projects and the overall Capital Improvement Plan with the Mecklenburg County Finance Department (the “Finance Department”), which discussions included receiving reporting from the Finance Department relating to the status of the existing FY2025-2029 Capital Improvement Plan and how changes in existing projects and timing affected consideration of the FY2030 capital project requests.

The CCBAC’s evaluation of the four categories within its charge are provided below:

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a. Overall Capital Improvement Plan Development Process

Generally speaking, the CCBAC’s understanding of the capital project request process is as follows:

1. AFM, CPCC, LIB and PRK prepare and submit to the Finance Department Capital Project Submissions that include:
 - a. a high level description of each requested capital project;
 - b. a high level description of the proposed capital project’s justification;
 - c. the cost breakdown of the requested capital project; and
 - d. the operating impact of the capital project.
2. The Finance Department provides copies of the Capital Project Submissions to the CCBAC, and each of the Finance Department and the CCBAC review.
3. The Finance Department coordinates and facilitates presentations from each of AFM, CPCC, LIB and PRK to discuss their respective Capital Project Submissions and to answer any questions the CCBAC may have.
4. The Finance Department meets with the CCBAC to discuss Mecklenburg County’s overall CIP, budget and related financial constraints.
5. The Finance Department prepares its recommendation to the BOCC regarding which capital projects to fund. The CCBAC also assesses the proposed capital projects and provides its own independent feedback.
6. The Finance Department submits its recommendations to the BOCC, and the CCBAC provides its thoughts regarding capital submissions through its annual report.

Evaluation and Recommendation: Overall the CCBAC is supportive of the existing CIP development process. However, CCBAC would recommend asking the submitting agencies to include the following additional justification information for each Capital Project Submission:

- How each proposed capital project aligns with the submitting agency’s master plan, including reference to the applicable sections or pages of the master plan; and
- Greater detail relating to the value proposition of the capital project for the community in light of the financial cost.

b. Underlying Agency Methodology for Developing Project Funding Requests

Based on the agency presentations to the CCBAC and related conversations, the CCBAC understands that each agency identifies its proposed capital projects based on its perceived needs, priorities and goals, which are informed in large part based on such agency’s master plan. Copies of these master plans were provided to the CCBAC as part of the 2029 CIP development process.

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Evaluation and Recommendation: As community volunteers without in-depth knowledge of each agency’s operations, priorities and goals, the CCBAC requires additional information to better evaluate each agency’s methodology for developing project funding requests. As such, and in line with its evaluation of the overall capital improvement plan development process, the CCBAC would recommend asking the submitting agencies to include the following additional justification information for each Capital Project Submission:

- How each proposed capital project aligns with the submitting agency’s master plan, including reference to the applicable sections or pages of the master plan; and
- Greater detail relating to the value proposition of the capital project for the community in light of the financial cost.

c. Critical Projects Included and/or Excluded for Funding; Relative Allocation of Available Funding to Requesting Agencies

In light of financial constraints, capital budget best practices and competing priorities, the CCBAC is generally supportive of the Finance Department’s recommendations for which projects to fund and not fund.

The CCBAC is not aware of any projects of critical importance for which the agencies did not submit Capital Submission Request.

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Exhibit A

CCBAC Charter, as revised on January 17, 2024

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MECKLENBURG COUNTY

North Carolina

Citizens Capital Budget Advisory Committee

1. The Committee will be focused on the charge given by the Board of County Commissioners:
 - *To receive and review information related to capital projects as part of the annual Capital Improvement Plan development process. This review shall not include projects related to Charlotte Mecklenburg Schools;*
 - *Review each agency's capital planning and needs development processes including the opportunities afforded for the receipt of public input within the process;*
 - *Report to the Board of County Commissioners annually on the Committee's evaluation of the following:*
 - i. *Overall Capital Improvement Plan development process*
 - ii. *Underlying agency methodology for developing project funding requests*
 - iii. *Critical projects included and/or excluded for funding*
 - iv. *Relative allocation of available funding to requesting agencies*
 - *Review and provide guidance on the Participatory Budgeting process;*
 - *Meet periodically throughout each year with such frequency necessary to receive information and to prepare its report to the Board*
2. The committee shall be made up of not more than seven members that must be residents of Mecklenburg County. The Committee must have at least 3 members to conduct business. Ideally, members should be selected such that they live throughout the County and possess a variety of educational and professional experiences, genders, races and backgrounds so as to provide a diversity of perspectives.
3. A quorum, consisting of a majority of members, must be present for an official meeting of the Committee and for official action to be taken. Decisions of the Committee are determined by a

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majority vote of the members present.

4. A chair and vice chair will be elected by members.
5. The Chairman may appoint subcommittees to work on specific tasks and reviews. These subcommittees will present information and recommendations to the Committee. The work of the subcommittees is considered “work in process” until official action is taken by the Committee.
6. The Chairman will approve the agenda for distribution to members. Items may be placed on the agenda by any member of the Committee in advance of a meeting by requesting such at a previous meeting of the Committee or by contacting the Chairman at least one day prior to the day of approving the agenda for distribution. In order to add an item to the agenda during a meeting, all Committee members present must vote in favor of adding the item.
7. All meetings of the Committee are open to the public.
8. The Chairman or his/her designee shall serve as the official spokesperson of the Committee. In doing so, the Chairman will convey official actions taken by the Committee and may discuss the different viewpoints and concerns of the membership relating to these actions. Members of the Committee are to refer the media to the Chairman for this information.
9. County staff is assigned to the Committee and its subcommittees to provide information and administrative support for the Committee’s charge. Requests for information and support should be made to the assigned staff, preferably during meetings, rather than to individual County departments or other agencies participating in the County’s capital program.
10. It is appropriate for a member of the Committee to be excused where that member recognizes a conflict of interest between his own interest and the interest of the County. It is suggested that, if in doubt, the member should be excused. It is also appropriate for a Committee member to be excused if he or she was not present for the discussion or dissemination of information in reference to the vote.

Revised August 20, 2002
Revised October 3, 2011
Revised March 21, 2017
Revised October 5, 2021
Revised January 17, 2024

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Comments

Commissioner Rodriguez-McDowell said she wanted to thank them for the service they were providing.

Commissioner Meier thanked them and said it was part of democracy that they had citizens watching them.

Commissioner Powell asked what they wanted them to know about the process. *Mr. Mathless said it worked and was well designed, but evaluating it was difficult because they weren't in the trenches with them. He said being able to tie back and understand their projects would be helpful. He asked the Board to ask the agencies to tie back their projects to their priorities.* Commissioner Powell said there was a time when this was one of the most important committees in the County.

Commissioner Dunlap commended him for his efforts. He said he supported their recommendation.

Commissioner Griffin said what they laid out was appropriate because he represented not just them but the County.

Commissioner Townsend-Ingram said having representation of individuals from different backgrounds was critical, and hoped there was a tool to evaluate towards capital improvement and the community. *Mr. Mathless said the intent behind the community was to grab people from different walks of life who had experience in capital projects.*

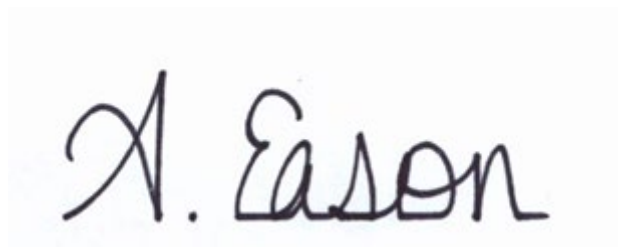
Chair Jerrell thanked him. He said he hoped he felt the support of the Board.

25-0225 **COMMISSIONER REPORTS**

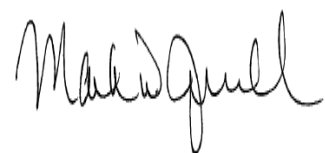
Commissioners shared information of their choosing within the guidelines as established by the Board, which included, but not limited to, past and/or upcoming events.

ADJOURNMENT

With no further business to come before the Board, Chair Dunlap declared the meeting adjourned at 4:35 p.m.

A handwritten signature in dark ink that reads "A. Eason". The signature is written in a cursive, flowing style.

Arlissa Eason, Deputy Clerk to the Board

A handwritten signature in dark ink that reads "Mark Jerrell". The signature is written in a cursive, flowing style.

Mark Jerrell, Chair