Meeting Minutes
March 24, 2026

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 2:30 p.m. on Tuesday, March 24, 2026.

ATTENDANCE

Present: Chair Mark Jerrell, Vice-Chair Leigh Altman
and Commissioners George Dunlap, Arthur Griffin,
Laura J. Meier, Elaine Powell, Vilma D. Leake, and
Yvette Townsend-Ingram
County Manager Michael Bryant
County Attorney Tyrone C. Wade
Clerk to the Board Kristine M. Smith
Deputy Clerk to the Board Arlissa Eason

Absent: Commissioner Susan Rodriguez-McDowell
Clerk to the Board Kristine M. Smith

CALL TO ORDER

The meeting was called to order by Chair Mark Jerrell, followed by reading of the County's Mission and Vision and the FY2026 Board Budget Priorities, introductions, and the Pledge of Allegiance to the Flag.

26-0114 Capital Improvement Plan Update

The Board received as information only an update on the status of the County's Capital Improvement Plan.

David Boyd, Chief Financial Officer, gave the presentation.

Capital Improvement Plan Update

Presented by: David Boyd, Chief Financial Officer

BOCC Budget/Public Policy Workshop | March 24, 2026

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Current CIP Funding Methodology

Total County Tax Rate

49.27¢

37.7¢ General Fund

11.57¢ Debt Service Fund

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How Capital Dollars Flow

Debt Service Fund Revenue (property taxes + other required revenue) is spent on:

Debt Service Payments + $50M Capital Maintenance Capital/Tech/Fleet/Park/CMS/CPCC + Remaining $$ transferred to PAYGO

After funding debt service payments and capital maintenance, remaining funds are transferred to PAYGO to fund the County CIP

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Model After FY26 CIP Adoption

- **Assumes tax rate increases :**
  - 2 cents 2028 (1 for CMS 1 for County)
  - 1 cent for CMS in 2029
- **$150 M in new CMS projects beginning in 2029**
  - 100% Debt Funded ($900 million)
- **$150 M in new County projects beginning in 2031**
  - Debt for County projects issued 2026-2032 = $500 million

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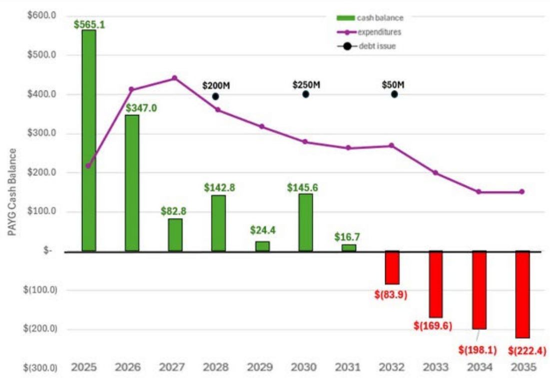
Shifting 1¢ from DSF to GF



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Shifting 1¢ from DSF to GF

Requires strategic adjustments to the existing five-year plan

Major Considerations:

Approach to land acquisition	Balance of financial return vs. environmental benefits for sustainability projects	Re-evaluate CRC model for Health & Human Services delivery	Long-term operating costs of new projects as they come online	Reinvestment in current assets vs funding new facilities

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Current CIP Process

The 2026-2030 CIP was approved in June 2025

- Today – Present preliminary five-year plan, receive feedback
- April – Present updated plan based on feedback
- June – Adopt CIP with FY27 budget

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Revised CIP Process

Launch a comprehensive review of current five-year plan

- ✓ Continue all projects currently underway
- ✓ Proceed with initial approval for projects scheduled to begin in FY2027, with specific go/no-go decisions made prior to each project's start
- ✓ Incorporate additional policy direction from the BOCC and County leadership
- ✓ Present an updated plan to the BOCC before the end of calendar year 2026

Allows the County to address immediate priorities while thoughtfully realigning the CIP to reflect the shift in revenue and future funding capacity.

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Impacts

- Five-year Rolling CIP allows ample runway for thoughtful planned changes
- No impact on projects underway
- Pause has no effect on any CMS projects
- Shift of property tax from CIP provides operating revenue to help close budget gap without an increase in total tax rate

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Appendix Materials

Projects Expected to Complete 2026-2027

Projects Planned to Start 2027

Projects Planned to Start 2027-2030

Projects Currently in Progress or Closing Out

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Projects Completed in FY26 and FY27

Dept	FY Start	FY End	Project Name	Project Budget
AFM	2023	2026	Umbrella Center	46,000,000
AFM	2024	2026	FY29 David Taylor Drive - Lease Upfit	866,543
AFM	2025	2026	FY29 VCW - Suite 1800 Upfit	918,991
AFM	2026	2026	Microhotel Renovations- from RSPF Fund	3,100,000
ELAP	2026	2026	Deep Energy Retrofits FY26 CCOB	1,400,000
LIB	2026	2026	Prosperity Village Land Acquisition	3,245,000
PRK	2019	2026	McDowell Creek Greenway	4,768,523
PRK	2020	2026	Ezell Farms Community Park	3,514,599
PRK	2020	2026	Walker Branch/Hoover Creek	7,013,997
PRK	2022	2026	Naomi Drenen Rec Center	4,781,206
PRK	2022	2026	Park Road Park Shelter	2,755,560
PRK	2023	2026	Col Francis Beatty Park	2,843,000
PRK	2023	2026	DEVONSHIRE PARK	250,000
PRK	2023	2026	East Charlotte Park	2,004,750
PRK	2023	2026	Enderly Park	700,000
PRK	2023	2026	FRED ALEXANDER PARK	350,000
PRK	2023	2026	GRAYSON PARK	750,000
PRK	2023	2026	HARRISBURG PARK	850,000
PRK	2023	2026	L.C. Coleman Park	900,000
PRK	2023	2026	Tryon Hills Park	400,000
PRK	2023	2026	VIEWMONT PARK	850,000
PRK	2024	2026	Wallace Pruitt Recreation Center	3,653,822
PRK	2025	2026	Beaty Park - Davidson	1,198,904
AFM	2019	2027	BMC2U Government District Phase II-CCOB	5,007,181
AFM	2020	2027	Government Security- County Facilities	9,141,717
AFM	2024	2027	FY29 New Lease Upfit | Kuralt Staff Temporary Relocation	3,409,539
AFM	2024	2027	Sheriff's Office HQ Relocation to Administrative Services Building	46,867,365
AFM	2025	2027	FY 29 7th & College Parking Structure	21,170,882
AFM	2025	2027	FY29 7th & Tryon Redevelopment Project- Design and Site Work	16,416,730
AFM	2025	2027	Mecklenburg County Courthouse Camera System Upgrade	7,259,187
AFM	2025	2027	Mecklenburg County Courthouse-HVAC Controls Replacement	14,108,565
AFM	2026	2027	New Courthouse-HVAC Controls-Smoke Damper Modifications	4,631,172
CPC	2024	2027	Harper Campus Line Worker Training Facility	5,082,243
CPC	2024	2027	Old ATC Renovation	27,313,935
CPC	2024	2027	Repurposed Central High Land and Renovations	10,000,000
ELAP	2025	2027	ELAP On-Site Solar	7,895,322
ELAP	2025	2027	ELAP Deep Energy Retrofit	9,093,290
ELAP	2025	2027	ELAP Vehicle Charging Stations	3,850,176
ELAP	2026	2027	Deep Energy Retrofits FY26 Ivory Baker Rec Center	1,159,065
ELAP	2026	2027	Deep Energy Retrofits FY26 Spratt A	2,256,276
PRK	2019	2027	McAlpine Creek Greenway	8,829,556
PRK	2019	2027	Discovery Place	42,354,589
PRK	2020	2027	McIntyre Creek Greenway	2,296,256
PRK	2020	2027	Paw Creek	5,458,123
PRK	2020	2027	Irvin Creek Greenway	6,227,022
PRK	2020	2027	Long Creek (III)	18,505,806
PRK	2020	2027	Reedy Creek	7,915,377
PRK	2024	2027	Pressley Road Park	3,078,214
PRK	2024	2027	Sugar Creek Greenway- Yorkmont Road to McDowell Farms Drive	14,445,097
PRK	2024	2027	Ezell Park	4,940,143
PRK	2025	2027	Dredging- Park Road Park and Freedom Park	4,638,606
PRK	2026	2027	Eastfield Park	3,668,053

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CIP Projects Scheduled to Start in FY2027

Dept	FY Start	Project Name	Project Budget	2027 Cashflow Projection	2028 Cashflow Projection	2029 Cashflow Projection	2030 Cashflow Projection
AFM	2027	CCOB 4th Floor - Public Defender 4th Floor Expansion	4,296,267	390,819	3,902,794	2,654	
CPC	2027	Claytor	1,359,727	702,672	657,055		
ELAP	2027	EV Charger Projects FY 27 MCSO Locations	1,173,237	68,929	1,104,013	295	
ELAP	2027	EV Charger Projects Park & Rec FY27	439,961	25,845	414,005	111	
ELAP	2027	EV Charger Projects FY 27 VCW Public Fast Chargers CRTPO	833,867	48,993	784,665	209	
ELAP	2027	Deep Energy Retrofits FY27 Hwy 16 P&R Admin Office Building	2,103,001	123,557	1,978,915	529	
ELAP	2027	Deep Energy Retrofits FY27 Medical Examiner	925,128	54,352	870,545	231	
ELAP	2027	Photovoltaic Projects FY26 Bette Rae Thomas Rec Center	977,706	57,447	920,013	246	
LIB	2027	Eastland area library Land Acquisition	3,400,000	3,400,000			
LIB	2027	Nations Ford Community Library	23,506,670	299,028	2,916,107	13,935,567	6,355,968
PRK	2027	Albemarle Road Recreation Center	22,768,163	1,136,891	8,246,048	13,167,408	217,815
PRK	2027	Four Mile Creek Greenway- Bevington Place to Johnston Road	13,624,960	1,105,046	6,597,474	5,922,440	
PRK	2027	Mallard Creek Greenway - Mallard Creek Drive to David Taylor Drive	11,044,980	895,797	5,348,197	4,800,985	
PRK	2027	Oakhurst Park	2,493,152	166,037	440,243	1,855,901	30,971
PRK	2027	Wilmore (Spruce Street) Park	893,357	59,499	157,753	665,009	11,096
			89,840,176	**8,534,913**	**34,337,828**	**40,351,584**	**6,615,850**

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Projects Scheduled to Start FY27-FY30

Dept	FY Start	FY End	Project Name	Project Budget
LIB	2027	2027	Eastland area library Land Acquisition	3,400,000
CPC	2027	2028	Claytor	1,359,727
LIB	2028	2028	Thomasboro library Land Acquisition	4,000,000
AFM	2027	2029	CCOB 4th Floor - Public Defender 4th Floor Expansion	4,296,267
CPC	2029	2029	Harper IV	1,110,869
ELAP	2027	2029	EV Charger Projects FY 27 MCSO Locations	1,173,237
ELAP	2027	2029	EV Charger Projects Park & Rec FY27	439,961
ELAP	2027	2029	EV Charger Projects FY 27 VCW Public Fast Chargers CRTPO	833,867
ELAP	2027	2029	Deep Energy Retrofits FY27 Hwy 16 P&R Admin Office Building	2,103,001
ELAP	2027	2029	Deep Energy Retrofits FY27 Medical Examiner	925,128
ELAP	2027	2029	Photovoltaic Projects FY26 Bette Rae Thomas Rec Center	977,706
PRK	2027	2029	Four Mile Creek Greenway- Bevington Place to Johnston Road	13,624,960
PRK	2027	2029	Mallard Creek Greenway - Mallard Creek Drive to David Taylor Drive	11,044,980
CPC	2029	2030	Cato I	6,132,611
CPC	2029	2030	Levine I	10,230,738
ELAP	2028	2030	EV Charger Project FY28 at 4th St Parking Deck, MCSO and New Courthouse	319,355
ELAP	2028	2030	EV Charger Project FY28 at Park & Recreation Sites	459,864
ELAP	2028	2030	Deep Energy Retrofits FY28 Historic Courthouse	1,211,440
ELAP	2028	2030	Deep Energy Retrofits FY28 Spratt B	1,070,028
ELAP	2028	2030	Photovoltaic Projects FY28 4th Street and McDowell Parking Decks	1,532,882
LIB	2028	2030	Independence Regional Library renovation	8,168,742
LIB	2027	2030	Nations Ford Community Library	23,506,670
PRK	2029	2030	Sugar Creek Greenway- Mounting Rock Road to Arrowood Road- Design Only	4,121,093
PRK	2027	2030	Albemarle Road Recreation Center	22,768,163
PRK	2027	2030	Oakhurst Park	2,493,152
PRK	2028	2030	Torrence Creek Greenway - Cedar River Road to McDowell Creek Greenway	8,238,123
PRK	2027	2030	Wilmore (Spruce Street) Park	893,357
AFM	2030	2031	Mecklenburg County Courthouse - 7th Floor Partial Courtroom Upfit	24,206,435
AFM	2030	2031	Mecklenburg County Courthouse-Interior Finish Replacement	16,612,943
AFM	2029	2031	Judge Clifton E. Johnson Building - First Floor Renovation for CJS	7,311,245
AFM	2030	2031	WTVI-Caldwell Rd Tower-Paint	3,952,578
CPC	2030	2031	Renovation for Fitness Center and Multi-purpose Classroom	4,869,643
CPC	2030	2031	Harris Campus Parking Expansion	5,270,186
ELAP	2029	2031	EV Charger Projects FY29 MCSO	399,858
ELAP	2029	2031	EV Charger Projects FY29 Park & Rec Locations	559,803
ELAP	2029	2031	Deep Energy Retrofits FY29 New Courthouse	14,634,133
ELAP	2029	2031	Photovoltaic Project FY29 Detention Center North	3,998,589
PRK	2028	2031	Campbell Creek Greenway- Campbell Creek Park to Campbell Creek Greenway	26,276,924
PRK	2028	2031	Irvins Creek Greenway- Lakeview Circle to McAlpine Creek Greenway	16,928,248
PRK	2028	2031	McDowell Nature Center and Nature Preserve	21,872,190
ELAP	2030	2032	Deep Energy Retrofits FY30 Aquatic Center	18,867,316
ELAP	2030	2032	Deep Energy Retrofits FY30 Arbor Glen	1,277,183
ELAP	2030	2032	Photovoltaic Projects FY30 Spratt A and Spratt B	1,318,842
LIB	2029	2032	Prosperity Village Community Library	29,861,401
PRK	2029	2032	Little Sugar Creek Greenway - Parkwood Underpass	267,446
PRK	2029	2032	Irwin Creek Greenway- Clanton Road to Crestridge Drive	10,173,675
PRK	2029	2032	Irwin Creek Gway- Crestridge Drive to Yorkmont Road	8,658,168
PRK	2029	2032	Campbell Creek Park	5,001,243
PRK	2029	2032	Derita Park	4,690,228
PRK	2029	2032	Julian Underwood Park	2,865,859
PRK	2029	2032	Springfield Park	6,718,522
PRK	2029	2032	Yorkmont Park	2,545,174

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Projects Scheduled to Start FY27-FY30

Dept	FY Start	FY End	Project Name	Project Budget
PRK	2029	2032	McDowell Creek Gway - Catawba Ave (Smithville Park) to Westmoreland Rd	14,149,445
PRK	2029	2032	Wayfinding	832,233
AFM	2028	2033	FY29 Southwest - Community Resource Center	272,966,010
LIB	2030	2033	Thomasboro Branch Library	29,713,540
LIB	2030	2033	Allegra Westbrooks Branch Library Renovation	11,811,006
PRK	2030	2033	Irwin Creek Greenway - Hamilton to Existing Irwin Creek Gwy	9,668,816
PRK	2030	2033	East Charlotte Park	16,621,046
PRK	2030	2033	Stewart Creek/Stewart Creek Trib - Alleghany to Freedom Dr to West Blvd	14,188,111
PRK	2030	2033	Camp Greene Park & Stewart Creek Trib Greenway	30,426,227

CIP Projects In Progress as of FY2026

Dept	FY Start	Project Name	Project Budget	Remaining to spend as of 7.1.25	2026 Cashflow Projection	2027 Cashflow Projection	2028 Cashflow Projection	2029 Cashflow Projection	2030 Cashflow Projection	2031 Cashflow Projection	2032 Cashflow Projection
LIB	2018	New Main Library	142,116,000	76,565,416	50,433,161	24,165,890	1,966,365				
LIB	2018	Spirit Square	55,384,000	36,293,950	25,623,204	10,136,929	533,817				
AFM	2019	BMC2U Government District Phase II-CCOB	5,007,181	3,065,575	1,800,000	292,014					
AFM	2019	BMC2U Government District Phase II-CMGC	11,873,725	3,456,305	1,030,201	2,060,402	1,030,201				
PRK	2019	McAlpine Creek Greenway	8,829,556	1,453,118	850,000	603,118					
PRK	2019	Discovery Place	42,354,589	16,438,649	15,000,000	1,438,649					
PRK	2019	McDowell Creek Greenway	4,768,523	2,653,621	2,653,621						
AFM	2020	Government Security- County Facilities	9,141,717	3,257,181	1,796,413	1,460,768					
PRK	2020	Ezell Farms Community Park	3,514,599	1,462,273	1,462,273						
PRK	2020	Mallard Creek Greenway	658,417	505,678		400,000	105,678				
PRK	2020	McIntyre Creek Greenway	2,296,256	412,408	200,000	212,408					
PRK	2020	Paw Creek	5,458,123	563,114	400,000	163,114					
PRK	2020	Irvin Creek Greenway	6,227,022	5,083,639	4,750,000	333,639					
PRK	2020	Long Creek (III)	18,505,806	3,032,860	2,550,000	482,860					
PRK	2020	Reedy Creek	7,915,377	2,692,418	1,000,000	1,692,418					
PRK	2020	Walker Branch/Hoover Creek	7,013,997	3,092,066	3,092,066						
PRK	2021	Eastfield Regional Park	5,000,000	4,212,521		1,000,000	3,212,521				
CPC	2022	Levine Campus Public Safety Training Facility	116,065,951	108,934,010	10,600,000	64,394,421	33,939,589	-			
PRK	2022	Naomi Drenen Rec Center	4,781,206	1,161,475	1,161,475						
PRK	2022	Park Road Park Shelter	2,755,560	1,079,735	1,079,735						
AFM	2023	Umbrella Center	46,000,000	37,867,594	26,500,000	3,000,000					
PRK	2023	Col Francis Beatty Park	2,843,000	579,596	579,596						
PRK	2023	DEVONSHIRE PARK	250,000	236,245	236,245						
PRK	2023	East Charlotte Park	2,004,750	1,927,156	1,927,156						
PRK	2023	Enderly Park	700,000	682,631	682,631						
PRK	2023	FRED ALEXANDER PARK	350,000	322,546	322,546						
PRK	2023	GRAYSON PARK	750,000	287,500	287,500						
PRK	2023	HARRISBURG PARK	850,000	687,302	687,302						
PRK	2023	L.C. Coleman Park	900,000	666,953	666,953						
PRK	2023	Tryon Hills Park	400,000	400,000	400,000						
PRK	2023	VIEWMONT PARK	850,000	513,708	513,708						
AFM	2024	FY29 East - Community Resource Center	151,292,425	144,152,005	5,402,130	16,034,066	31,568,132	78,170,330	12,977,347	-	
AFM	2024	FY29 Kuralt - Renovation	76,187,186	75,814,261	1,150,819	3,809,359	13,713,693	25,141,771	25,141,771	6,856,848	
AFM	2024	FY29 New Lease Upfit | Kuralt Staff Temporary Relocation	3,409,539	3,397,949	1,573,975	1,573,974	250,000				
AFM	2024	Sheriff Office-Detention Centers Modernization-Phase I Addtl Fundir	124,923,526	105,849,888	19,000,000	40,000,000	36,500,000	10,349,888			
AFM	2024	Sheriff's Office HQ Relocation to Administrative Services Building	46,867,365	46,509,849	34,358,392	12,151,457					
AFM	2024	FY29 David Taylor Drive - Lease Upfit	866,543	866,543	166,543						
CPC	2024	Harper Campus Line Worker Training Facility	5,082,243	4,951,063	2,337,827	2,613,236					
CPC	2024	Merancas Public Safety Training Facility	9,059,863	8,457,782	1,000,000	6,355,585	1,102,197				
CPC	2024	Old ATC Renovation	27,313,935	19,160,530	15,328,424	3,832,106					
CPC	2024	Repurposed Central High Land and Renovations	10,000,000	9,768,650	3,823,673	5,944,977					
LIB	2024	Sugar Creek Community Library (relocation/expansion)	21,078,052	20,766,491	4,462,846	14,866,597	1,437,048				
PRK	2024	Latta Place	11,126,162	10,207,727	3,630,327	6,177,400	400,000				
PRK	2024	Pressley Road Park	3,078,214	2,843,130	800,000	2,043,130					
PRK	2024	Sugar Creek Greenway- Yorkmont Road to McDowell Farms Drive	14,445,097	14,294,022	9,500,000	4,794,022					
PRK	2024	Wallace Pruitt Recreation Center	3,653,822	2,038,447	2,038,447						
PRK	2024	Ezell Park	4,940,143	1,438,620	1,000,000	438,620					
AFM	2025	FY 29 7th & College Parking Structure	21,170,882	21,169,459	21,161,124	8,335					
AFM	2025	FY29 7th & Tryon Redevelopment Project- Design and Site Work	16,416,730	11,837,141	8,369,348	3,467,793					
AFM	2025	Former Civil Courts Building Renovation	54,027,819	54,026,302	2,701,391	8,374,312	20,260,432	18,909,737	3,780,431		
AFM	2025	Mecklenburg County Courthouse Camera System Upgrade	7,259,187	7,259,187	4,774,333	2,484,854					
AFM	2025	Mecklenburg County Courthouse-HVAC Controls Replacement	14,108,565	13,951,125	4,000,000	9,951,125					
AFM	2025	Sheriff Office-Detention Centers Modernization-Phase II	66,277,049	65,916,752	6,480,000	18,800,000	17,100,000	3,500,000			
AFM	2025	FY29 VCW - Suite 1800 Upfit	918,991	915,241	915,241						
ELAP	2025	ELAP On-Site Solar	7,895,322	4,211,841	3,500,000	711,841					
ELAP	2025	ELAP Deep Energy Retrofit	9,093,290	8,685,046	3,500,000	5,185,046					

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CIP Projects In Progress as of FY2026

Dept	FY Start	Project Name	Project Budget	Remaining to spend as of 7.1.25	2026 Cashflow Projection	2027 Cashflow Projection	2028 Cashflow Projection	2029 Cashflow Projection	2030 Cashflow Projection	2031 Cashflow Projection	2032 Cashflow Projection
ELAP	2025	ELAP Vehicle Charging Stations	3,850,176	3,785,231	2,050,000	1,735,231					
ELAP	2025	ELAP/PRK Land Acquisition	196,408,249	162,407,392	42,407,392	30,000,000	30,000,000	30,000,000	30,000,000		
LIB	2025	ImaginOn Library Renovation	31,345,523	31,345,523	5,500,000	11,800,000	12,700,000	1,345,523			
LIB	2025	West Boulevard Community Library (relocation/expansion)	22,487,770	22,487,770	646,284	8,399,355	11,720,247	1,721,884			
PRK	2025	Berryhill Nature Preserve	2,886,846	2,829,133	510,519	2,282,161	36,453				
PRK	2025	Briar Creek Greenway - Central Avenue to Monroe Road	11,213,977	11,213,977	1,500,000	2,700,000	4,000,000	3,013,977			
PRK	2025	Bryant Park	9,556,227	9,524,921	800,000	3,000,000	4,000,000	1,724,921			
PRK	2025	Dredging- Park Road Park and Freedom Park	4,638,606	3,249,440	2,800,000	449,440					
PRK	2025	Eastland Park	12,222,231	11,433,361	8,300,000	2,944,868	188,493				
PRK	2025	McDowell Creek Greenway - Gilead Rd to Beatties Ford Rd/Pamela S	18,202,833	18,145,471	612,311	9,780,418	7,634,409	118,333			
PRK	2025	Pickleball Courts	18,688,762	18,558,300	8,000,000	6,656,555	3,901,745				
PRK	2025	Ribbonwalk Nature Center	11,663,255	11,663,255	750,000	6,466,860	4,446,395				
PRK	2025	Rozzelles Ferry Nature Preserve	7,382,759	7,376,002	600,000	5,561,562	1,214,440				
PRK	2025	Skate Parks	6,806,962	6,775,602	3,369,082	2,362,870	1,043,650				
PRK	2025	Spray Grounds	7,517,286	7,504,686	2,900,000	4,500,000	104,686				
PRK	2025	Beaty Park - Davidson	1,198,904	198,904	198,904						
PRK	2025	Dog Parks	1,640,402	1,587,617	811,912	600,000	175,705				
AFM	2026	Microhotel Renovations- from RSPF Fund	3,100,000	3,100,000	3,100,000						
AFM	2026	R22 HVAC Equipment Replacement	5,298,737	5,298,737	1,055,016	800,000	1,200,000				
AFM	2026	New Courthouse-HVAC Controls-Smoke Damper Modifications	4,631,172	4,631,172	1,500,000	3,131,172					
ELAP	2026	Deep Energy Retrofits FY26 CCOB	1,400,000	1,400,000	1,400,000						
ELAP	2026	EV Charger Projects FY26 4th St Parking Deck	723,351	723,351	42,519	680,712	120				
ELAP	2026	EV Charger Projects FY26 4th St Parking Deck and Fleet Services Gara	816,687	816,687	48,004	768,545	138				
ELAP	2026	EV Charger Projects FY26 Hal Marshal Center	466,681	466,681	27,432	439,171	78				
ELAP	2026	EV Charger Projects FY26 Sheriff Office Building - WRRC	233,340	233,340	13,714	219,587	39				
ELAP	2026	Deep Energy Retrofits FY26 Ivory Baker Rec Center	1,159,065	1,159,065	1,158,552	513					
ELAP	2026	Deep Energy Retrofits FY26 LUESA Suttle Ave	2,155,429	2,155,429	126,690	2,028,375	364				
ELAP	2026	Deep Energy Retrofits FY26 Spratt A	2,256,276	2,256,276	2,255,279	997					
LIB	2026	Prosperity Village Land Acquisition	3,245,000	3,245,000	3,245,000	-	-				
PRK	2026	Eastfield Park	3,668,053	3,668,053	1,000,000	2,668,053					
PRK	2026	Grier Heights Park	7,369,511	7,369,511	490,134	1,282,129	5,505,641	91,606			
PRK	2026	Martin Luther King Jr. Park	10,572,339	10,572,339	703,138	1,839,339	7,898,445	131,418			
PRK	2026	McAlpine Creek Greenway- Johnston Road to Carmel Road	9,732,981	9,732,981	789,913	4,721,992	4,221,076				
PRK	2026	McMullen Creek Gwy- Hwy 51 to McAlpine Creek Gwy/Carmel Rd	5,048,323	5,048,323	409,719	2,449,206	2,189,398				
PRK	2026	Park Access Improvement	17,690,329	17,690,329	1,285,361	5,955,740	6,584,685	3,746,683	117,860		
PRK	2026	South Prong Clarke Creek Greenway - N Church St to Asbury Chapel I	14,507,178	14,507,178	600,000	5,500,000	6,500,000	1,907,178			
PRK	2026	Tuckaseegee Park and Recreation Center	55,153,275	55,153,275	1,315,030	3,975,314	18,128,982	27,108,132	4,625,817		

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<u>Comments</u>

Vice Chair Altman entered the meeting at 2:41 p.m.

County Manager Bryant asked the Commissioners to recall that they had an expense, not necessarily a revenue problem. He said the challenge was with expenditures and that everything was on the table. He said they had to look at the capital and expense budgets as well they had to look at different revenue options; however, he likely would do what was needed. He said that unless they got the expenditure problem under control, they would be in the same predicament in 2028.

Commissioner Meier said she loved that they were pausing and looking at everything thoughtfully, but said she hated seeing them drop land acquisitions. She asked whether the items in the appendix that had already started were on pause. *Mr. Boyd said everything underway would continue as planned.* Commissioner Meier said she supported reevaluating the Community Resource Centers (CRCs). She said people wanted to see rec centers. County Manager Bryant said the projects underway and the ones slated for fiscal year 2027 would also continue.

Commissioner Townsend Ingram thanked the group for their presentations. She asked what goals they expected to achieve at the pause and what the rationale was for their recommendations. She asked why they did not have enough time to complete the evaluation. She said the rate of growth and the economy had been stagnant, and asked whether that, or the changes in the combination of the tax assessor and tax collection, had played a role. *County Manager Bryant said in response to the goals, the Board's priorities were a factor, but times had changed, and it came down to affordability. He said the pause would take growth into account. He said that, as for completing the evaluation, there were many ongoing projects, such as CMS and CPCC, and there was a process for assessing them. He said there was no way they could complete that full assessment, including impact, before he completed the budget in May. He mentioned that no operating or capital expenses were associated with the merger of the Tax Collector and the Assessor's Office.*

Mr. Boyd said that, to help with the process and timeline, they usually started updating models and reviewing projections at the end of September or early October, and they were about 70% complete by January or early February. He said this year the Manager had asked them to look at something new, so they were starting in January and February, and needed more time. Commissioner Townsend- Ingram said she agreed with the pause but wanted to understand what they hoped to accomplish during the pause. *Mr. Boyd said they had to figure out what they could add to or remove from the plan.*

Commissioner Dunlap said he felt the pause made sense. He said that on page 4, regarding the 2-cent tax increase, he never knew it included 1 cent for CMS and 1 cent for the County. *Mr. Boyd said that was consistent with what they showed from the beginning regarding the tax rate and the allocation between the school district and county projects.* Commission Dunlap said that when they did reevaluations in 2027, it would give them another opportunity to reposition themselves. *Mr. Boyd said that as they looked at redoing the plan, it was likely that the timing and size of the projects could move around and potentially impact the 1 cent for county projects. He said the tax rate increases for schools were locked in, but the tax increases could change as part of the process.*

Commissioner Powell asked whether they were pausing land acquisition for more than 1 year. She said the approach to land acquisitions had become more urgent and had to remain a top priority. She said she agreed with Commissioner Meier that the CRCs needed to be reevaluated and that long-term operating costs had to be considered. Commissioner Powell said the reinvestment of current assets and the funding of new facilities were delicate issues because the

County wanted a commitment to what it did not have. She said people often asked what it would look like if the State filled the gap, and that they needed to show citizens what it would look like. She said she wanted the community to know they were in the gap because of the gap with state funding.

Commissioner Leake asked how they transferred this information to the public. *Mr. Boyd said they regularly engaged the Citizens Capital Budget Advisory Committee (CCBAC), whom were selected from the public to represent different parts of the county.* Commissioner Leake referred to page 9: the shift of property tax. She asked how they generated the information to clarify to the public that there were no new taxes. *County Manager Bryant said they would work with the communications staff to ensure that the message got out. He said he wanted to be clear that they were not in a financial crisis. He said they were rethinking the way they budgeted and recommitting their fiscal discipline strategy as well. He said it was his intent to honor the decision of his predecessors, but times had changed since then, so he needed to balance that with affordability and where they were today.*

Commissioner Griffin said he did not support this approach because he did not have enough information to make a comfortable decision. He said the budget was 585 million dollars in discretionary spending, and he asked whether debt service was discretionary. *County Manager Bryant said it was not.* Commissioner Griffin said there was an expenditure and revenue issue and a $30 million gap. He said to throw the ball in their court, so they could unpack where the 30 million dollars could be found. *County Manager Bryant said they needed time to complete the assessment. He said they could then review the numbers and determine whether the data suggests that they look at something else.*

Vice Chair Altman asked for clarification that items on page 11 would be completed, and that pages 13/14 were on pause. *Mr. Boyd said that everything with an FY27 start date was preliminarily approved, and as the year progressed, they would consider whether anything needed to be paused*. Vice Chair Altman said she concurred with the recommendation. She said she did not hear anyone asking for another CRC, but they asked for a rec center in Steele Creek.

Commissioner Griffin said that, regarding the CRC, one consideration was replacing the Rosa Parks Center. He said Beatties Ford Road looked the same as it had for many years, and there were no municipal investments along that corridor. He said some people voted for the transit tax to put something useful there, and he supported the concept of CRCs. He said they needed to make sure investments were equitably distributed across the County.

Chair Jerrell said regarding cutting 30 million dollars, they had a tough time with 19 million before. He asked, with reference to Beatties Ford Road, whether a county asset was what they needed to facilitate changes in corridors of that sort, or whether there was a better way through economic development. He said he believed they had enough CRCs and that the Ella B. Scarborough CRC did not have the necessary foot traffic, but that the Valerie C. Woodard Center seemed to be the flagship. He said that unless they could find a way to increase outcomes, he could not support another CRC. He said it was time for them to rethink how they delivered information to get ahead of it, because there were factors people needed to understand. He said 484 million was being shorted, and they needed to understand the impact. He said that when the State lowers corporate income taxes, there would be an indirect impact because there would be no money, and when the corporate tax rate was zero, and funding was left to localities, there would be a tremendous burden in the coming years.

26-0116 Citizen's Capital Budget Advisory Committee- Capital Improvement Plan

The Board received as information only the Citizen's Capital Budget Advisory Committee review and recommendations of the County's Capital Improvement Plan.

Mr. Gabriel Mathless, Chair of the Citizens Capital Budget Advisory Committee (CCBAC) gave the presentation.

Comments

Vice-Chair Altman thanked the team for their work and said she was glad they endorsed it.

Commissioner Townsend-Ingram asked how they got information out to the public. *Mr. Mathless said the CCBAC members served as representatives for their specific geographic areas, but there was no formal process.* Commissioner Townsend-Ingram said this was basically their opinion, not the community's. *Mr. Mathless said he did not know if that was a part of their mandate, but they would be happy to explore it.* Commissioner Townsend-Ingram said she would like the numbers of how they got their mailers out. She said they could not fix anything without data. *County Manager Bryant said these were advisory committees, but if they were requested to do something related to public engagement, that would need to be made clear.*

Commissioner Dunlap said he was concerned about what he was hearing. He said they relied on their advisory committees to be the voice of the public. He said they should respect their voice.

Commissioner Powell thanked them. She said that, though they were on board with the recommendations, she asked if they had any concerns. *Mr. Mathless said he could not speak for the entire group, but he had reservations about land acquisitions. He said it could create further imbalances, but if they waited, the land might not be available. He said they all recognized it as an issue, but they did not have enough information to vet it either way at this time.* Commissioner Powell said that after 37 years of experience, she could say that if they did not get the land, it would not be there, natural resources would not be protected, and Mecklenburg County would deteriorate.

Commissioner Leake said that, as they digested the committee's recommendations, she wanted to be clear that, as elected officials, it was their responsibility not to dictate, but to make the information clear to their constituents, and especially senior constituents.

Commissioner Meier thanked the advisory team for their work. She said she did not believe the land would be there and that they would not have another opportunity.

Commissioner Townsend-Ingram thanked the advisory volunteers for their work. She said her questions were to get them to think differently. She asked if they had someone with expertise in capital improvements within the Beatties Ford Road corridor who understood the needs of Beatties Ford Road compared to other districts. *Mr. Mathless said the intention was for the CCBAC to be populated with people from different areas of the County to ensure diverse perspectives, so that someone from that district could speak to the area's needs.*

Mr. Tom Harris said he was on Beatties Ford Road weekly, and though he did not have the solution, he understood the needs and problems.

Commissioner Griffin thanked the Committee for their service and the work they did in the community.

Chair Jerrell thanked the Committee and said that, as he understood it, there should be a district representative, especially on this advisory board.

26- 0123 Environmental Leadership Update

The Board received an update on the Environmental Leadership plans for Net Zero Carbon and Land Acquisition.

Background: *At the Board of County Commissioners Annual Retreat, the Environmental Leadership Panel highlighted the County's progress to date on the Environmental Leadership Action Plan, shared the challenges and complexities of accomplishing the goals, presented potential strategies for addressing barriers, and posed policy questions for BOCC consideration. Today, the leadership will provide an update on the plans (strategies and actions) aligned to the Net Zero Carbon and Park Land Acquisition Policy Discussions.*

Leslie Johnson, Deputy County Manager; Mark Hahn, Director of Asset and Facility Management; and Nick Walker, Director of Park and Recreation, gave the presentation.

BOCC FY27 Budget Retreat: Discussion Topics

- **Net Zero Carbon**
  - Reset Target or Extend Timeframe
  - Renewable Energy Credits (RECs)
  - Green Source Advantage Express
- **Park Land Acquisition**
  - New Strategic Approach
- **Sustainable Funding Model**
  - Statutory Advocacy for Local Air Quality Fee
  - Annual Fee Increases: Solid Waste & Storm Water
- **SMART Goals**
  - Performance Metrics & Targets

2

BOCC FY27 Budget Retreat Feedback: Net Zero Carbon

- **Policy Question: Based on costs, available options and timeline, is there a willingness to either extend the timeline for achieving net zero carbon goal and reset actual target for 2035?**
  - *Interest in knowing more about budget constraints.*
  - *Open to resetting target, depending on costs and competing interest.*
  - *Maintain the goal as aspirational.*
- **Policy Question: Is there still an openness in exploring the option of purchasing regional renewable energy credits to achieve net zero carbon?**
  - *General openness to exploring purchasing renewable energy credits, if there are local/regional benefits and funding doesn't impact other priorities.*
- **Policy Question: Should the County participate in Duke Energy's Green Source Advantage Express program as a strategy to offset the organization's overall carbon footprint (emissions) by 10%?**
  - *There was general support for this idea.*

3

Net Zero Carbon: Strategy & Action

- The aspirational goal is currently for the County to achieve a net zero use of carbon energy sources by 2035.
- Energy efficiency capital improvement projects, including deep energy retrofits and solar installation must yield a positive return on investment (ROI).
- Deep energy retrofit projects will replace equipment that has reached the end of its life cycle.
- Electric Vehicles (EVs) will be acquired as vehicles in the fleet reach end of life cycle for replacement. The goal is for the cost of most vehicles to be comparable to the price for the gas-powered option.
- The County will participate in Duke Energy's Green Source Advantage Express program. The $70K annual cost will be absorbed by savings realized from deep energy retrofits and solar panel installations.

4

BOCC FY27 Budget Retreat Feedback: Land Acquisition

- **Policy Question: As we update Meck Playbook, the Park & Rec master plan, is there support for exploring new land acquisition funding strategies and goals to balance competing needs with available resources and market conditions?**
  - *Openness to exploring new land acquisition strategies.*
  - *Purchases should align to the master plan and funding strategies.*
- **Policy Question: As land availability and acquisition become more challenging, should the County revisit our site development strategy to include proactively collaborating with partners on future purchases, land use, and design as well as being open to nontraditional opportunities?**
  - *General openness to proactive collaborations and non-traditional opportunities.*

5

Park Land Acquisition: Strategy & Action

- Meck Playbook, the Park & Rec master plan, will guide areas of focus for land acquisitions to improve access to parks, open space, greenways, and recreational amenities as well as preserving natural resources.
- The County will explore joint venture land acquisition and collaborative planning site development opportunities.

6

FY27 Deep Energy Retrofit & Solar Panel Projects

Project Type	Project Description	Replacement Cost	Energy Efficiency Cost	Total Project Cost
DER	Spratt A – Deep Energy Retrofit	$3,323,647	$212,000	$3,535,647
DER	LUESA Suttle Avenue – Deep Energy Retrofit	$3,858,546	$180,000	$4,038,546
DER	Hwy 16 Park & Rec AOB – Deep Energy Retrofit	$1,951,000	$152,000	$2,103,000
DER	Medical Examiner's Office – Deep Energy Retrofit	$835,128	$90,000	$925,128
Solar	Bette Rae Thomas Rec Center – Solar Panels	$0	$977,706	$977,706
	TOTAL COSTS	**$9,968,321**	**$1,611,706**	**$11,580,027**

Total Cost of **DER** projects only: **$10,602,320**
- Replacement cost: $ 9,968,320 **(94%)**
- Energy Efficiency cost: $ 634,000 **(6%)**

Total Cost of Solar Panel project **$ 977,706**

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Electric Vehicles & Charging Stations

Current State

Fiscal Year	EVs Count	Charger Count
2021	9	6 *
2022	22	20
2023	26	82
2024	69	58 *
2025	68	6
2026	34	60
Total	**228**	**232**

* *(Includes LUESA-Suttle Ave)*

21.4% of fleet will be electrified by the end of FY26

About 16% of fleet (large vehicles) have no electric alternatives that will meet business needs

Future State

Fiscal Year	EVs Count	Charger Count
2027	71	40
2028	115	48
2029	115	92
2030	115	24
2031	105	30
2032	104	30
2033	100	0
2034	90	0
2035	23	0
Cumulative Total	**1066**	**496**

FY27 Approach:
- **71** vehicles to be purchased: **$2,485,000**
- **40** charging stations to be installed (already funded)
- **48** charging stations – FY27 funding request: **$2,447,000**

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Net Zero Carbon: Next Steps

- In FY27, an internal review will be conducted to evaluate the feasibility of achieving long-term environmental leadership goals and develop a corresponding plan with recommendations.

  In interim, only design work will occur on previously approved energy efficiency projects, and construction will be deferred until decisions are made on long-term environmental leadership goals.

- The current five-year Capital Improvement Plan (CIP) financial model and implementation plan will also be reviewed and updated in FY27.

  New energy efficiency projects requested in FY27-31 CIP will be deferred until new five-year CIP plan is approved.

- SMART Goals (achievable long-term targets) will be set based on the outcome of the internal review and funding appropriated for deep energy retrofits, solar panel installations, purchase of electric vehicles (EV)s, and deployment of EV chargers.

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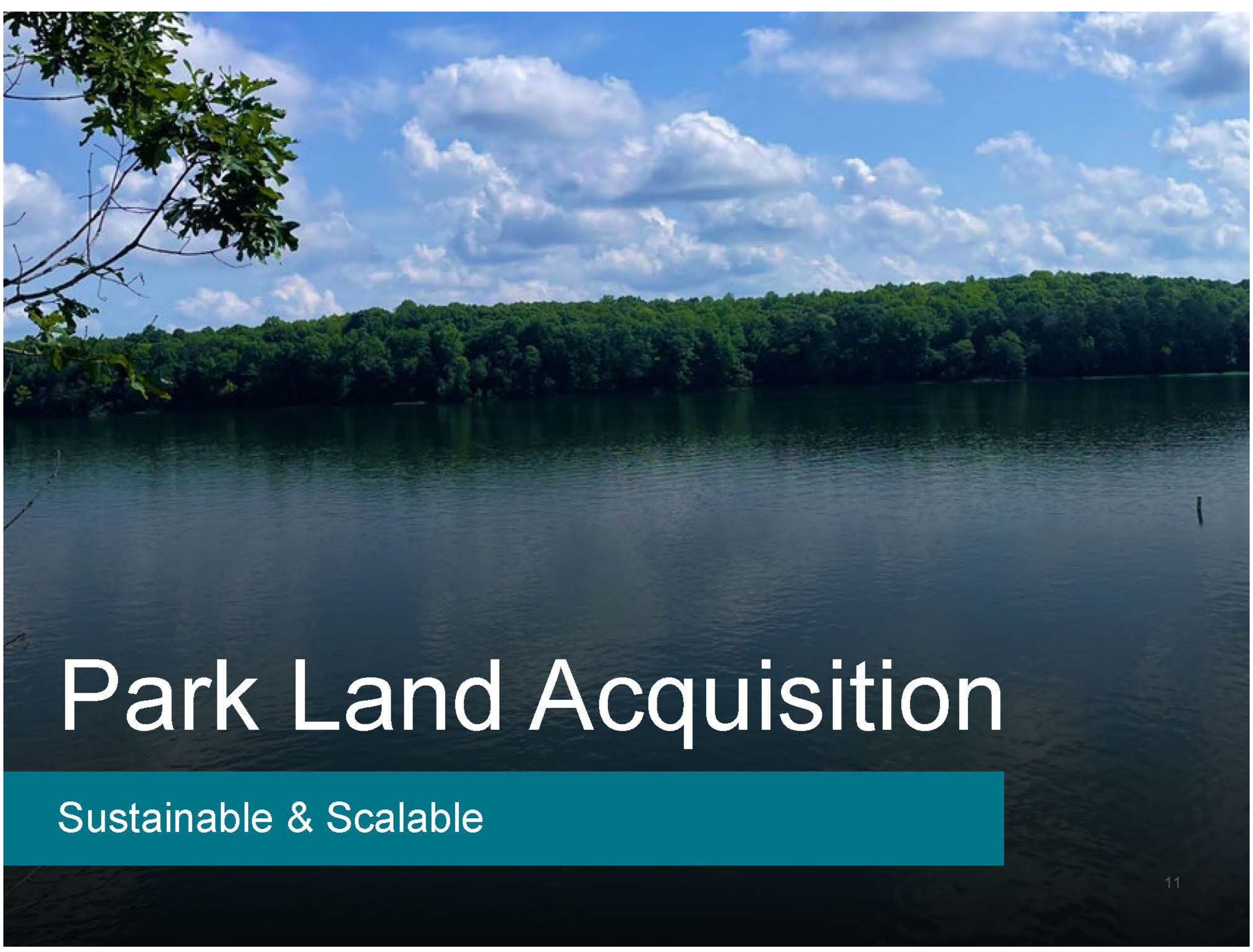
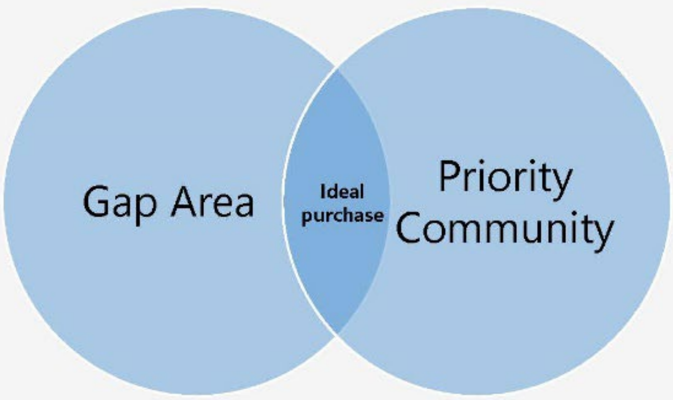


Playbook Strategy: Tier I & II



Gap Areas are defined as areas of Mecklenburg County where residents do not live within a 10-minute walk of a County-owned or municipal park.

Priority Communities are areas of the County where two or more of the following factors overlap:

- Areas of the County with above average youth and senior populations
- People of color
- Residents experiencing poverty
- Residents who rent rather than own property
- Residents with limited access to cars

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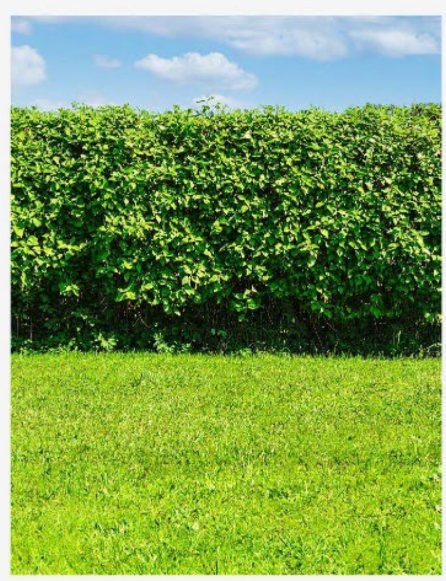
Other Important Factors in Land Acquisition: Tier III

- **Proximity to another park property**
  - Allow connection and/or buffer parkland and residential/commercial property.
- **Greenway access**
  - Either easements or parcels which allow connection or extension in accordance with Greenway Master Plan.
- **Other needs**
  - Nature preserves or other properties where purchase would protect vital ecosystems, biodiversity, or water supply.
  - Site large enough for recreation purposes: centers, athletic fields, sports courts, special use facilities.
  - CMS, Library, CPCC or Housing & Community Development projects where land could accommodate multiple needs.



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Alternative Approaches

- **Joint Ventures**:
  - City, Town or CMS participation in land acquisition and development.
  - Collaborative planning with CMS, CPCC, CRCs, Libraries, Housing & Community Development
- **Site Development:**
  - Creation of a "developer package" showing the ways that parks could be developed as a part of a rezoning or County participation request
  - Recreation Easements: Asking partners such as CMS, churches and other non-profits to consider leasing space on their property for County Parks
  - Non-traditional site selection: Identify locations where County would consider "un-developing" already paved and built sites.

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Park Land Acquisition: Next Steps

- In FY27, an internal financial analysis will be completed to determine the long-term strategy for land acquisition. In the interim, the current strategy aligned to Meck Playbook will continue.
- SMART goals will be set factoring the pace of growth in population and building development.

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Comments

Commissioner Powell asked whether there was any urgent need for systems in any of the buildings being designed. She said land acquisition was not just for park and recreation, but also for protecting natural resources. She said parks and recreation and stormwater bear the burden of protecting natural resources, but as leaders, they must protect the ecosystems, especially the water supply. She said there needed to be a plan, and they had to be nimble. She said farmland preservation was another concern, as NC ranked number two in farmland loss. She said water capacity was a big concern, and they needed more strategies and had to be bolder in their asks. *Mr. Hahn said the equipment was near the end of its life cycle and would have more failures; therefore, it was on the funding list for replacement.*

Commissioner Griffin asked if there were any disadvantages to outsourcing the maintenance of their electric vehicles. *Mr. Hahn said maintenance had been performed by the City of Charlotte under an interlocal agreement. He said that after 5 or 6 years, they put it out to bid to the private sector and the City, and the City won, so they continued.* Commissioner Griffin said that, regarding workforce development, he was thinking outside the box in terms of apprenticeships and training people to work on electric vehicles and to develop skills. He asked Nick Walker how long they had been expanding the language defining priority communities. Mr. Walker said it was all based on census data. He said he believed it was based on the Master Service Agreement (MSA), and it was a higher proportion than the MSA. He said the Charlotte area was used as the baseline, based on 2020 when the work was done, and that it would be reevaluated based on 2024 or the most recent update to the census data.

Commissioner Meier referred to page 14 under land acquisition and said she thought Smith Middle on Tyvola Road would be perfect for a ball field or park, and it was only a block away from District 2 where there was a need.

Commissioner Dunlap said he thought the 2035 goal was extremely ambitious and, given the financial situation, had become even more so, so he would support expanding the timeframe to accomplish those goals. He said it was unrealistic to have a park within 10 minutes of every neighborhood. He said when they looked at charging stations, based on the number of cars they have, they did not need as many charging stations. He said that if they were serious about reviewing expenditure, they needed to take the opportunity to review everything.

Commissioner Leake asked if electric or gas cars were cheaper. *Mr. Hahn said the Chevy Equinox was about $1500 less than the electric gas-powered version. He said he did not have data on repair costs because the vehicles were so new.* Commissioner Leake said there were clean air issues due to gas and rubber fumes in District 2 and asked whether junkyards had been vetted for District 2. *County Manager Bryant said they could research and provide that information.*

Commissioner Powell said when they developed the Environmental Leader Action Plan (ELAP), they took everyone's input into account. She said they had a very ambitious goal, but it did not work out. She said they left it as a very fluid plan and said they needed to revisit the plan and be honest about how they did it.

Commissioner Townsend-Ingram asked what the disposition of the Smith family was on Tyvola Road. *Mr. Walker said it was a CMS-owned property and was being discussed as surplus by CMS. County Manager Bryant said there were ongoing discussions regarding the property's future. He said decisions would be made in the near future.*

Vice Chair Altman said she was focused on the communities and that they relied on the green spaces, so she would be leaning toward continuing to maintain and further the greenway over other priorities.

Chair Jerrell said that, regarding the SMART goals, he hoped the Board would be patient as they worked out metrics, goals, and targets. He said they had to be realistic regarding the net-zero carbon because they were not going to hit the target. He said they needed to clearly articulate why and what it would take. He spoke about the park, land acquisition, and the idea of repurposing existing sites. He said the availability of open land was diminishing each day, so they may have to demolish or repurpose. He said he appreciated the way they were rethinking and providing options as a Board, and that they should continue to challenge and push back to get good outcomes.

26-0133 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 Jerrell declared the meeting adjourned at 4:42 p.m.

Arlissa Eason, Deputy Clerk to the Board

Mark Jerrell, Chair