

Meeting Minutes
November 18, 2025

MINUTES OF MECKLENBURG COUNTY, NORTH CAROLINA
BOARD OF COUNTY COMMISSIONERS

The Board of Commissioners of Mecklenburg County, North Carolina, met in Informal Session in the Meeting Chamber Conference Room CH-14 of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina at 5:00 p.m. and in Formal Session in the Meeting Chamber of the Charlotte-Mecklenburg Government Center at 6:02 p.m. on November 18, 2025.

ATTENDANCE

Present: Chair Mark Jerrell, Vice-Chair Leigh Altman
and Commissioners Arthur Griffin,
Laura J. Meier, Vilma D. Leake,
Elaine Powell, Yvette Townsend-Ingram
Susan Rodriguez-McDowell, and George Dunlap
County Manager Michael Bryant
County Attorney Tyrone C. Wade
Clerk to the Board Kristine M. Smith
Sr. Admin Support Asst Brianna Benedict

Absent: Arlissa Eason, Deputy Clerk to the Board

-INFORMAL SESSION-

CALL TO ORDER

The meeting was called to order by Chair Jerrell, after which the matters below were addressed.

REMOVAL OF ITEMS FROM CONSENT

The Board identified item(s) to be removed from Consent and voted upon separately. The items identified were Items:

25-0611	Commissioner Leake
25-0617	Commissioner Leake
25-0619	Commissioner Leake
25-0623	Commissioner Leake
25-0630	Commissioner Leake
25-0640	Commissioner Leake

STAFF BRIEFINGS None

25-0636 **CLOSED SESSION**

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Motion was made by Commissioner Leake, seconded by Commissioner Powell, and unanimously carried, to go into Closed Session for the following purpose(s): to consult with Attorney re: settlement lawsuit Bacote v. Mecklenburg County.

The Board went into Closed Session at 5:23 p.m. and came back into Open Session at 5:41 p.m.

The Board then proceeded to the Meeting Chamber for the remainder of the meeting.

-FORMAL SESSION-

CALL TO ORDER

Chair Jerrell called this portion of the meeting to order, which was followed by reading of the County's Mission and Vision and the FY2026 Board Budget Priorities, introductions, invocation by Commissioner Townsend-Ingram, and the Pledge of Allegiance to the Flag; after which, the matters below were addressed.

Commissioner Meier made the announcement that she would not be running for office for 2026.

AWARDS/RECOGNITION

25-0650 AFFIRMING CONSTITUTIONAL PROTECTIONS AND EXPRESSING SUPPORT FOR OUR IMMIGRANT COMMUNITY

Background: Mecklenburg County is one of the largest and most diverse counties in North Carolina, home to foreign-born residents from more than 187 countries who collectively speak over 205 languages. The Mecklenburg County Board of Commissioners affirms its responsibility-consistent with the first amendment-to voice the concerns and needs of the community it represents; reaffirms that Mecklenburg County complies with all state and federal laws; supports legitimate, targeted law-enforcement efforts aimed at dismantling criminal organizations while insisting that such actions respect constitutional rights; and remains steadfast in its commitment to protecting the safety, dignity, and constitutional protections of all County residents. The Board urges the U.S. immigration and customs enforcement (ICE), U.S. border patrol, Charlotte-Mecklenburg police department, and the Mecklenburg County Sheriff's Office to collaborate, to the extent permitted by law, on approaches that protect public safety while safeguarding the well-being and humanity of families and children.

Commissioner Susan Rodriguez-McDowell read the resolution.

The following persons appeared to speak in favor of the resolution:

1. Stephanie Arteaga and Becca O'Neill of Carolina Migrant Network
2. Gina Esquivel, Omar Jorge, and Marta Tataje
3. Jamilah Espinosa
4. Rodney Sadler
5. Rafael Prieto
6. Mariam Espailat.

Motion was made by Commissioner Rodriguez-McDowell, seconded by Commissioner Meier, and unanimously carried to adopt a resolution affirming Constitutional Protections and expressing support for our immigrant community.

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Stephanie Arteaga accepted the resolution and gave remarks.

**RESOLUTION OF THE MECKLENBURG COUNTY BOARD OF COMMISSIONERS
AFFIRMING CONSTITUTIONAL PROTECTIONS AND EXPRESSING SUPPORT
FOR OUR IMMIGRANT COMMUNITY**

WHEREAS, Mecklenburg County is one of the largest and most diverse counties in North Carolina, home to foreign-born residents from more than 187 countries who collectively speak over 205 languages; and

WHEREAS, since 2000, the County’s immigrant population has grown by more than 126%, now comprising approximately 16.5% of all residents—more than 150,000 people—and contributing significantly to the County’s cultural, economic, educational, and civic vitality; and

WHEREAS, immigrants and immigrant households—including mixed-status families—play vital roles in driving innovation, supporting small businesses, strengthening the workforce, and reinvesting in our local economy; and

WHEREAS, the United States Constitution guarantees due process, equal protection, and freedom from unreasonable searches and seizures to all persons within the United States, regardless of national origin or immigration status; and

WHEREAS, the Fifth and Fourteenth Amendments protect every individual from being deprived of life, liberty, or property without due process of law; and the U.S. Supreme Court has held that “the Constitution applies to all persons within the United States, including aliens; and

WHEREAS, racial or ethnic profiling is unacceptable, unlawful, and inconsistent with constitutional guarantees; and

WHEREAS, accountability measures—such as the wearing of body cameras, visible name identification, and clear organizational insignia, and the prohibition of face coverings except for medically necessary reasons—are essential safeguards that promote community trust and democratic oversight; and

WHEREAS, immigration policy, regulation, and enforcement fall under the authority of the federal government; however, local governments retain the responsibility to advocate for the well-being, dignity, and constitutional rights of the people they serve; and

WHEREAS, Mecklenburg County encourages residents seeking guidance or support to access reputable community organizations or recognized legal service providers as needed.

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NOW, THEREFORE, BE IT RESOLVED that the Mecklenburg County Board of Commissioners:

1. Affirms its responsibility—consistent with the First Amendment—to voice the concerns and needs of the community it represents;
2. Reaffirms that Mecklenburg County complies with all state and federal laws;
3. Supports legitimate, targeted law-enforcement efforts aimed at dismantling criminal organizations while insisting that such actions respect constitutional rights; and
4. Remains steadfast in its commitment to protecting the safety, dignity, and constitutional protections of all County residents.

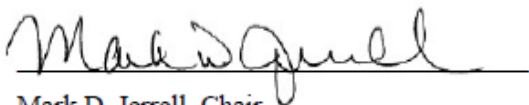
BE IT FURTHER RESOLVED that the Board urges the U.S. Immigration and Customs Enforcement (ICE), U.S. Border Patrol, Charlotte-Mecklenburg Police Department, and the Mecklenburg County Sheriff's Office to collaborate, to the extent permitted by law, on approaches that protect public safety while safeguarding the well-being and humanity of families and children.

And, that the Board calls for a clear, consistent, and constitutionally sound process for any enforcement activity conducted within Mecklenburg County, including:

- timely and transparent notification of who was taken into custody,
- under what legal authority,
- where they were transported, and
- the justification for such actions.

Mecklenburg County will continue to collaborate with trusted community partners and legal-service organizations to offer assistance to the extent possible to ensure residents have accurate information, or support.

SIGNED this 18th day of November 2025



Mark D. Jerrell, Chair

Mecklenburg Board of County Commissioners

Resolution recorded in full in Document Book 54 Document #126.

25-0654 American Indian Heritage Month

Background: In 1990, President George H. W. Bush signed a resolution that officially made November "National American Indian Heritage Month." Since 1994, U.S. presidents have continued to issue similar proclamations each year, sometimes using different names such as "Native American Heritage Month" or "National American Indian and Alaska Native Heritage Month."

Chair Jerrell read the proclamation.

Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and unanimously carried to adopt a proclamation recognizing November 2025 as American Indian Heritage Month.

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Tylee Anderson, Head of Government Affairs, accepted the proclamation and gave remarks.



ARTS & CULTURE MOMENT

25-0637 Investing in Creativity

The Board received a presentation on Investing in Creativity - ASC Awards Artist Support Grants in Partnership with the North Carolina Arts Council.

Background: On January 5, 2021, the Board of County Commissioners approved the addition of an agenda topic to the second Regular meeting of the month entitled Public Art Moment in partnership with ASC. The purpose of this item was to raise public awareness and appreciation for the Mecklenburg County tax dollars that are spent on enriching lives through support of public art. On June 3, 2025, the Board approved 1) a name change from "Public Art Moment" to "Arts & Culture Moment" and 2) Expanding content to include, among other things, community supported arts and science cultural programming and cultural educational programs for school.

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Commissioner Meier gave the presentation.

Investing in Creativity

ASC Awards Artist Support Grants

In Partnership with the North Carolina Arts Council

THE ARTS & SCIENCE COUNCIL

\$404K
Awarded in
Artist Support
Grants

Provided by the **Arts & Science Council, Artist Support Grants** fund professional development and artist development for emerging and established artists to enhance their skills and abilities.

In 2025, ASC awarded \$404,688 in Artists Support Grants to 137 individuals.

LEARN MORE:
artsandscience.org

North Carolina Arts Council

This project is supported by the North Carolina Arts Council, a division of the Department of Natural and Cultural Resources.

THE ARTS & SCIENCE COUNCIL

I Received an Artist Support Grant from ASC!

Provided by the **Arts & Science Council, Artist Support Grants** fund professional development and artist development for emerging and established artists to enhance their skills and abilities.

THE ARTS & SCIENCE COUNCIL

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PUBLIC APPEARANCE

25-0596 Public Appearance

The following persons appeared to speak during the Public Appearance portion of the agenda:

- 1. Angelina James, Cheryl Little, Christopher Lakin, and Brandon Wrencher. Topic: Atrium Health Affordable Housing Development at The Pearl
- 2. Jacob Pierce Topic: Atrium Health’s housing commitments for the Pearl District.

APPOINTMENTS

25-0632 Arts & Science Board of Directors

Motion was made by Commissioner Meier, seconded by Commissioner Leake, and unanimously carried to reappoint Marcie Kelso and Melissa McVey for two (2) three-year terms expiring November 30, 2028 on the Arts & Science Board of Directors.

25-0633 Women’s Advisory Board

Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and unanimously carried to reappoint Camellia Nixon for one (1) three-year term expiring November 30, 2028, on the Women's Advisory Board.

PUBLIC HEARINGS

25-0595 Comprehensive Plan for Unincorporated Southern Mecklenburg County Public Hearing

The Board held a Public Hearing to receive public comments on Comprehensive Plan for Unincorporated Southern Mecklenburg County

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Background: The Comprehensive Plan for Unincorporated South Mecklenburg is a joint effort between Mecklenburg County and the City of Charlotte. The area included in this plan provides future land use guidance for the unincorporated area of South Mecklenburg County. The Plan was developed in response to state requires for providing land use policy in areas outside a municipal jurisdiction, as well as the community's need for clear guidance on growth and development. The Board received a presentation on this topic during the September 24th Public Policy workshop. This Public Hearing is the process for the public to give feedback on the CPUSM.

Motion was made by Commissioner Leake, seconded by Commissioner Meier, and unanimously carried to open a Public Hearing to receive public comments on Comprehensive Plan for Unincorporated Southern Mecklenburg County.

CMO Program Manager Erin Stanforth gave the presentation.

CPUSM COMPREHENSIVE PLAN FOR UNINCORPORATED SOUTH MECKLENBURG

The seal of Mecklenburg County, North Carolina, is a circular emblem. It features a central shield with various symbols, including a plow and a sheaf of wheat. The words "MECKLENBURG COUNTY" are written around the top inner edge, and "NORTH CAROLINA" is at the bottom. There are small stars on either side of the shield.

The logo for the City of Charlotte features a crown above the words "CITY OF CHARLOTTE" in a serif font.

Mecklenburg County BOCC Public Hearing
Tuesday, November 18, 2025

CPUSM COMPREHENSIVE PLAN FOR
UNINCORPORATED SOUTH MECKLENBURG

Project Summary

A map of Mecklenburg County, North Carolina, with a small blue rectangle indicating the project area in the southern part of the county.

- **Legal Requirement:**
 - This project fulfills the state's legal requirement to provide land use guidance for this area.
- **Process:**
 - The effort began in the spring and has included opportunities for public engagement throughout the process.
 - We are now in the final phase of the project, where the draft plan is being finalized for review.
- **Next Steps:**
 - Once complete, the plan will need to be reviewed & adopted by the Mecklenburg County Board of County Commissioners (BOCC).

Overview

- Joint effort with Mecklenburg County & City of Charlotte to develop **future land use guidance (Place Types)** for the project area.
- **Legal requirement in NC:**
North Carolina Law Chapter 160D, Article 5
“As a condition of adopting and applying zoning regulations under this Chapter, a local government shall adopt and reasonably maintain a comprehensive plan or land-use plan.”



Location

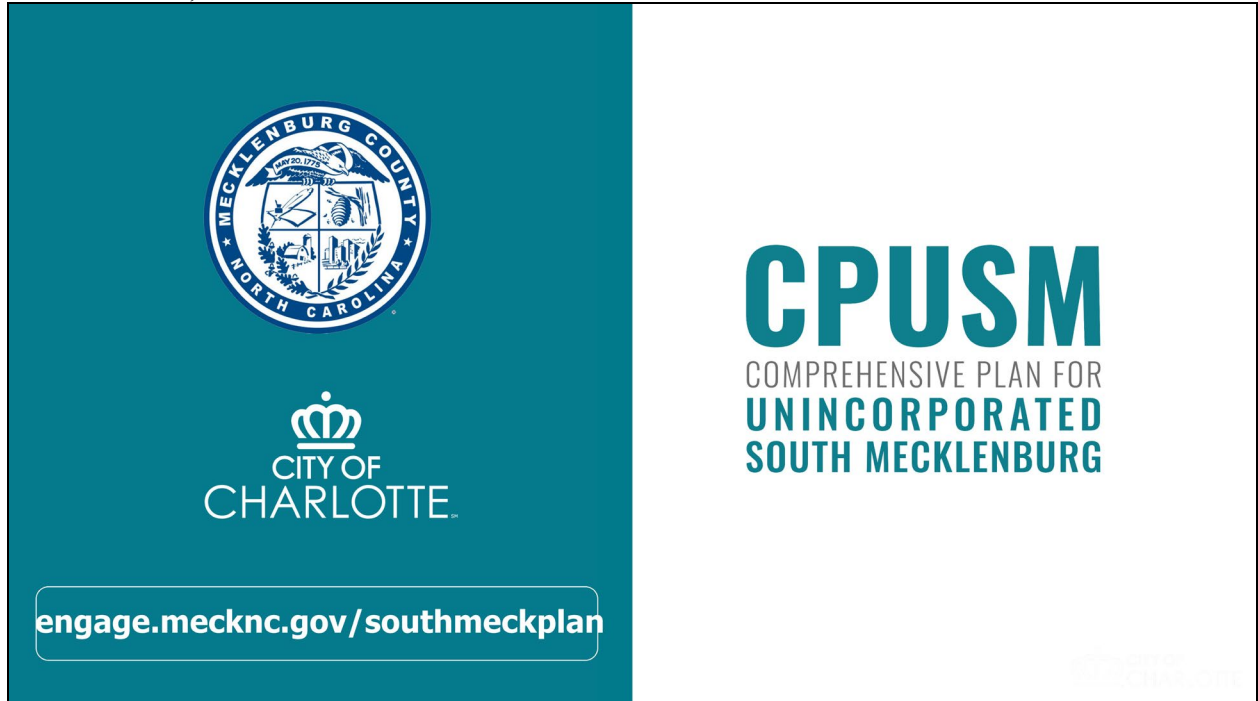


Key Dates

Sep. 24	Mecklenburg County BOCC: Public Policy Meeting
Oct. 20	Draft Plan Release
Nov. 5	Mecklenburg County BOCC: Request for Public Hearing
Nov. 18	Mecklenburg County BOCC: Public Hearing
Dec. 16	Charlotte Mecklenburg Planning Committee
TBD	Mecklenburg County BOCC: Adoption Decision

**All dates are tentative*

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Commissioner Powell asked why only that area of the County and not the entire Extraterritorial Jurisdiction (ETJ) was included in the plan. *Ms. Stanforth said that area of the County was the only area that did not have a place type associated with it and it was in the ETJ within Mecklenburg County but it did not have a land use guidance associated with it. County Attorney Wade said the ETJs typically fell under the Towns, i.e. Matthews or Mint Hill and the Board had not assumed authority in Pineville.*

Motion was made by Commissioner Leake, seconded by Commissioner Powell, and unanimously carried to close the Public Hearing.

25-0646 NORTH CAROLINA COMMERCIAL PROPERTY ASSESSED CAPITAL EXPENDITURE PROGRAM

Motion was made by Commissioner Leake, seconded by Commissioner Townsend-Ingram and unanimously carried to open a Public Hearing to receive comments on the North Carolina Commercial Property Assessed Capital Expenditure Program.

There were no speakers for this portion of the meeting.

Background: On October 14, 2025, the Board of County Commissioners (BOCC) received an informational presentation regarding the North Carolina Commercial Property Assessed Capital Expenditure (C-PACE) program. In order to activate this program within Mecklenburg County, the BOCC must adopt a resolution of intent to participate in C-PACE as well as hold a public hearing requesting comment on the County's participation in C-PACE.



C-PACE in Mecklenburg County and Next Steps

November 18, 2025

MECKLENBURG COUNTY
North Carolina

C-PACE Basics

What is C-PACE?



Commercial Property Assessed Capital Expenditure (C-PACE)



Fully **voluntary** program



Provides eligible property owners with access to **long-term financing from private capital providers for up to 100% of qualified improvements**



Financed amounts are secured as a lien on the property

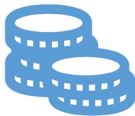


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C-PACE Basics

What is C-PACE?



Alternative financing mechanism

For commercial properties
Long-term, low-cost private capital
For energy efficiency, renewable energy, water conservation, and/or resilience projects



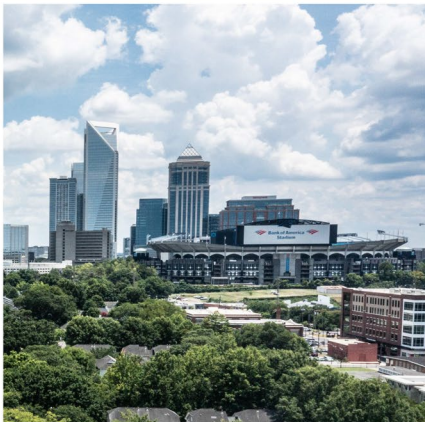
Recently authorized in North Carolina ([SB 802](#))



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Next Steps



Steps to Join

- ✓ Pass a resolution of intent to join, setting public hearing date – Passed November 5, 2025
- ☐ Hold a public hearing – November 18, 2025
- ☐ Pass a resolution to join

Context

- If the County follows these steps to join, the program is effective for all eligible properties in the County
- If the City or Towns follows the steps to join, they must also obtain a resolution of concurrence from the Mecklenburg Board of County Commissioners.



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Motion was made by Commissioner Meier, seconded by Commissioner Leake, and unanimously carried to close the Public Hearing.

Comments

Commissioner Powell asked whether there were any guarantees that ‘greenwashing’ or environmentally unfriendly acts would not take place. *Ms. Stanforth said the impetus fell with the EDPNC (The Economic Development Partnership of NC) to ensure they were doing what they said they were going to do and that the funding flowed as it should.*

Chair Jerrell asked for the definition of greenwashing. *Commissioner Powell said it was where they pretended that something had been done environmentally friendly, but it was false because they only wanted the money.*

Motion was made by Commissioner Dunlap, seconded by Commissioner Leake, and unanimously carried to adopt a resolution declaring intent to participate in the North Carolina Commercial Property Assessed Capital Expenditure (C-PACE) Program.

**MECKLENBURG COUNTY
BOARD OF COMMISSIONERS
RESOLUTION DECLARING INTENT TO JOIN COMMERCIAL
PROPERTY ASSESS CAPITAL EXPENDITURE PROGRAM**

WHEREAS, Article 10B of Chapter 160A of the General Statute of North Carolina, as amended (the “C-PACE Act”), authorizes the establishment of a statewide commercial property assessed capital expenditure (C-PACE) program (the “C-PACE Program”) that local governments may voluntarily join; and

WHEREAS, the C-PACE Act authorizes the North Carolina Department of Commerce (the “Program Sponsor”) to oversee the C-PACE Program and requires the Economic Development Partnership of North Carolina, Inc., a North Carolina nonprofit corporation (the “Statewide Administrator”) to administer the C-PACE Program and, in support thereof, provide certain administrative services described in N.C. General Statute 160A-239.14; and

WHEREAS, the C-PACE Act and C-PACE Program permit willing owners of commercial, industrial, or agricultural real property, or residential real property with five or more dwelling units located in the jurisdictional boundaries of participating local governments (“Qualifying Commercial Property”) to obtain direct financing (“C-PACE Financing”) from a “capital provider” (as further defined in N.C. General Statute 160A-239.12(1), “Capital Provider”) for “qualifying improvements” (as further defined in N.C. General Statute 160A-239.12(14), “Qualifying Improvements”) approved by the Program Sponsor, including energy efficiency measures, resiliency measures, renewable energy measures and water conservation measures; and

WHEREAS, under the C-PACE Act, C-PACE Financing shall be secured by a (a) voluntary assessment imposed on Qualifying Commercial Property by a local government for the total amount of such financing (the “C-PACE Assessment”) and (b) lien on such Qualifying Commercial Property until the financing is paid in full (the “C-PACE Lien”); and

WHEREAS, the County of Mecklenburg, North Carolina (the “County”) acting by and through its Board of County Commissioners desires to participate in the C-PACE Program and in support thereof, adopt a resolution setting forth the items required by N.C. General Statute 160A-239.15(a);

NOW, THEREFORE, BE IT RESOLVED by the Mecklenburg Board of County Commissioners, North Carolina as follows:

Section 1. The County hereby authorizes (a) the C-PACE Program to operate within its jurisdictional boundaries and (b) the Statewide Administrator to provide the administrative services described in N.C. General Statute 160A-239.14.

Section 2. The County intends to (a) authorize the C-PACE Financing within the jurisdictional boundaries of the County, (b) authorize the imposition of C-PACE Assessments to secure repayment of C-PACE Financing, (c) assign the C-PACE Lien to Capital Providers providing C-PACE Financing and (d) delegate billing, collection and enforcement duties for the C-PACE Assessment and C-PACE Lien to Capital Providers.

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Section 3. The amount of any C-PACE Financing and related C-PACE Assessment repayment terms shall be pursuant to an agreement by and among the County, the Statewide Administrator, a “property owner” (as defined in the C-PACE Act, a “Property Owner”) and Capital Provider (an “Assessment Agreement”) and a financing agreement between a Property Owner and a Capital Provider in which a Property Owner agrees to repay a Capital Provider for the C-PACE Financing provided, including, but not limited to, any finance chargers, fees, debt servicing, accrual of interest and penalties, and any terms relating to the treatment of prepayment and partial payment, and the billing, collection and enforcement of the C-PACE Financing.

Section 4. The County Managers Office shall, upon receipt from the Statewide Administrator of an approved project application for C-PACE Financing within the jurisdictional boundaries of the County, execute an Assessment Agreement, a Notice of C-PACE Assessment, and an Assignment of a C-PACE Lien.

Section 5. The County shall be reimbursed by the Statewide Administrator for the actual and reasonable costs associated with the performance of the duties described in Section 4 hereof.

Section 6. A public hearing on the C-PACE Program will be held in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, 600 East Fourth Street on November 18, 2025 at 6:30 p.m., or as soon thereafter as the agenda permits.

Section 7. Nothing in this resolution shall be interpreted as authorizing the County to pledge, offer or encumber its full faith and credit, and the County shall not pledge, offer or encumber its full faith and credit in connection with any C-PACE Financing.

Section 8. Should any provision or provisions of this Resolution be declared invalid or unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of any such provisions shall not affect the remaining provisions of such Resolution.

Section 9. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 10. This Resolution shall take effect upon its adoption.

Adopted the 18th day of November, 2025.

Approved as to Form:


Tyrone Wade, County Attorney


Kristine M. Smith, Clerk to the Board



Resolution recorded in full in Document Book 54 Document #127.

ADVISORY COMMITTEE REPORTS

25-0631 Information Services & Technology Advisory Committee- Annual Report

The Board received an annual report of the Information Services & Technology advisory committee.

Background: The Board's appointment policy states all committees must report at least annually to the Board of County Commissioners on their activities. Reports can be submitted to the Clerk to the Board for distribution to the Board in writing or for formal presentation at a regular Board meeting.

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Terry Ziemniak, Co-Chair of the Information Services & Technology Advisory Committee and members Sarah Cornett and Andrew Blake gave the presentation.



Information Services & Technology Advisory Committee

Presented to the Mecklenburg
Board of County Commissioners
November 2025

The Information Services & Technology Advisory Committee serves as an advisory group to the Board of County Commissioners and to review County plans at a conceptual level for major new automated systems with respect to:

Adequacy of the system functions to solve the business problem(s) addressed by the system

Appropriateness of the technical approach utilized

Availability of adequate hardware, software, communications and personnel

Advise on how IT is accomplishing goals or approaching challenges

Provide feedback to the BOCC on IST strategies, implementations and challenges

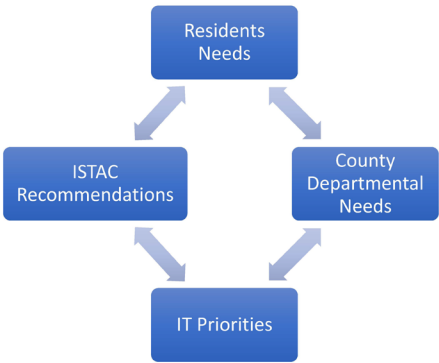


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Information Services & Technology Advisory Committee

- **Alignment and responsiveness:** Ensure IT investments are aligned with County objectives. Provides transparency and ensures resources are spent accordingly.
- **Objective decision making:** IT professionals from the community offer expertise in areas such as cyber security, technology applications, resource balancing, risk management and accountability of resources and objectives.



2025 ISTAC – Talent Matrix

Name	Strategy & Planning, Architecture	Service Development	IT Quality Services/ Testing	IT Security Services	Engineering & Tech Services	IT Business Operations	County Commission District
Stacey Jenkins, Chair	●	●		●		●	5
Terry Ziemniak, Co-Chair	●			●		●	6
Travis Burgess	●				●	●	6
Andrew Blake	●	●			●	●	6
Shvetketu Pandya	●	●			●	●	2
Henan Li	●	●				●	2
Philip Jordan	●					●	1
Mkythili Banka	●	●			●	●	4
Sonya Williams	●	●			●	●	3
Stephen Whittaker	●					●	6
Sarah Cornett	●	●			●	●	1
Constance Ross	●	●		●	●	●	5



ISTAC Members

Stacey Jenkins, Chair
Truist
Technology Risk Manager

Terry Ziemniak, Co-Chair
TechCXO, Partner
Cybersecurity Executive

Mythili Banka
Egen Solutions
Sr. Assoc Director

Andrew Blake
Opening Bell Ventures
Managing Director

Travis Burgess,
Bank of America
SVP, Portfolio Delivery Manger

Sarah Cornett

Philip Jordan

Henan Li
Citi Bank
SVP

Shvetketu Pandya
AT&T
Sr RAN Design Engineer

Constance Ross

Stephen Whittaker

Sonya E. Williams
Technology Consultant



ITS Drive for Excellence

The County continues to drive for excellence with being resident centric which is proven with investments focused on improving services.

Key areas of focus for ITS:

- Voice of the customer
- Proactive with accessing areas of need
- Developing a mature model to operate
- Providing value to our residents
- Continuous improvement



2025 ISTAC Meeting Topics

Topics	Month
Low Code No Code – ITS Presented - Manny Domingo	January
Group Discussion: Committee Business	February
Data Protection – ITS Presented – Keith Gregg	March
Data Governance Panel Discussion with ISTAC and ITS	April
Call Center Discussion - Speaker - Truist Guest ITS FY26 Budget Priorities – ITS Presented - Brian Sturgill	May
No Meeting	June
Cloud Governance – ITS Presented – Brian Sturgill	July
University City Tour – Guide Michael Engelbrecht	August
Hardware Management - ITS Presented – Tara Van Genderen	September
Cybersecurity Updates – ITS Presented – Nikki Milburn	October
ISTAC Prep for BOCC November Meeting	October
Group Discussion: Committee Business	November



- April: ISTAC held an *In-Person Panel Discussion* with IST staff to facilitate dialogue and gather insights from across the organization.
- May: ISTAC members hosted representatives from *Truist* to discuss *best practices for identifying use cases for generative AI* and strategies for piloting these technologies effectively.
- August: ISTAC visited the *University City Library* to explore how technology is *integrated into library operations* and leveraged by the public to enhance access and engagement.



ISTAC 2025 Engagements



ISTAC Oversight



- ISTAC Committee continued to meet virtually and in-person throughout 2025 to advise Mecklenburg County ITS on priorities and operations.
- Education and Industry trends on:
 - **Low Code** – Adoption of Microsoft Power Platform to empower citizen developers, reduce licensing costs, and streamline app creation across departments.
 - **Generative AI Opportunities and Risks** – Emphasis on governance, business-side ownership, and risk mitigation.
 - **Data Management, Governance, Quality, and Access** – Focus on structured and unstructured data classification, metadata strategies, and automation.
 - **AI Governance** – Development of enterprise-wide policies, appointment of AI leadership roles, and promotion of federated governance models to ensure accountability and ethical use.
 - **Cyber Security** – Transition planning under new CISO leadership, implementation of Privileged Identity Management (PIM).



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2025 ISTAC Observations

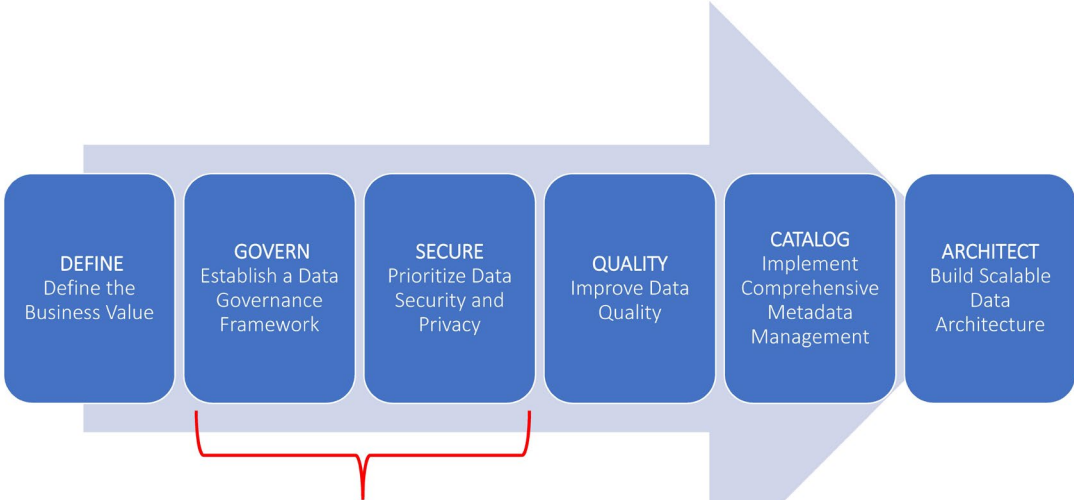
- **Accelerate Foundational Data Governance:** Prioritize establishing a Data Governance Framework, data security and data quality to prepare data for AI and ensure compliance across departments. Business department support is critical to success.
- **Advance Cloud Strategy:** Restructure subscriptions, implement access controls, and align disaster recovery planning with a cloud-first approach.
- **Modernize IT Asset Management:** Automate workflows, improve tracking through ServiceNow, and reduce costs by managing mobile devices and warranties more efficiently.
- **Manage Resiliency Risk:** Recent high-profile outages highlights the need for assessing dependencies on critical vendors.
- **Continue Cyber Security Vigilance:** Partnership in Data teams, maturity of IRP with automated response and playbooks, endpoint management, mobile app security, and DR exercises.



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The Journey to Artificial Intelligence



Current IST Focus Area



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AI Transformation

Building on a strong data governance foundation, the next phase is to operationalize AI responsibly.

AI Readiness

Define AI use cases and opportunities that align with county goals

"Where can AI create value?"

Outcome: High-Value Use Cases: AI drives measurable ROI

AI Enablement

Provide education, tools, & resources to enable AI across departments

"How do we equip our teams to use AI?"

Outcome: Empowered Workforce: Staff can use AI confidently

AI Governance

Develop policies & frameworks for accountability, transparency, and responsible AI

"Can we trust our AI?"

Outcome: Trusted AI: AI systems operate with integrity, transparency, and fairness

AI Implementation

Deploy AI solutions that enhance efficiencies & citizen experience

"How does AI deliver impact?"

Outcome: Operational Excellence: AI solutions deliver measurable impact



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Appendix

ITS STRATEGIC PLANNING

Strategy Approach

A. Continue remediation efforts to protect the County’s critical data and assets as informed by the independent third-party risk assessment, recent PCI and HIPAA assessments, as well as Mecklenburg County Internal Audit findings.

B. Apply best practice and industry insights in service operations to meet enterprise needs, enterprise architecture to build seamless enterprise capabilities and align our go-forward IT security efforts with the adoption of a zero-trust IT security model to help prevent unauthorized access to County assets and sensitive data.

FY26-FY28 Goals

- Protect and Secure County Technology:** Improve system security, data security and disaster recovery capabilities to provide the County with a trusted technology platform for its critical business operations.
- ITS Operational Excellence:** Utilize a continuous improvement culture to mature the IT capabilities critical to the County’s future: Application Portfolio Mgmt., Enterprise and Solution Architecture, Enterprise Master Data Management, Software Development, Integration & Testing, IT Service Mgmt. Maintain Evergreen IT Refresh.
- Build a Resident Responsive Platform:** Deliver County executive prioritized initiatives that leverage Mecklenburg County’s Resident Responsive Platform focused on delivering a seamless, simple, anytime, anywhere experience serving our residents where they live, learn, work, and recreate.
- Equity and Inclusion:** In partnership with the Office of Equity & Inclusion, foster a respectful and opportunity-rich workplace culture by implementing our Equity Action Plan with department-specific goals and objectives and equity-centered outcome measures.
- Key Performance Indicators:** Achieve performance on the approved Key Performance Indicators for the department.

Zero Trust Security Approach



1. Verify Every User



2. Validate Their Devices



3. Intelligently Limit Their Access



MeckNC.gov

14

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Applications Theme: Cloudification

- Conversion of applications, data storage, and compute cycles to leverage cloud computing for expanded high-availability and disaster recovery capabilities.
- Leverage vendor software as a service or Microsoft Dynamics for custom/hybrid solutions.



Data Theme: Data Lakehouse

- Leverage Azure data lake as a centralized repository allowing County to store all structured and unstructured data at any scale.
- Provides ability to store required data as-is, without having to first structure the data.
- Provides different types of analytics—from dashboards and visualizations to big data processing, real-time analytics, and machine learning to guide better decisions.



Network Theme: Highly Available & Zero Trust Security

- Provide County with highly available, “always on”, secure network that provides protection of the underlying networking infrastructure from unauthorized access, misuse, or theft.
- It involves creating a secure infrastructure for devices, applications, and users to work in a secure manner.



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15

15



THANK YOU

Information Services & Technology Advisory
Committee (ISTAC)

16

Comments

Commissioner Townsend-Ingram asked Mr. Ziemniak if they were concerned that I.T. quality service testing and I.T. security services were not covered. *Mr. Ziemniak said he realized the deficiency, though all on the team had executive I.T. experience. He said they were mindful of that as they add new members. He did not see a deficiency regarding I.T. security.*

Commissioner Townsend-Ingram said she was concerned with a sustainable solution and asked if there was a comparable County, advanced in A.I., that they could partner with. *Mr. Ziemniak said they would look into that.*

Commissioner Powell thanked them and asked who their most important partners were.

Mr. Ziemniak said they had multiple partners and there was leadership as whole, mostly business/county initiatives. He said I.T. could not force people to change processes. There was risk management as well. Mr. Blake said A.I. bots are beginning to be used at the community level. He

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said adopting A.I. meant everyone treating data carefully, having safety, security and privacy at the top of mind along with on-going training. He said they also needed to be thoughtful regarding choosing of vendors to make sure the County protected its data assets. He said there must be a framework in place because I.T. could not do it alone.

Commissioner Powell asked if assets were cataloged on a computer or paper. *Mr. Ziemniak said he did not know the specific requirements for business resiliency, but there were frameworks, standards, and accepted methodologies in place to prove a reasonable level of business continuity. Mr. Blake said data assets almost had to be done on the computer because of the amount of information. Many organizations would sometimes do an extract and save that on paper once they implement a data catalog.*

Commissioner Dunlap asked if their I.T. weekend services were contracted in Florida. *Mr. Keith Gregg stated there was coverage around the clock, but he was not aware of the location.*

Commissioner Griffin presented a hypothetical situation taking place in another county in North Carolina, where they wanted to figure out how to capture certain spending, whether it was an African American or female vendor. He asked what it would take to re-do the County's I.T. *Mr. Ziemniak said it sounds like they would need to start with assessing their vendors and partnerships. He said there were built-in tools, workflows and approvals within the County and the framework would be available for any mature organization in the vendor-management processes. He said the next step would be to investigate the vendor, which was often done from a cybersecurity or A.I./risk management perspective. He said they would have to upgrade their tools and gather a lot of data. He said keeping the data accurate would be difficult but was possible.*

Commissioner Griffin asked how long the phase-in would take. *Mr. Ziemniak said the objectives for what needed to be accomplished would have to be properly defined but it was doable.*

Commissioner Meier thanked Mr. Ziemniak and the team for being present. She stressed the need to be cautious and expressed that there was a good future as long as they were careful.

Commissioner Rodriguez-McDowell thanked Mr. Ziemniak, his team, and Mr. Keith and expressed her confidence in what they were doing.

Chair Jerrell recognized the advisory board members and the internal staff in attendance and thanked them.

MANAGER'S REPORT

25-0648 Mecklenburg EMS Agency (Medic) Update

Medic provided the Board an update on the status of the upcoming EMS System Study, including the selection of the consultant executing this work. In addition, Medic will present current staffing levels and outline progress related to expanding the ambulance fleet.

Background: Over the past year, county leaders, town officials, and partner agencies have expressed strong interest in partnering with MEDIC on advancing an EMS System Study, strengthening Medic's staffing levels, and expanding the ambulance fleet to better meet the needs of our growing community. Providing this update ensures full transparency as we move forward with this work and begin implementing these shared priorities. The presentation will outline current progress. Keeping the BOCC and the public informed at this stage is essential to maintaining alignment, accountability, and momentum in this critical effort.

John Peterson, MEDIC Director, gave the presentation.



TOPICS

- ✱ EMS System Study
- ✱ Consultant Introduction
- ✱ Staffing
- ✱ Ambulance Fleet



EMS SYSTEM STUDY

Timeline

TASK	PROJECTED START DATE
RFP Publish Date	September 3, 2025
Questions Due	September 17, 2025
RFP Submission Deadline	September 24, 2025
Vendor Interviews	October 13-15, 2025
Vendor Selection	October 27, 2025
Contract Negotiations Begin	October 27, 2025
Contract Executed	November 10, 2025
In-Person Stakeholder Meetings	December 8, 2025
Projected End Date	March 31, 2026



EMS SYSTEM STUDY

Committee structure

- * Mecklenburg County Manager **voting member*
- * Charlotte City Manager **voting member*
- * Medic Executive Director **voting member*
- * Pineville Town Manager (representing 3 Southern towns) **voting member*
- * Davidson Town Manager (representing 3 Northern towns)
- * Charlotte Fire Chief
- * Cornelius Fire Chief (representing County Fire Chiefs)
- * Novant Health
- * Atrium Health
- * Medic Medical Director



EMS SYSTEM STUDY

Committee process

- * Received **4 qualified proposals** following RFP Process
- * Cost of the study is incurred by Medic
- * Committee reviewed & conducted interviews
- * Committee scored proposals
- * Highest scoring vendor was **Healthcare Strategists**



1

EMS SYSTEM STUDY

MECKLENBURG COUNTY
NORTH CAROLINA

HEALTHCARE STRATEGISTS

2

Why Healthcare Strategists?

- ▶ Patient-Centric Approach
- ▶ Dedicated Senior Consultants – no “Junior” staff
- ▶ Specialized – EMS Consulting
- ▶ Objectivity – Focused almost exclusively on government projects

*EMS System Study – Mecklenburg County**Healthcare Strategists*

3

Project Team

- ▶ Minimum 35 years of EMS experience
- ▶ Broad subject matter expertise
- ▶ North Carolina EMS experience
- ▶ Match consultant to stakeholder (i.e., peer-to-peer)

Project Director
Bill Bullard
MBA, EFO, CFO

EMS Experts

Doug Hooten, MBA
Operations

Steve Athey, MBA
Operations

Lou Meyer
Operations & Comm.
Paramedicine

Brenda Brenner
EMS Gov't Oversight

René Borghese, MSN,
BSN, CMTE, LIFT-C
Operations in NC

David Baumgardner
System Status Mgmt

First Responder Expert

Chief Mike D'Orazi
(retired)

Clinical Expert

Dave Ghilarducci
MD, FACEP, FAEMS

EMS Specialists

Susan Fitzgerald
EMS Financials

Stephanie French
EMS, Fire, & Law
Dispatch

Chuck Baucom
GIS/Mapping

John Eric Henry
Six Sigma & Lean
Process Optimization

*EMS System Study – Mecklenburg County**Healthcare Strategists*

Scope of Work/Project Deliverables

4

Evaluation of Current EMS System Model

- ▶ EMS System Review
- ▶ Service Delivery Model
- ▶ Patient Outcomes
- ▶ Roles and Responsibilities
- ▶ Current EMS Goals and Performance Standards
- ▶ Response Zone Analysis
- ▶ Historical and Current Performance Analysis
- ▶ Systemwide Operations Review
- ▶ Customer Experience Evaluation

Evaluation of EMS System Funding Model

- ▶ Costs for Services
- ▶ Funding Sources and Distribution
- ▶ Funding Levels and Formulas
- ▶ Budget and Sustainability

EMS System Study – Mecklenburg County

Healthcare Strategists

Scope of Work/Project Deliverables

5

Recommendations

- ▶ Must be effective, efficient, high-performance, and financially sustainable, including:
- ▶ Existing EMS system model comparisons
- ▶ Analyze the strengths, weaknesses, opportunities, and threats of the existing EMS system model
- ▶ Review current accreditations and recommend improvements, if needed

Implementation of Recommendations

- ▶ Identify steps and timeline for implementation
- ▶ Identify funding required and funding sources for implementation
- ▶ Offering six months of value-added implementation support

EMS System Study – Mecklenburg County

Healthcare Strategists



STAFFING

Full-Time

Month/Year	EMT Budgeted Headcount	EMT Actual Headcount	EMT Vacancies	Paramedic Budgeted Headcount	Paramedic Actual Headcount	Paramedic Vacancies	Total Vacancies
July 2025	283	243	40	186	169	17	57
October 2025		253	30		177	9	39



FY26 MAX AMBULANCE FLEET SIZE

AMBULANCE	PROJECTED FABRICATION START DATE
Unit 1	July 2025 – received
Unit 2	November 2025 – received
Unit 3	November 2025 – received
Unit 4	December 1, 2025
Unit 5	December 8, 2025
Unit 6	December 15, 2025
Unit 7	January 5, 2026
Unit 8	January 12, 2026
Unit 9	January 19, 2026
Unit 10	February 2, 2026

- Approved for the purchase of 10 additional trucks in FY26
- All 10 ambulances are scheduled for fabrication in the current FY
- Increases Medic's unified ambulance fleet from 72 to 82 by the end of FY26



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Comments

Commissioner Rodriguez-McDowell asked if the EMTs and paramedics were doing a lot of overtime. *Mr. Peterson said they did overtime, but it was voluntary. He said they offered overtime incentives.*

Commissioner Rodriguez-McDowell asked whether the ambulances were electric. *Mr. Peterson said they used diesel. He said based on the mileage put on the ambulances per year he did not know of an electric solution that would work at present. He said they could possibly consider an electric solution for supervisory vehicles first.*

Commissioner Meier asked why there were only four voting members within the committee structure including the Davidson Town Manager. *Mr. Peterson said the group discussed the voting decided collectively. He said since this was a county commission study, they concluded if there were an even number and they did not have a consensus, the County Manager should have the ability to break the tie.*

County Manager Mark Bryant said all the County Managers were supportive of that decision.

Commissioner Meier asked what the cost of the study being incurred by Medic was. *Mr. Peterson said it was \$148,000.*

Commissioner Leake thanked Mr. Peterson for the new station near Shopton Rd. She asked how much growth there had been in staff in the last 10 years. *Mr. Peterson said he had record of the last 4 years. He said they had grown from a full-time count of paramedics and EMTs of 374 and now there were 469. He said due to growth in the community, there was a 7% increase of call volume on transports than in the previous year and he anticipated that the increase would continue.*

Commissioner Powell thanked them for their work. She appreciated that he polled the employees. She asked if the paramedic program was working and whether they were getting more to enroll. *Mr. Peterson said the program was working excellently. He said last year they started the first accelerated full-time paramedic program. He said they had taken 28 EMTs and made them full-time paramedic students and they graduated in August of this year and for this fiscal year they started a program with 14 new paramedic students, and who will graduate in August of next year. He said they were already medic employees, so they were already experienced EMTs who were successful in an accelerated program.*

Commissioner Powell asked if the new ambulances were detailed when they arrived or was there a special maintenance crew for that. *Mr. Peterson said they hired an outside person to do detailing but the County's fleet team upfits them with new radios and other details. He said the logistics crew adds the supplies and gets it ready for service.*

Commissioner Townsend-Ingram asked about the scope of the work for growth under the sustainability plan study. The plan would include the rate we are growing as a County so she asked how that would impact the study. She said I.T. had presented A.I. matters earlier and asked whether they had worked together with I.T. so that if we are using A.I., they knew what sustainability methods they would need to be upfitted with. She also asked if they had recommendations for staffing levels and a baseline for risk so as not to go below a certain number of ambulances or call center staff. *Mr. Peterson said sustainability was one of the most important things the consultant would help with. He said they realized they were behind in the number of staffing and vehicles needed. He said they not only needed to get to where they should be, but they needed to look at where they needed to be in the future. He said one of the things he hoped to glean from the consultant group is a multi-year approach as to how they could catch up, get ahead and stay ahead.*

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Regarding staffing models, Mr. Peterson said the consultant may provide 2-3 suggestions or recommendations on which directions they should go in regard to what level of service they want to provide and what types of response times we want in the community. He said all of that will impact how many people we need. He said the type of staffing model they recommend may be based on what we choose and each of those needs.

Commissioner Altman expressed that she was pleased with the progress and commended Mr. Peterson for bringing all the leaders to the table. She asked what the total amount for the ambulance budget was. *Mr. Peterson said it was a little under \$6 million for just the ambulances, and they had purchased ten. He said they were a little more than \$500,000 a piece, which was taking into account the equipment they need to purchase like stretchers and cardiac monitors and costs are going up; therefore, what was paid this year for vehicles will probably be different next year.*

Chairman Jerrell said there were 157 people moving here each day and asked what they needed to do to be prepared and what were some of the threats they should be aware of. *Mr. Peterson said one of the biggest concerns was traffic and our road systems. He said the more people move in, the more congested the roads and the more difficult it will be to navigate and get to the patients. He said the size and scope of the department needed to grow to meet those demands.*

Chairman Jerrell asked where they were based on the current delta ratio. *Mr. Peterson said he did not have the current numbers, but he would get back to the Chair with that information. He said they needed significantly more people and probably 10 more ambulances.*

DEPARTMENTAL DIRECTORS' MONTHLY REPORTS – NONE

STAFF REPORTS & REQUESTS - NONE

COUNTY COMMISSIONER'S REPORTS & REQUESTS – NONE

CONSENT ITEMS

Motion was made by Commissioner Meier seconded by Commissioner Altman and unanimously carried, to approve the following item(s):

25-0603 Revaluation Reserve Fund Appropriation

Approve Appropriation of \$1,000,000 held in the Revaluation Reserve Fund to be used for revaluation expenses within the County Assessor's Office.

Background: This action appropriates all prior and current year funding within the revaluation reserve fund to pay for any and all expenses associated with the accurate and timely completion of the 2027 revaluation in accordance with NC.G.S 105-286. Funds are added to the revaluation reserve fund each year to ensure adequate resources are available between now and revaluation date.

25-0618 Tax Refunds

1) Approve taxpayer refunds in the amount of \$3,653.29 for registered motor vehicles as statutorily required to be paid as requested by the county assessor; and

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2) Approve taxpayer refunds in the amount of \$170,332.99 as statutorily required to be paid as requested by the county assessor

Background: (1) This Board action is necessary to approve registered motor vehicle tax refunds in the amount of \$3,653.29 resulting from clerical errors, value changes and appeals processed in the statewide vehicle tax system.

(2) This Board action is necessary to approve tax refunds resulting from clerical errors, audits and other amendments, including revaluation appeals. There is accrued interest of \$5,627.12 to be added to refunds of \$78,241.42. There is no accrued interest to be added to the refunds of \$86,464.45. The total refunds with interest added is \$170,332.99.

25-0621 Lease Agreement with EPIC iO For Mobile Security Camera Units

Authorize the County Manager to negotiate and execute lease agreements with EPIC iO Technologies for mobile security camera units at an annual cost of \$29,988 per unit, for a three-year term, on behalf of Mecklenburg County Park and recreation and Mecklenburg County solid waste.

Background: Mecklenburg County Park and Recreation and Solid Waste Divisions are requesting approval to enter into three-year lease agreements with EPIC iO Technologies for mobile security camera units.

These mobile units will enhance safety, deter illegal activity, and provide real-time monitoring at both park facilities and solid waste sites. The units are designed for flexible deployment and can be easily relocated as operational needs change.

EPIC iO has developed an integrated platform known as DeepInsights, which combines the company's proprietary software, templates, and rule-based systems within the UIG (Unified Intelligent Gateway) and MSU (Mobile Surveillance Unit) products. EPIC iO also designs and assembles these hardware systems, which include purpose-built enclosures and proprietary configurations that make them unique within the marketplace.

Each mobile unit provides a self-contained surveillance solution with the following key capabilities:

- Trailer-mounted system with solar power and battery backup for autonomous operation.*
- Multiple high-definition PTZ and fixed cameras for 360° coverage.*
- Integrated lighting, two-way audio, and motion detection.*
- Secure cloud-based management software for live viewing, playback, and alerts.*
- Remote access, deployment flexibility, and durability for outdoor environments.*

Deployment of these units supports the County's shared mission to improve safety and security across public assets, including parks, greenways, and solid waste facilities.



Mecklenburg County, NC
Ordinance Book 54
Document 131
Q-21690

EPIC IO
3463 Lakemont Blvd, Ste 104B
Fort Mill, SC 29708
United States
Michelle Doerstling
michelle.doerstling@epicio.com

Prepared For:
Mecklenburg County, NC

Site Address
Mecklenburg County, NC
600 East 4th Street
Charlotte, North Carolina 28202
US

Contract Length: 36 months
Payment Terms: Net 30
Billing Frequency:

Summary

Hardware Subscriptions

Product	Quantity
PTZ Bullet Camera, Kit (IOT-CAM-PTZBLT-KIT)	3
Pan-tilt-zoom (PTZ) outdoor bullet camera kit. Subscription includes mount, configuration, and maintenance.	
Network Horn Speaker (IOT-SPKR-NTWKHRN)	1
Network horn speaker.	
LED Strobe Light (Blue) (IOT-LED-BLU)	1
Lighthouse with 6 3W ultra bright LEDs and inline flasher with 21 built-in flash patterns.	
UIG Mobile Surveillance Unit, Subscription (IOT-UIG-SLRTR)	1
Rugged edge compute gateway with trailer, subscription. Includes 1 CCTV Trailer: solar-powered with telescope mast, 1 Universal IoT Gateway (UIG), 1 speaker, and 1 blue light. Remote site design included (if needed).	

Software and Support Subscriptions

Product	Quantity
DeepVision + AI - Subscription (IOT-DVAI)	3
Video management, EPIC IO AI models, and alerting. Price per stream. Monthly subscription.	
IntelliCare Maintenance Plan, MSU (IOT-CARE-SLRTR)	1
The IntelliCare Maintenance Plan covers UIG system health monitoring and remote support, as well as advanced part replacement for the UIG and trailer.	

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Product	Quantity
IoT Unlimited Data Plan - Monthly Subscription (DATA-EPIC-UNLMTD-MNTHLY)	1
25Mbps speed for all plans. Data deprioritization may occur at 50GB, with a throughput limit threshold of 300. No overages will occur on these plans. Monthly subscription.	
Monthly Total	\$2,499.00
One-Time Fees	\$0.00

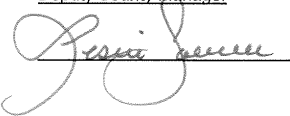
General Terms
This Quote is expressly conditioned upon the provision of the equipment and/or service(s) solely in the quantities and for the service term specified herein, the pre-paid annual billing of all services, and the Customer's acknowledgment and acceptance of the Terms and Conditions set forth in EPIC iO's Master Agreement or, where applicable, its Connectivity Services Agreement, each of which is hereby incorporated by reference. Furthermore, the individual signing this Quote represents and warrants that he or she is duly authorized and are enforceable in accordance with the Terms and Conditions set forth in the Service Agreement.

Tariff Disclaimer
If, after submission of this bid/proposal, any new or increased tariffs, duties, or other government-imposed costs on materials used in Provider's work become effective, the priced quoted herein shall be adjusted to reflect the actual increased cost to Provider. Provider shall promptly notify the Company of any such cost impact. Failure to agree on a price adjustment shall not relieve Company of its obligation to pay the increased cost, and Provider shall be entitled to an extension of time or may suspend performance if such tariffs result in material shortages or delays.

Taxes
Jurisdictional taxes will be applied whenever applicable. Shipping, handling, and other fees may also apply. We reserve the right to cancel orders arising from pricing or other errors.

Quote Expiration Date
This quote expires 30 days after receipt.

Signatures
IN WITNESS WHEREOF, the Parties by their duly authorized representatives have executed this Agreement as of the Effective Date.

For Client	For Epic
Name: <u>Leslie Johnson</u>	Name:
Title: <u>Deputy County Manager</u>	Title:
Signature: 	Signature:
Date: <u>18 November 25</u>	Date:

Document recorded in Document Book 54, Document #131.

25-0625 Government District Parking Deck - Retail Tenant Lease

Adopt a Resolution titled, "Mecklenburg County Board of Commissioners Resolution Authorizing the Lease of Property to Marathon Health, LLC.

Background: At its October 7th meeting, The Board adopted a Resolution titled "Mecklenburg County Board of Commissioners Resolution Declaring Intent to Lease Property to Marathon Health, LLC." Subsequently, the Clerk to the Board published a notice of the Board's intent to lease the property in the Charlotte Observer consistent with that Resolution. The final action the Board needs to take to approve the lease is adoption of the attached Resolution.

MECKLENBURG COUNTY
BOARD OF COMMISSIONERS
RESOLUTION AUTHORIZING THE LEASE OF PROPERTY TO
MARATHON HEALTH, LLC

WHEREAS, Mecklenburg County is the owner of the Government District Parking Deck, located at 901 E. 4th Street, Charlotte, NC, parts of which were designed for use as retail space; and

WHEREAS, Marathon Health, LLC, has submitted a proposal to lease two of the retail spaces attached to the Government District Parking Deck at 4th and McDowell Streets; and

WHEREAS, Colliers, the real estate firm secured by the County to obtain tenants for the retail portion of the parking deck is in agreement with the following proposed business terms:

Location	901 E. 4 th Street, Suites C & D
Total Square Footage	3,144 SF
Lease Term	Five (5) years & Two (2) Months
Base Lease Rate	\$24.38 per sq. ft. (\$76,650.72/yr.)
Insurance	Tenant is required to maintain liability, property, Worker’s Compensation and Professional Errors & Omissions insurance.
Maintenance & Janitorial	Tenant is responsible for all utilities and janitorial services required within Premises.
Annual Increases	Years 2 – 5: 2% annually
Revenue (Years 1-5)	Year 1: \$76,650.72 Year 2: \$78,191.28 Year 3: \$79,731.84 Year 4: \$81,335.28 Year 5: \$82,970.16
Option to Renew	One extension option: Four (4) years and ten (10) months
Rent Abatement	Tenant to receive the first two (2) months of Base Rent abatement

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WHEREAS, the County’s Asset and Facility Management Department has determined that the space that Marathon Health, LLC desires to lease will not be needed by the County during the term of the lease; and

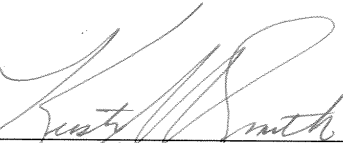
WHEREAS, pursuant to G.S. 160A-272 the Board of Commissioners has determined that it would be in the public interest for it to agree to the arrangement proposed by Marathon Health, LLC; **now, therefore, be it**

RESOLVED that the Mecklenburg County Board of Commissioners does hereby authorize a lease arrangement with Marathon Health, LLC as described above, and authorize the County Manager, or her designee, to negotiate and execute a formal lease agreement with Marathon Health, LLC consistent with the business terms outlined above.

Adopted the 18th day of November, 2025.

Approved as to Form:


Tyrone Wade, County Attorney


Kristine M. Smith, Clerk to the Board



Resolution recorded in Document Book 54, Document #132.

THIS CONCLUDED ITEMS APPROVED BY CONSENT

25-0638 Pulled Consent Items

Commissioners may remove agenda items from the Consent Agenda for a separate vote, to bring public awareness or to make comments. The following items were pulled and voted upon separately:

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25-0611 Lease Amendment - Care Management at Atrium Myers Park

Motion was made by Commissioner Leake, seconded by Commissioner Altman to authorize the County Manager to negotiate and execute a lease amendment with Charlotte-Mecklenburg Hospital Authority (CMHA), to extend the lease term of the county's lease with CMHA for Public Health's Care Management Program at 1350 S Kings Dr, Charlotte, NC.

Background: The County currently leases two offices, for a total of 238 square feet, from the Charlotte- Mecklenburg Hospital Authority (CMHA) at Atrium's Myers Park physician's office located at 1350 S Kings Dr, Charlotte, NC. Staff with the County's Public Health Department Care Management Division (At-Risk Children and High-Risk Pregnancy programs) are housed at this location and provide services to the practice's patients with the goal of improving health outcomes for those two populations.

The current lease will expire December 31st, 2025. The Department proposes extending the lease with CMHA until December 31, 2027. The major business terms are as follows:

Lease Extension - New Term Expiring December 31, 2027

Base Rent - \$35.18/sf

First Year Rent - \$8,375.52

Rent Escalation - 3% annually

Services Included - Full-service lease; Landlord to provide all utilities, maintenance of the interior and exterior of the building, and janitorial services.

This item was pulled by Commissioner Leake for clarity and/or public awareness.

25-0617 Interlocal Agreement with The Town Of Huntersville

Motion was made by Commissioner Leake, seconded by Commissioner Altman to:

- 1) Adopt resolution authorizing interlocal agreement for funding of South Prong Clarke Creek stream enhancement project; and,
- 2) Authorize the County Manager to negotiate and execute a funding agreement with the Town of Huntersville; and,
- 3) Receive and appropriate \$1,500,000 from the Town of Huntersville for its share of the South Prong Clarke Creek stream enhancement project; and,
- 4) Amend the stormwater CIP for unit 3207 (stream restoration - Clarke Creek) by \$433,000.

Background: This interlocal agreement is between the Town of Huntersville and Mecklenburg County for funding of a joint water quality project on and adjacent to the South Prong Clarke Creek in Huntersville. The County will fund the design and construction of major system repairs along South Prong Clarke Creek, approximately 7,100 linear feet of stream enhancement/restoration from Monocacy Boulevard to Blakemore Avenue. The Town of Huntersville will fund the design and construction of minor systems repairs along South Prong Clarke Creek, approximately 2,200 linear feet of stream enhancement/restoration from Blakemore Avenue to Roosevelt Avenue.

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The County will oversee and manage the project from design through construction while coordinating closely with the Town. The interlocal agreement includes compensation to the County for the Town’s portion of design and construction in the amount of \$1,500,000. The County’s portion of the design and construction is in the amount of \$5,251,000 and is being funded by Mecklenburg County Storm Water capital improvement funds. Therefore, the total project budget for design and construction is \$6,751,000. The Board approved the selection of Wildlands Engineering, the design engineering firm for this project, on November 16, 2022.

This item was pulled by Commissioner Leake for clarity and/or public awareness.

MECKLENBURG COUNTY
RESOLUTION AUTHORIZING EXECUTION OF THE
INTERLOCAL AGREEMENT BETWEEN MECKLENBURG COUNTY AND THE TOWN OF
HUNTERSVILLE FOR FUNDING OF THE SOUTH PRONG CLARKE CREEK STREAM
ENHANCEMENT PROJECT

WHEREAS, on May 17, 1993 the Mecklenburg County Board of Commissioners adopted the “Mecklenburg County – Storm Water Management Plan” which sets forth guiding principles and a financial plan for the operation of the comprehensive storm water management program in Mecklenburg County, the Plan requires use of a rate structure based on impervious area and a base rate charge for fixed and administrative costs sufficient to cover such costs; and

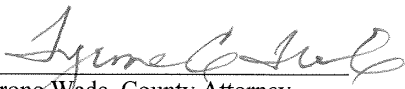
WHEREAS, N.C. Gen. Stat. § 160A-461, “Interlocal Cooperation Authorized,” authorizes units of local governments to enter into agreement with each other in order to execute an undertaking such as the operation of a storm water management program by one unit of local government on behalf of another unit of local government; and

WHEREAS, Mecklenburg County and the Town of Huntersville (the “Town”) have negotiated an Interlocal Agreement for Funding of the South Prong Clarke Creek Stream Enhancement Project; and

WHEREAS, N.C. Gen. Stat. § 160A-461 requires that such agreement “...shall be ratified by resolution of the governing board of each unit spread upon its minutes”; now, therefore, be it

RESOLVED by the Board of Commissioners of Mecklenburg County that the County Manager is hereby authorized and directed to execute the Interlocal Agreement for Funding of the South Prong Clarke Creek Stream Enhancement Project between the County of Mecklenburg and the Town of Huntersville in substantially the form attached to this resolution and that this resolution shall be spread upon the minutes.

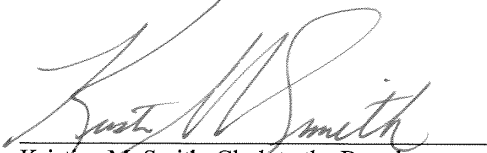
Approved as to form:

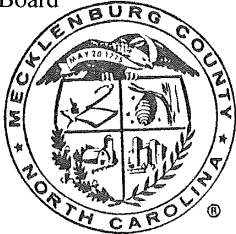

Tyrone Wade, County Attorney

CERTIFICATION

I, Kristine Smith, Clerk of the Board of Commissioner of Mecklenburg County, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a resolution adopted by the Board of Commissioners, in regular session convened on the 18th of November, 2025.

WITNESS my hand and the common seal of the County of Mecklenburg, North Carolina, this the 18th day of November, 2025.


Kristine M. Smith, Clerk to the Board



Interlocal Agreement recorded in Document Book 54, Document #129.

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25-0619 Temporary Construction Easement - Reedy Creek Greenway

Motion was made by Commissioner Leake seconded by Commissioner Dunlap to authorize the County Manager to grant a temporary construction easement (±0.173 acres or 7,549 square feet) to the Waters at Robinwood LLC on Mecklenburg County owned tax parcels 111-386-98 for the construction of a retaining wall.

Background: The Waters at Robinwood LLC ("Robinwood") is developing a 288-unit multi-family community. Robinwood is planning to construct a retaining wall to serve the development. Robinwood is requesting ± 0.173 acres or 7,549 square feet of Temporary Construction Easement (TCE) to access a portion of Mecklenburg County property (tax parcel 111-386-98) located along Reedy Creek Greenway to complete grading activities associated with this work.

The TCE will commence upon the effective date of the Agreement and will expire in twelve (12) months. Robinwood will be responsible for restoring the TCE area to the same or improved condition. The request has been reviewed by the Park and Recreation Department and it has been determined that the request will not negatively impact the property. The County will be compensated an appraised value of \$575.00 for the TCE.

This item was pulled by Commissioner Leake for clarity and/or public awareness.

25-0623 Donation from Tepper Sports & Entertainment For Frazier Park Improvements

Motion was made by Commissioner Leake seconded by Commissioner Altman to approve amendment of the fiscal year 2026 annual budget ordinance to recognize, receive, and appropriate a \$100,000 donation from Tepper Sports & Entertainment to the general fund (0001) within the Park and Recreation Department for pathway improvements, installation of outdoor fitness equipment, and addition of benches at Frazier Park.

Background: Tepper Sports & Entertainment has made a generous donation of \$100,000 to Mecklenburg County Park and Recreation as part of its commitment to community enhancement following the Carolina Panthers Practice Facility Re-Zoning process.

Funds will be utilized to enhance public amenities at Frazier Park, including:

- *Pathway resurfacing and connectivity improvements*
- *Installation of outdoor fitness equipment to promote health and wellness*
- *Placement of new park benches to increase comfort and accessibility*

These improvements will further support the County's mission to provide equitable and engaging recreational opportunities for residents and visitors while improving park infrastructure and usability in a high-traffic urban setting.

This item was pulled by Commissioner Leake for clarity and/or public awareness.

25-0630 Budget Amendment- Community Support Services (Revenue Increase)

Motion was made by Commissioner Leake, seconded by Commissioner Altman, to recognize, receive and appropriate up to \$106,000 from INLIVIAN to the General Grants Fund (G001) within Community Support Services Department for targeted, homeless prevention funding.

Background: INLIVIAN, the local housing authority, has been holding Individual Development Account funds for the County for many years.

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Fund were initially used for closing costs, home ownership inspections as a part of a closing costs. Later, funding was used for rental subsidy and apartment inspections. The last time a request for payment was received by INLIVIAN was September 2018. INLIVIAN is requesting to return the balance of the funding to Mecklenburg County to Community Support Services (CSS). CSS is requesting to use the funds for eviction prevention by providing one-time financial assistance such as rent or utility arrears or deposits or other items intended to prevent households from entering homeless system by maintaining their housing. Eligible households will access funds through Coordinated Entry.

This item was pulled by Commissioner Leake for clarity and/or public awareness.

25-0640 Appointment of Review Officers

Motion was made by Commissioner Leake, seconded by Commissioner Altman to amend resolution designating review officers to review each map and plat recorded in the Register of Deeds Office pursuant to N.C.G.S. 47-30.2

Background: On July 8, 1997, the General Assembly passed Senate Bill 875, which required that each Board of County Commissioners designate by name one or more persons experienced in mapping or land records management as a review officer to review each map and plat presented to the Register of Deeds for recording. On September 16, 1997, the Board adopted the attached resolution appointing representatives from Mecklenburg County, the City of Charlotte and other municipalities in Mecklenburg County. These individuals were chosen by their respective jurisdiction based on their expertise in mapping and land use planning within their jurisdictions

The original resolution has been amended multiple times since its adoption to add or delete names of appointees. The need to add or delete names occurs for various reasons such as changes in staffing (e.g., resignation, retirements) and/or changes in the duties and responsibilities of related positions within the respective jurisdictions. In these instances, a replacement review officer is identified from within the department or municipality in which the change has occurred.

This item was pulled by Commissioner Leake for clarity and/or public awareness.

COMMISSIONER REPORTS

25-0639 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

Motion was made by Commissioner Jerrell, seconded by Commissioner Leake, and unanimously carried, that there being no further business to come before the Board that the meeting be adjourned at 9: 04 p.m.



Kristine M. Smith, Clerk to the Board

Mark Jerrell, Chair

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