

Meeting Minutes  
February 4, 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 6:00 p.m. on Tuesday, February 4, 2025.

ATTENDANCE

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

**Absent:** None

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**-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:

- 24-0673** Commissioner Leake
- 25-0065** Commissioner Leake
- 25-0073** Commissioner Leake
- 25-0076** Commissioner Leake
- 25-0078** Commissioner Leake

During the Open Session, Dr. Leslie Johnson introduced the new Park and Recreation Director, Nick Walker.

**STAFF BRIEFINGS - None**

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**25-0080      CLOSED SESSION**

Motion was made by Commissioner Meier, seconded by Commissioner Altman, and unanimously carried, to go into Closed Session for the following purpose(s): Consult with Attorney.

*The Board went into Closed Session at 5:21 p.m. and came back into Open Session at 5:26 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 introductions, invocation by Commissioner Griffin, and the Pledge of Allegiance to the Flag; after which, the matters below were addressed.*

**AWARDS/RECOGNITION**

**25-0071      ORDER OF THE HORNET FOR CATHERINE HANSEN, CHIEF PROTOCOL OFFICER  
FOR NORTH CAROLINA**

*Background: Catherine Hansen was the first Chief of Protocol for Charlotte, North Carolina. She was asked to create the position in 1995 by the City of Charlotte and Mecklenburg County. Some of her responsibilities included planning itineraries for visiting dignitaries, extending port hospitality and courtesies, working with various protection services, suggesting official gifts to be given by our officials, and coordinating the exchange with their Chief of Protocol.*

*She has handled visits of Chiefs of State, heads of government, Ambassadors, cabinet-level officers, members of Parliament, trade and cultural delegations.*

*In 2003, she formed the North Carolina Consular Corps consisting of Career and Honorary Consuls. It is the first designated Corps in North Carolina.*

*Working closely with the US Department of State, Mrs. Hansen maintains the records of official Consular status, dates of accreditation, and the Order of Precedence for North Carolina. In April 2004, she became the Executive Director and Chief of Protocol of the Corps, and she continues to serve in that capacity. Catherine is often called upon to consult with other states wishing to establish a Corps.*

*She is also an integral part of the cultural and educational exchange program with the German federal state of Mecklenburg-Vorpommern and Mecklenburg County. Having most recently led a delegation of Mecklenburg County officials to Germany in October of 2024.*

*Additionally, she played a very significant role in guiding the early years of International House's involvement with the International Visitor Leadership Program, the U.S. Department of State's premier professional exchange program.*

## Meeting Minutes

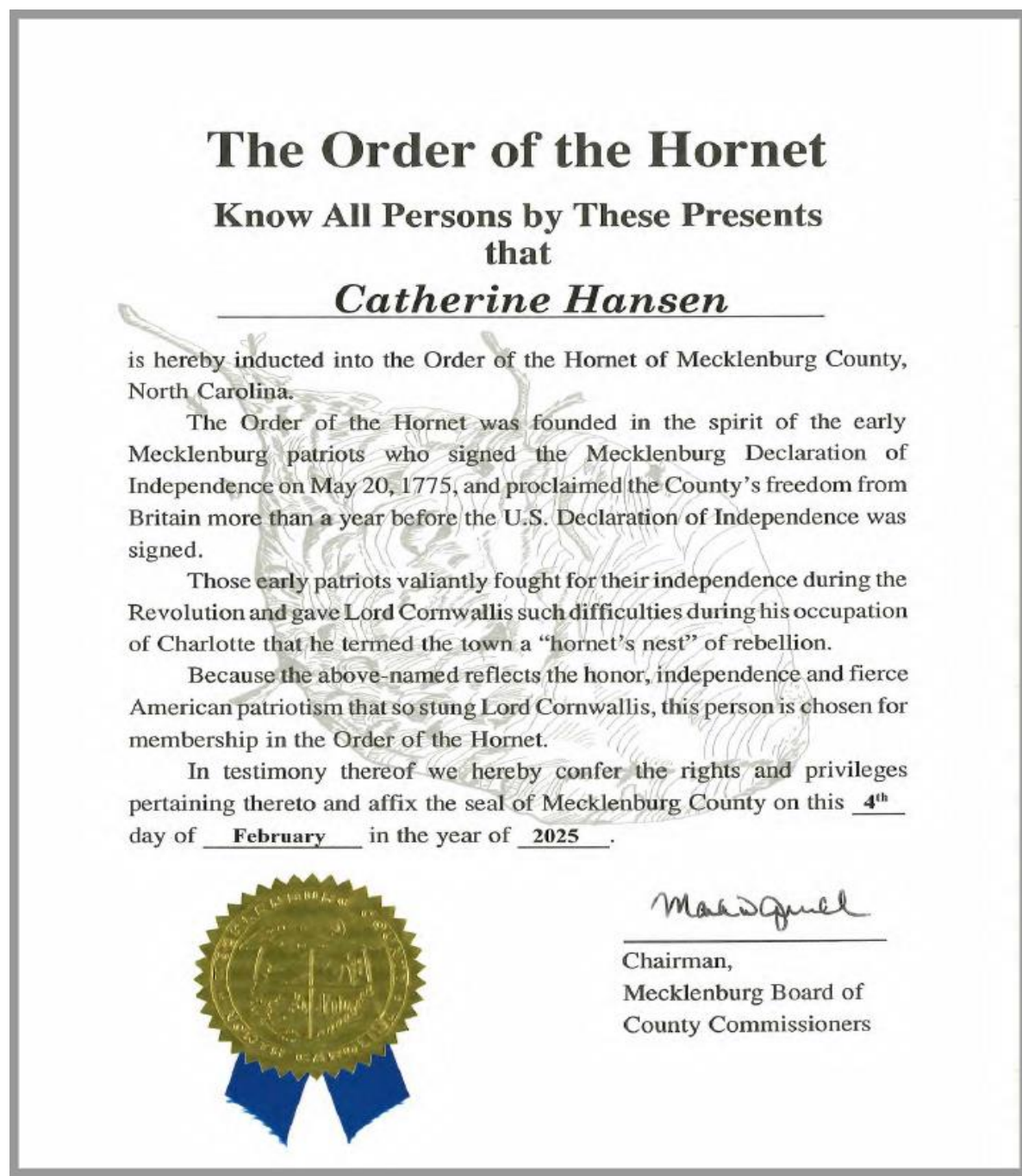
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*Catherine is the embodiment of dignity and understatement. She continues to work behind the scenes to make sure Mecklenburg County is seen in the best light as foreign dignitaries visit North Carolina.*

Motion was made by Commissioner Leake, seconded by Commissioner Meier to award prominent Mecklenburg County resident Catherine Hansen this award for over 30 years of service to our community, including the development and nurturing of the 30-year partnership between Mecklenburg County, North Carolina, in the United States and our namesake area in Germany, Mecklenburg-Vorpommern.

Commissioner Dunlap, Chair Jerrell, and County Manager Diorio gave remarks.

The motion carried unanimously.



**PUBLIC ART MOMENT – N/A**

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**25-0081      PUBLIC APPEARANCE**

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

1. Dr. Kimberly Harden                                      Anti-DEI Initiatives
2. Dr. Devonya Govan-Hunt                                Great work done by private childcare centers.

**APPOINTMENTS – NONE**

**COUNTY COMMISSIONERS REPORTS & REQUESTS**

**25-0017      BOARD COMMITTEES' AFFIRMATION (CHAIR JERRELL)**

*Background: The Board's Policy and Standard Operating Procedures for Board Committees states that at its first regular meeting in January each year, the Board will establish, re-affirm or dissolve standing committees as determined by a majority vote of the Board. It is being recommended that the Board re-affirm the above listed committees. The policy also states the Board Chairman will appoint members and the chairs of the standing committees for one-year terms, or until the Board re-affirms or dissolves the standing committee.*

*The Board's Chair also appoints members of the Board to serve as liaisons to various internal and external committees. Board approval is not required. Those assignments have been made and are being shared for information purposes.*

Motion was made by Commissioner Dunlap, seconded by Commissioner Altman, and unanimously carried to:

A) Re-affirm the following Board committees for the calendar year 2025:

1. Economic Development Committee
2. Environmental Stewardship Committee
3. Health and Human Services Committee
4. Intergovernmental Relations Committee
5. Performance Review Committee
6. Audit Review Committee

B) Establish the following Board committees for calendar year 2025:

1. Equity Investments Ad Hoc
2. Seniors Ad Hoc

C) Receive as information the Board Liaison Assignments as assigned by Chair Jerrell.

Motion carried unanimously.

**25-0020      AMEND BOARD POLICY – SELECTION OF ARCHITECTS (THIS ITEM WAS MOVED  
UP ON THE AGENDA)**

*Background: The Board established a Selection Committee to screen architects for Board appointments for County projects. The policy and practice since 1979 has been to appoint two Commissioners on the Selection Committee. Although there is no statutory requirement for two appointments, the Board reserves the right to amend the appointment of Commissioners to various committees. This change best serves the County and board and will maximize Commissioners' use of time. The revised provision to read:" Appoint one Mecklenburg County Commissioner on a rotating*

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*basis for all nine members, and then repeat the cycle, with the flexibility for the Chair to appoint two Commissioners should the Chair deem it appropriate."*

The requirement for two commissioners was somewhat burdensome and we want the flexibility to move forward.

Commissioner Rodriguez-McDowell asked if it would be normal practice to only ask one.

Commissioner Dunlap said the issue was when the committee was ready to have the Commissioners participate, often there were difficulties getting two Commissioners with the same schedule, which would sometimes push out the length of time that it took to have an interview. He said it was easier to get one than two, but the goal was to get two. He said if the two Commissioners' schedules continued to conflict, it allowed the chairman to go ahead and appoint the committee so that the interviews could take place.

Commissioner Griffin said there were occasions where they had to push it off for a month or so because they couldn't get two Commissioners. He supported the motion that was on the table.

Commissioner Leake asked why two people weren't asked. Chair Jerrell said the goal would be to have two Commissioners.

Motion was made by Commissioner Altman, seconded by Commissioner Meier, and carried 8-1 with Commissioners Altman, Dunlap, Griffin, Jerrell, Leake, Meier, Powell and Townsend-Ingram voting yes and Commissioner Rodriguez-McDowell voting no, to amend the current Board policy requiring two Mecklenburg County Commissioners be appointed to the Selection of Architects committee to allow the Chair the flexibility to appoint a minimum of one (1) Commissioner representative, with the option to appoint two (2) should the Chair deem it appropriate.

### **PUBLIC HEARINGS**

#### **25-0077      DCR: WORK FIRST BLOCK GRANT STANDARD COUNTY SURVEY 2026-2028**

Motion was made by Commissioner Dunlap, seconded by Commissioner Griffin, and unanimously carried to Open the Public Hearing on Work First Block Grant Standard County Survey 2026-2028.

There were no speakers.

Motion was made by Commissioner Meier, seconded by Commissioner Rodriguez-McDowell, and unanimously carried to Close the Public Hearing on Work First Block Grant Standard County Survey 2026-2028, and approve Work First Block Grant Standard County Survey 2026-2028.

*Background: NC Department of Health & Human Services (NCDHHS) requires review, public comments, and approval for the FY2026-2028 Work First Block Grant Survey. The Work First program promotes a strengths-based, family-centered practice approach in providing training and other services to help residents become employed and move toward self-sufficiency. Mecklenburg County Health and Human Services is responsible for establishing, supervising, and monitoring the Work First Program.*

***Document is recorded in Ordinance Book 53, Document #115***

### **ADVISORY COMMITTEE REPORTS – NONE**

MANAGER’S REPORT

25-0061      BROOKLYN VILLAGE REDEVELOPMENT UPDATE

*Background: The Brooklyn Village Master Redevelopment Agreement between the County and BK Partners, LLC governs the phased disposition of County-owned property in the Second Ward neighborhood of Uptown Charlotte. Phase I of the property (the former Walton Plaza building and grounds) was conveyed to BK Partners in July 2023.*

*At its August 7, 2024, meeting, the Board received an update from BK Partners on the delay to start construction of the Multi-Family Vertical Improvements in Phase I due to unfavorable market conditions. A representative of BK Partners will present a revision to Phase I that proposes construction of more affordable housing units.*

County Manager Diorio said In August, the Board heard a presentation from Mr. Peebles about the need to delay the construction of the Brooklyn Village project due to marketing conditions. Since then, there has been ongoing conversations to see if they could change the mix of use on that parcel to see whether there were opportunities to advance some of the construction more quickly.

She said Mr. Peebles gave a presentation that would change the use of that parcel, was at the meeting to obtain the Board’s feedback. The presentation was for informational purposes only.





Phase I: Program



<b>Parcels 1 and 2</b>	
• Affordable Housing	250 units   353,351 GSF
• Retail	9,018 GSF
• Parking	175 spaces
<b>Parcel 3</b>	
• Hotel	150 keys   72,581 GSF
<b>Parcel 4</b>	
• Multifamily	336 units   280,150 GSF
• Retail	27,588 GSF
• Parking Garage	250 spaces
<b>Parcel 5</b>	
• Office	194,400 GSF
• Retail	6,490 GSF
• Parking	428 spaces
<b>Parcel 6</b>	
• Office	364,480 GSF
• Retail	12,168 GSF
• Parking	801 spaces

BROOKLYN VILLAGE (PHASE I)



Affordable Housing at Brooklyn Village



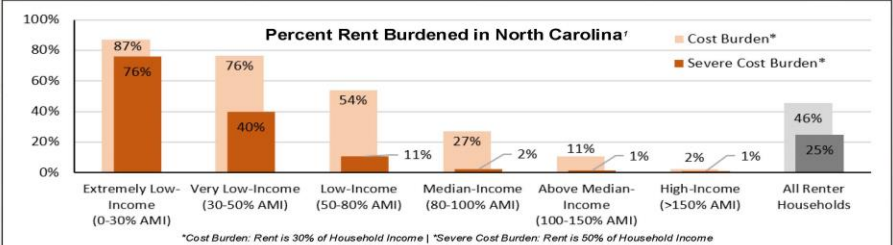
BROOKLYN VILLAGE (PHASE I)



Affordable Housing at a Glance

**Mecklenburg's Growing Affordable Housing Crisis**

- Since the COVID-19 Pandemic, the housing crisis has spread beyond the Northeast and West Coast
- North Carolina's economic boom has been accompanied by increasing housing costs
  - Most low-income renters in North Carolina are now **cost burdened and spend more than 30% of household income on rent**<sup>1</sup>
- Impact on Mecklenburg County:
  - Rent burden\* in Charlotte MSA **increased from 28.4% to 30.7% from 2018 to 2023**<sup>2</sup>
  - Expected new deliveries per year in Mecklenburg County anticipated to **decline by 57% from 2024 to 2027, further increasing pressure on renters**<sup>3</sup>



<sup>1</sup>NCCHA  
<sup>2</sup>Census Data  
<sup>3</sup>CoStar Data

BROOKLYN VILLAGE (PHASE I)





Parcels 1 & 2 – Development Team & Project Highlights	
<div><div>Developers</div><div><div>Legacy.</div><div>INLIVIAN HOUSING REDEFINED</div></div></div> <div><div>Consultant</div><div><div>GIVE IMPACT</div><div>Advisory Services</div></div></div> <div><div>Architect</div><div><div>MOSELEYARCHITECTS</div><div>DESIGNING SOLUTIONS ■ BUILDING TRUST ■ ENRICHING LIVES</div></div></div> <div><div>Property Manager</div><div><div>S.L. NUSBAUM REALTY CO.</div></div></div> <div><div>General Contractor</div><div><div>SOUTHWAY</div><div>BUILT WITH INTEGRITY</div></div></div>	<div><div>Project Highlights &amp; Initiatives</div><div><ul style="list-style-type: none"><li>• 250 total units<ul style="list-style-type: none"><li>◦ 100 units at 30% AMI</li><li>◦ 30 units at 60% AMI</li><li>◦ 120 units at 80% AMI</li></ul></li><li>• 99-year covenant agreement</li><li>• 100 total vouchers</li><li>• Pursuing an additional 10 vouchers for victims of domestic violence</li><li>• Wraparound Supportive Services provided by CORE</li><li>• Structuring deal to provide capital event participation to 2<sup>nd</sup> Ward Alumni Association</li></ul></div></div>
BROOKLYN VILLAGE (PHASE I)	
BK PARTNERS LLC CONFORMITY CORPORATION THE PEBBLES CORPORATION	
Legacy Track Record – Key Projects	
<div><div>Legacy.</div><div><ul style="list-style-type: none"><li>• Legacy Real Estate Development is the affordable housing arm of the Peebles Corporation, America's largest Black owned real estate developer</li><li>• Legacy was founded in 2016 by Donahue Peebles III</li><li>• Pipeline of nearly 4,000 affordable and 1,000 market rate units, spread across 16 projects in 9 cities</li></ul></div></div>	<div><div>505 West Chapel Hill, Durham NC</div><div></div></div> <div><div>17 Mississippi, Washington DC</div><div></div></div> <div><div>The Barclay, Miami Beach FL</div><div></div></div> <div><div>Southbridge Mills, Southbridge MA</div><div></div></div> <div><div>145 Kennedy, Washington DC</div><div></div></div>
BROOKLYN VILLAGE (PHASE I)	
BK PARTNERS LLC CONFORMITY CORPORATION THE PEBBLES CORPORATION	
Legacy Track Record – Key Projects	
<div><div><div>INLIVIAN HOUSING REDEFINED</div><div>HORIZON HOUSING AUTHORITY</div></div><div><ul style="list-style-type: none"><li>• Horizon Development Properties is the development arm of INLIVIAN, Charlotte's housing authority</li><li>• HDP has a stake in over 70 affordable and mixed-income housing projects in Charlotte communities</li><li>• On its own or as part of public-private partnerships Horizon has completed 9 rehab and new construction projects and has a pipeline of 11 more developments</li></ul></div></div>	<div><div>Trella Uptown</div><div></div></div> <div><div>The Gaston at North End</div><div></div></div>
BROOKLYN VILLAGE (PHASE I)	
BK PARTNERS LLC CONFORMITY CORPORATION THE PEBBLES CORPORATION	



Redefining Affordable Housing in Mecklenburg County

Existing Affordable Housing

There is a disconnect between the needs of the most rent burdened tenants, and the affordable housing product being built in North Carolina

Typical affordable development in Mecklenburg County:

- 3 story "Garden Style" development
- Located in a suburban area, with limited walkability and transit access
- Below average income level (average 1-mile Median Household Income of \$65,275)
- No integrated retail or comprehensive supportive services

North Carolina's most rent burdened tenants:

- Often lack access to a car
- Need supportive services – including substance abuse counseling and financial literacy training
- Benefit from close proximity to economic opportunity

Brooklyn Village Affordable

Brooklyn Village will redefine affordable housing to better serve low-income residents, and uplift tenants through supportive services and access to opportunity

Brooklyn Village Affordable key features:

- High density "5-over-2" style development
- Ground floor retail and community space
- Premium amenities (full gym, coworking space, etc.)
- Prime location
  - 1-mile Median Household Income of \$98,625
  - Myers Park High School (7/10 on GreatSchools.org)
- Walkable access to green space, shopping and jobs
- Wraparound supportive services and credit-building programs

BROOKLYN VILLAGE (PHASE I)



Affordable Housing Program & Anticipated Timeline

Parcel 1 - Unit Mix

Unit Type	30% AMI	60% AMI	80% AMI	Total
Studio	10	10	-	20
1-Bed	26	5	39	70
2-Bed	10	-	15	25
3-Bed	4	-	6	10
Total	50	15	60	125

Event

Anticipated Date

Application Submitted	January 2025
Subsidy Award	May 2025
Bond Reciept	August 2025
Land Closing	December 2025
Finance Closing	February 2026
Construction Start	March 2026
Construction Completion	September 2027

Parcel 2 - Unit Mix

Unit Type	30% AMI	60% AMI	80% AMI	Total
Studio	10	10	-	20
1-Bed	24	5	36	65
2-Bed	10	-	15	25
3-Bed	6	-	9	15
Total	50	15	60	125

BROOKLYN VILLAGE (PHASE I)



Affordable Housing Sources

	Parcel 1	Parcel 2	Parcels 1 & 2
Sources	Total	Total	Total
Total LIHTC Credits	17,854,465	18,299,492	36,153,958
Federal 45L	250,000	250,000	500,000
Total Limited Partner Equity	18,104,465	18,549,492	36,653,958
Long Term Bonds	22,823,839	23,430,082	46,253,921
Gap Financing	9,250,000	9,250,000	18,500,000
Total Debt	32,073,839	32,680,082	64,753,921
Deferred Developer Fee	1,119,636	1,110,500	2,230,136
Total Other Sources	1,119,736	1,110,600	2,230,336
Total Sources	\$ 51,298,040	\$ 52,340,175	\$ 103,638,215

BROOKLYN VILLAGE (PHASE I)



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Next Steps

Next Steps with the County...

1. Authorize the County Manager to negotiate the first amendment to the MRA
2. Approve \$2.5M in gap financing
3. Approve the INLIVIAN and Legacy as transferees

BROOKLYN VILLAGE (PHASE I)



Parcel 3 Update

Hotel Development

- Development emphasis on **increasing vibrancy and driving activity** in Brooklyn Village South
- 150 keys
- In discussion with **multiple potential hotel operators** interested in franchise opportunity

Event	Anticipated Date
Franchise Agreement Executed	Q4 2025
Construction Commencement	Q4 2026
Hotel Open	Q2 2028



BROOKLYN VILLAGE (PHASE I)



QUESTIONS



BROOKLYN VILLAGE (PHASE I)



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**THE PEEBLES CORPORATION**

1691 Michigan Avenue, Suite 250  
Miami Beach, Florida 33139  
(305) 993-5050 Peebles

Website: [peeblescorp.com](http://peeblescorp.com)

**Comments**

Commissioner Griffin asked to be recused due to being associated with one of the organizations on one of the slides.

Motion was made by Commissioner Dunlap, seconded by Commissioner Meier, and unanimously carried to recuse Commissioner Griffin.

Commissioner Rodriguez-McDowell asked if it was correct that the County would not be funding the wrap-around services. *Mr. Peebles said that was correct.*

Commissioner Rodriguez-McDowell asked them to confirm that they were asking for \$2.5 million in gap financing from the County, which Mr. Peebles confirmed.

Commissioner Rodriguez-McDowell said she thought the original project included affordable housing as part of the project initially but maybe not at that quantity. *Mr. Peebles said the original agreement had 10% of the units that were developed as affordable units at 60% AMI and below, but in this case, which equated to 25 units. He said that would be 250 units and 100 would be affordable at 30% Ami.* Commissioner Rodriguez-McDowell said she would like to see more information about these numbers.

Commissioner Rodriguez-McDowell asked if this was only parcels 1 and 2. She asked if the retail were black-owned businesses. *Mr. Peebles said the goal for the retail space was to have community focused retail, retail that was creative to street culture and local vibrancy, and that ultimately satisfied the needs of the community.*

Commissioner Meier said there was nothing said about some of the things that were promised in the past like the Meyers Passage. *Mr. Peebles said Meyers Passage was part of phases 2 & 3 of development of Brooklyn Village North. He said they have had conversations with the Park and Recreation about facilitating Meyers Passage. He said they would develop Meyers Passage and create the connectivity between Brooklyn Village North and Brooklyn Village South when they moved to phase 2 of the project.*

Commissioner Meier asked if the Meyers Passage was on the chopping block. *Mr. Peebles said it was not and that it was going to happen for sure.*

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Commissioner Meier asked if there was any hotel commitment. Mr. Peebles said it was on Parcel 3, separate and apart from the previous affordable component that they were discussing. He said they had robust conversations with IHG, Hyatt, and several other large-scale operators that were running a competitive process.

Commissioner Meier asked regarding Parcel 4, in the multi-family units, if there was any affordable housing in that planned. *Mr. Peebles said at this moment, Parcel 4 remained a 90-10 execution in line with the existing MRA.*

Commissioner Meier asked if they would honor the 35% MWSBE pledge. *Mr. Peebles said yes, they wanted to make sure they set the standard across the board particularly with MWSBE inclusion.*

Commissioner Leake asked how many years they had been working on Brooklyn Village. *Mr. Peebles said it has been since 2014.*

Commissioner Powell said she was skeptical of more County involvement. She said in the initial proposal, the developers were going to pay for everything, and now things were changing and coming back to the County for more dollars. She said so many components were important to the community that they needed to ensure they were paying attention to that.

Commissioner Dunlap said that it was important for the community to know that the reason they were here was that the BOCC asked them to change their original proposal. He said in terms of the timeline, there were some things that happened related to land transfers and things of that nature, a delay when new Commissioners came in and wanted to change the project, and several other things that contributed to the delay.

Commissioner Dunlap thanked them for honoring that request for a change and increasing the number of affordable housing units. He said they had been building a bridge for about seven years and dealing with Eastland Mall for about the same amount of time. He commended them for being bold enough to come back and letting the community know that they could move forward because of changes.

Commissioner Altman asked the County Manager if there had been any evaluations of the pros and cons of the opportunities. *County Manager Dena Diorio said it was an exciting opportunity to move forward with more affordable housing that was contemplated and that it was not an Economic Development deal; it was an Affordable Housing deal. She said at \$2.5M, the deal wasn't different from any other affordable housing project, didn't want it to be treated as such. She said there was a lot of discussion that needed to be had but the project was on the right track and provided more benefits than any other affordable housing project that the County has worked on.*

Chair Jerrell said in 2019, some Commissioners on the Board were pushing for more affordable housing units. He said the last time Mr. Peebles came before the Board they were on a delay until 2027. He said he originally said a delay was not appropriate and asked what could be done and then they presented something that took into consideration what was asked. He said he would like to set aside units to go to legacy residents or their descendants that actually lived in Brooklyn. He said it wasn't perfect and there were a lot of moving parts. He said although it's a Board decision, he would be supporting and voting yes.

*Mr. Peebles said the units would be affordable in perpetuity in one of the most high-resource areas in the state and would do so in conjunction with their municipal and public partners.*



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Commissioner Rodriguez-McDowell asked for clarification how it was viewed as housing and not Economic Development. County Manager Diorio said the only thing that they were talking about was if they wanted to move forward with affordable housing on Parcels 1 & 2.

**DEPARTMENTAL DIRECTORS’ MONTHLY REPORTS – N/A**

**STAFF REPORTS & REQUESTS – NONE**

**CONSENT ITEMS**

**Motion was made by Commissioner Dunlap, seconded by Commissioner Leake, and unanimously carried, to approve the following item(s):**

**25-0079            MINUTES**

May 22, 2024, Budget Overview  
July 2, 2024, Regular Meeting  
August 7, 2024, Regular Meeting  
October 1, 2024, Regular Meeting  
November 6, 2024, Regular Meeting  
November 19, 2024, Regular Meeting

**THIS CONCLUDED ITEMS APPROVED BY CONSENT**

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**25-0093            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:

**24-0673            DEVELOPMENT AGREEMENT AND LEASE AGREEMENT – THE UMBRELLA CENTER**

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried to authorize the County Manager to negotiate the terms and conditions to execute a Development Agreement ("DA") between Mecklenburg County, CharMeck Family Justice Center Inc., and Safe Alliance Inc. and all necessary documents and related transaction agreements contemplated by the DA for the design and construction of The Umbrella Center to be located on Tax Parcels 133-011-45 & 133-011-50 at 4822 & 4830 Albemarle Road.

Authorize the County Manager to negotiate the terms and conditions to execute a Lease Agreement between Mecklenburg County and Safe Alliance Inc. for the lease of the Umbrella Center building and site located on Tax Parcels 133-01-45 & 133-01-150 at 4822 & 4830 Albemarle Road.

*Background: Mecklenburg County approved the allocation of \$10,000,000 for a joint development with CharMeck Family Justice Center, Inc. ("CFJC") and Safe Alliance, Inc. for the purchase and*

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*renovation/expansion of an existing building and site at 4822 Albemarle Road (The Umbrella Center). The County purchased the building and site at 4822 Albemarle Road for approximately \$5.66 Million in January 2023, and CFJC and Safe Alliance subsequently purchased the site at 4830 Albemarle Road to expand the property. The Board has approved conveyance of the 4830 Albemarle Road property to the County, so the entire property will be under one single ownership.*

*The property will be used as a Family Justice Center, also referred to as “The Umbrella Center.” A Family Justice Center is a nationally recognized best practice model for the delivery of services to victims and survivors of abuse. The facility will serve as a single point of access for victims and survivors of abuse to receive services that are trauma informed, utilizing a victim-centered approach. This approach involves co-locating various governmental agencies and non-profit organizations together for creation of a single intake process to provide services.*

*The approximate 55,000 SF existing building and site need to be renovated and expanded to meet the needs of The Umbrella Center. The total project cost is estimated at \$45,000,000 with the County contributing \$10,000,000 (inclusive of the purchase price of the Property of \$5.66 Million), the City of Charlotte contributing \$5,000,000, and CFJC and Safe Alliance responsible for providing the balance of the funds. The County's Asset and Facility Management Department will manage the project for the building renovation and site improvements with active participation in the process from CFJC and Safe Alliance. The Development Agreement describes general requirements for CFJC and Safe Alliance to secure funding for their portion of the project and provide documentation of such funding commitments to the County. Once the new building renovation and expansion are complete, Safe Alliance will lease the building & site from the County. The County will continue to own, maintain, and secure the property, and Safe Alliance will provide program operations. Safe Alliance will pay rent to the County to cover the County's cost of maintaining and securing the property, and CFJC will execute a guaranty for the rent obligations of Safe Alliance under the lease.*

### **DEVELOPMENT AGREEMENT:**

*The County Manager will negotiate a Development Agreement consistent with the following major business terms.*

*The County shall be responsible for managing the design and construction of the building renovation/expansion and site improvements for The Umbrella Center to be located at 4822 & 4830 Albemarle Road (the “Project”). The County's contribution shall not exceed \$10,000,000 (inclusive of the purchase price of the property of approx. \$5.66 Million). The County shall enter into all contracts for the design and construction of the facility.*

*The County shall not permit the project to proceed beyond the final Guaranteed Maximum Price bidding phase until such time as CFJC and Safe Alliance have provided the County with documentation evidencing that CFJC and Safe Alliance have procured all funding (and/or funding commitments) necessary to provide the funding in excess of the County contribution of \$10,000,000 and the City of Charlotte contribution of \$5,000,000 required to pay the full cost of the design and construction of the Project.*

### **LEASE AGREEMENT:**

*The County Manager will negotiate a Lease Agreement consistent with the following major business terms.*

*Property: Approximate 3.45-acre site with surface parking and an approximate 87,000 SF building located at 4822 & 4830 Albemarle Road*

*Rent: Total cost of monthly facility maintenance & utilities and all expenses incurred by Mecklenburg County for repairs (not exceeding \$5,000 per repair occurrence), including the costs of*

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*physical security. CFJC will execute a guaranty providing for payment of all rent and expenses should Safe Alliance fail to make such payments.*

*Term: The initial term of the lease for the premises shall be for a period of forty (40) years. Following the 40-year initial period, the lease will automatically renew annually unless terminated by either the County or Safe Alliance. At the end of the initial term, Safe Alliance shall have the option to purchase the premises from the County for \$1.00 and negotiate terms and conditions for continued provision of facilities maintenance and security provided by the County. After the tenth year of the Lease, Safe Alliance shall have the unilateral right to terminate the Lease upon 12 months prior notice to the County.*

*Assignment: Any time after the tenth year of the Lease, Safe Alliance will have the right to assign its rights and obligations as the Tenant under the Lease to another nonprofit (to be approved by the County) providing similar program services. Under an assignment of the Lease, the CFJC guaranty for rent obligations will remain intact.*

*Program Operations and Sub-leasing: Safe Alliance will provide day-to-day program operations of The Umbrella Center, including responsibility for sub-leasing of space to 3<sup>rd</sup> party service providers & government agencies and management of such sub-leases. Safe Alliance will receive the revenue from the sub-leases.*

*Maintenance: County will provide for routine/preventive maintenance and repairs, payment of water, sewer, gas, electric services, and connectivity for the County network (for which Safe Alliance will pay expense as rent). The County will be responsible for the cost of all repair items exceeding \$5,000.*

*Security: County will provide for security guard services and any rental (if needed) of security screening equipment (for which Safe Alliance will pay expense as rent).*

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

### **25-0065 SUBCONTRACTOR PRE-QUALIFICATION S – CONSTRUCTION MANAGER @ RISK FOR MECKLENBURG COUNTY COURTHOUSE SECURITY IMPROVEMENTS AND HVAC CONTROLS UPGRADES PROJECT.**

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried to authorize the Subcontractor Prequalification procedure provided by JE Dunn Construction for the Mecklenburg County Courthouse Security Improvements and HVAC Controls Upgrades project.

*Background: The Board of County Commissioners authorized the use of the Construction Manager @ Risk Contract Methodology for this project at the December 5, 2023, BOCC meeting in accordance with G.S. 143-128.1*

*Revisions to state law 2014-42 (H1043), amends G.S. 143-135.8 by establishing specific procedural requirements for when and how local governments may prequalify construction contractors to bid on construction and repair contracts. These requirements also apply to the prequalification of subcontractors by a Construction Manager at Risk under G.S. 143-128.1(c).*

*JE Dunn Construction has provided a prequalification process based on the statutory requirements that meet the following criteria:*

- 1. Be uniform, consistent, and transparent in its application to all bidders.*

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2. *Allow all bidders who meet the prequalification criteria to be prequalified to bid on the construction or repair work project (in other words, a bidder who meets the prequalification criteria must be allowed to bid on the project).*
3. *The prequalification criteria must comply with all of the following:*
  - a. *Be rationally related to construction or repair work.*
  - b. *Not require that the bidder has previously been awarded a construction or repair project by the governmental entity.*
  - c. *Permit bidders to submit history or experience with projects of similar size, scope or complexity.*
4. *Clearly state the assessment process for the criteria to be used.*
5. *Establish a process for a bidder to protest to the governmental entity its denial of prequalification. The protest process must be completed prior to the bid opening to allow sufficient time for a bidder whose protest is successful to submit a bid on that project.*
6. *Outline a process by which the basis for denial of prequalification will be communicated in writing, upon request, to a bidder who is denied prequalification.*

*The focus of these requirements is to ensure that a prequalification process is conducted transparently, using criteria that relates to the specific project being bid and are applied objectively and fairly to all bidders. The requirements also give bidders an opportunity to learn why they were denied prequalification and can appeal that denial.*

*Per the County's Business Diversity and Inclusion (BDI) Provisions, the Construction Manager plans to meet or exceed the following County MWBE Goals for participation in construction sub-contracts:*

*MBE - 15%  
WBE - 8%  
Total Goal - 23%*

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

**25-0073      RECOGNIZE FUNDS FROM THE HLC REVOLVING FUND**

Motion was made by Commissioner Leake, seconded by Commissioner Dunlap, and unanimously carried to appropriate \$537,900 in HLC Revolving funds to be used for structural repairs on the Torrence-Lytle School building, 14000 Holbrooks Road, Huntersville.

*Background: The Torrence-Lytle School Building, owned by the Historic Landmarks Commission, has suffered significant deterioration. These repairs are needed to secure the building for future adaptive reuse. Repairs should prevent increased deterioration.*

*The appropriation of \$537,900 includes a \$479,000 base bid, a \$10,000 contingency allowance, and \$48,900 (10% of the project cost) for any additional work needed to secure the buildings or make additional needed repairs discovered during the project.*

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

**25-0076      CONSTRUCTION CONTRACT – LUESA – NEW GENERATOR INSTALLATION PROJECT**



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Motion was made by Commissioner Leake, seconded by Commissioner Powell, and Unanimously carried to award a construction contract to Khalid Davis (dba Khalid Davis Electric) in the amount of \$743,835.00.

*Background: The LUESA office building at 2145 Suttle Ave. does not have any back-up power in the event of a power interruption. A new generator is necessary to keep the IT equipment, telephones, lighting and HVAC functional during a power outage that might be experienced during a natural disaster to ensure critical services (building permits and inspections to fix damaged buildings) can continue.*

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

25-0078      AUCTION FOR DISPOSAL OF SURPLUS EQUIPMENT

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried to adopt a resolution authorizing sale of surplus personal property by public electronic auction.

*Background: Auction begins on February 24, 2025, and ends on March 5, 2025. The electronic auction will be conducted by Rogers Realty and Auction Company Inc.*

MECKLENBURG COUNTY BOARD OF COMMISSIONERS

Resolution Authorizing Sale of Surplus Personal Property by Public Auction

**WHEREAS**, North Carolina G.S. 160A-270(c) allows the County to sell surplus personal property at public electronic auction upon adoption of a resolution or order authorizing the appropriate official to dispose of the surplus property at public auction; and

**WHEREAS**, the County Manager has recommended that the surplus property listed on the attached Exhibit-A should be sold at public auction,

**NOW, THEREFORE, BE IT RESOLVED**, by the Mecklenburg County Board of Commissioners that the County Manager or her designee is authorized to sell the surplus property described on Exhibit A at public electronic auction (beginning February 24th and ending March 5th). The surplus assets are located at 5550 Wilkinson Blvd, Charlotte, North Carolina, as per the terms and conditions in accordance with North Carolina G.S. 160A-270(c) and in compliance with County policies. The terms of the sale shall be net cash. The County Manager or her designee is directed to publish at least once and not less than ten (10) days before the date of the auction, a copy of this Resolution or a notice summarizing its contents.

Adopted on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Mark Jerrell, Chairman  
Mecklenburg County Board of Commissioners

ATTEST:

Kristine Smith, County Clerk

NORTH CAROLINA  
MECKLENBURG COUNTY

DELEGATION OF AUTHORITY  
TO TRANSFER TITLE

Rex E. Dye is hereby authorized to execute on behalf of Mecklenburg County such documents as may be necessary to evidence the transfer of title for the vehicles listed on Exhibit A (attached hereto) upon sale of said surplus vehicles at the date and location set forth below:

Date:            March 5, 2025

Location:        5550 Wilkinson Blvd  
                     Charlotte, North Carolina 28208

This is the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Dena Diorio  
Title: County Manager

\_\_\_\_\_  
ATTEST:

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**COMMISSIONER REPORTS**

**25-0082      COMMISSIONER REPORTS**

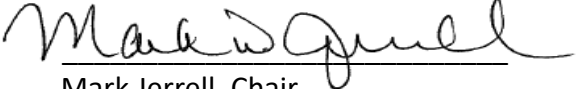
Commissioners shared information of their choosing within the guidelines as established by the Board, which included, but not limited to, past and/or upcoming events.

Commissioners Townsend-Ingram, Powell, Dunlap, Meier, and Rodriguez-McDowell had no reports to give, and Commissioners Altman, Griffin, and Jerrell deferred their time to Commissioner Leake to go over the consent items discussed at the last meeting. Commissioner Leake stated that she wants those consent items publicized so that the public knew what came before them.

**ADJOURNMENT**

Motion was made by Commissioner Leake, seconded by Commissioner Powell, and unanimously carried, that there being no further business to come before the Board that the meeting be adjourned at 7:16 p.m.

  
\_\_\_\_\_  
Kristine M. Smith, Clerk to the Board

  
\_\_\_\_\_  
Mark Jerrell, Chair