

Meeting Minutes
April 9, 2024

MINUTES OF MECKLENBURG COUNTY, NORTH CAROLINA
BOARD OF COUNTY COMMISSIONERS

The Board of Commissioners of Mecklenburg County, North Carolina, met in Budget/Public Policy Session in Conference Center Room 267 on the 2nd floor of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina at 2:32 p.m. on Tuesday, April 9, 2024.

ATTENDANCE

Present: Chair George Dunlap, Vice-Chair Mark Jerrell
and Commissioners Leigh Altman, Patricia “Pat” Cotham,
Arthur Griffin, Vilma D. Leake, Laura J Meier,
and Susan Rodriguez-McDowell
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: Commissioner Elaine Powell

CALL TO ORDER

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

24-0183 TEFRA HEARING – NOVANT

Close the public hearing and adopt a resolution entitled:

Motion was made by Commissioner Rodriguez-McDowell, seconded by Commissioner Meier, and unanimously carried to close the TEFRA public hearing and adopt a resolution entitled:

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Resolution of the Board of County Commissioners of the County of Mecklenburg, North Carolina, approving the issuance in one or more series of the National Finance Authority Revenue Tax Exempt Bonds, in an aggregate principal amount of not to exceed \$785,000,000 to be issued by the National Finance Authority for the benefit of Novant Health, Inc.

Background: As more fully explained in the attached Resolution the National Finance Authority (the "Authority") has been requested to issue the Tax Exempt Bonds and to lend the proceeds from the sale thereof to Novant Health, Inc. ("Novant") a North Carolina nonprofit corporation and an organization described in Section 501 (c)(3) of the Internal Revenue code of 1986, as amended (the "Code") in an aggregated principal amount not to exceed \$785,000,000 for the following purposes:

(1) refund existing indebtedness of Novant, the proceeds of which were used to initially finance a portion of the costs of the 2024 Projects (described in the resolution).

(2) pay, or reimburse Novant for paying, a portion of the costs of the 2024 Projects

(3) refund all or a portion of the North Carolina Medical Care Commission's (the "Commission") outstanding Health Care Facilities Revenue and Revenue Refunding Bonds (Novant Health Obligated Group) Series 2012A (the "2013A Bonds")

(4) refund all or a portion of the Commission's outstanding Variable Rate Demand Health Care Facilities Revenue Bonds (Novant Health Obligated Group) Series 2004A and Series 2004B Bonds (together, the "2004 Bonds") and

(5) if desired by Novant, pay certain expenses incurred in connection with the issuance of the Bonds by the Authority.

24-0214 ARTS AND CULTURE PLAN – REORGANIZATION & FUNDING STRATEGY

The Board received as information a reorganization plan for the Arts and Science Council as well as a sustainable strategy to fund arts and culture in Mecklenburg County.

Background: In 2022 a group of community members convened by the City of Charlotte embarked on a journey to develop an arts and culture plan. The plan includes a series of priorities, strategies, and actions. Among other things, the plan focuses on sustainable funding, public/private partnerships, equity, support for individual artists and creatives, and arts education. The Board

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received a comprehensive presentation on the arts and culture plan at its budget retreat in January 2024.

The plan was finalized in late 2023 and the focus has turned to implementation. Successful implementation is dependent on having sound infrastructure and funding to support the strategies included in the plan. The presentation today is the next step towards realizing the vision of the arts and culture plan.

Anthony Perez, Arts & Science Council Board Chair, and County Manager Dena R. Diorio gave the presentation.



ASC & FFTC Propose to Unite For Arts

Tony Perez, ASC Board Chair
April 9, 2024

1

ASC & FFTC Proposed Key Points

- The Foundation For The Carolinas (FFTC) and ASC are exploring ways to join forces to help secure more funding for the arts and cultural community, which will lead to this community becoming the Arts Capital of the World.
- FFTC and ASC proposed a new structure designed to continue ASC's important work and grow sustainably.
- FFTC has outlined its proposal in a preliminary, **non-binding memorandum of understanding**.
- The proposed structure aligns with the City of Charlotte's cultural plan.



2

ASC & FFTC Proposed Structure & Governance

- ASC will be constituted as a new supporting organization of FFTC.
- ASC will have a **Governing Board** of seventeen (17) directors appointed as follows:
 - The County will appoint seven (7) directors.
 - The City will appoint five (5) directors.
 - The new ASC Nominating & Governance Committee will **nominate two (2)** additional directors from among the ASC **Grants Board** (See Slide 4).
- FFTC will ratify all board appointees above, **appoint three (3)** additional directors, and select the Board Chair from among the 17 Directors.



3

ASC & FFTC Proposed Funding

- ASC's primary funding sources will be:
 - City of Charlotte: **\$11 million Annually**
 - Mecklenburg County: **\$10 million Annually**
- Funding will go towards supporting local grantmaking benefiting the areas currently served by ASC.
- ASC endowment funds maintained by Greater Charlotte Cultural Trust will be dedicated to their original grantmaking purpose.
- ASC expects to continue raising funds from other sources, including individual giving campaigns.



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ASC & FFTC Proposed Grantmaking

- ASC will have a grants board which will evaluate and make recommendations for grants to:
 - Individual artists
 - Non-annually funded groups
 - Grassroot organizations
 - Neighborhood groups
 - Community events
 - Other grant programs facilitated by ASC
- The grants board will include cultural professionals with subject matter expertise and will work through subgroups.
- The new ASC Governing Board will appoint the grants board.



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ASC & FFTC Proposed Leadership and Staff

- The Executive Director of ASC will report to the Board of ASC for governance matters, and to the FFTC President for all administrative, managerial, and day-to-day operational matters.
- FFTC will provide "back office" services and support, including finance, HR, legal, marketing, and technology to help ensure the success of ASC.
- ASC's offices will be located in FFTC's building.



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ASC & FFTC – Thank You!

- Questions?



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Luski • Gorelick
Center for Philanthropy

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Charlotte, NC 28202

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Mecklenburg Board of County Commissioners

Re: FFTC's Letter of Support for Arts & Science Council

Dear Commissioners,

This letter is an acknowledgement of Foundation For The Carolinas' (FFTC) commitment to participate in securing a sustainable future for the Arts & Science Council of Charlotte/Mecklenburg (ASC). We are excited to have been asked to play a role in this work, including a structure that will expand the work of the ASC in making grants to the entire arts and culture sector in our community.

FFTC is a community foundation that serves as a catalyst for philanthropic activity in our 13-county region and is a driver for major civic efforts. Each year we facilitate tens of thousands of grants to nonprofits on behalf of our fundholders, and our volunteer boards thoughtfully award funding to nonprofits addressing local needs throughout our community. We also facilitate grant programs on behalf of community partners, such as the Infusion Fund for the Arts, the City of Charlotte's Open For Business program, the Wells Fargo Beyond Open small business program, and other similar initiatives. Operating under the strong governance of our board of directors and senior leadership, we are optimistic that this new structure with ASC will build upon our long track record of work with public-private partnerships, and will increase funding for individual artists, cultural organizations, grassroots organizations and neighborhood groups.

FFTC enthusiastically expresses our interest in helping the ASC, our longtime community partner, continue its mission by joining FFTC as a supporting organization. As a supporting organization, the ASC would leverage the benefits of joining a trusted, well-established and financially sound institution that will provide critical grant management services and back-office support — allowing the ASC to focus on its unique mission and vision of ensuring culture for all.

We are confident that this strategic partnership between FFTC and ASC will result in significant and important growth of the overall resources available for local arts and culture. We look forward to working with the ASC in these endeavors.

Sincerely,

A handwritten signature in blue ink, appearing to read "Catherine P. Bessant", written over a horizontal line.

Catherine P. Bessant
President & CEO
Foundation For The Carolinas

ARTS & CULTURE PROPOSED FUNDING STRATEGY

PRESENTED TO THE MECKLENBURG
BOARD OF COUNTY
COMMISSIONERS

APRIL 9, 2024

INFUSION FUND PRIVATE: \$23 MILLION

PUBLIC: \$18 MILLION

\$41 MILLION OVER THREE FISCAL YEARS

UNRESTRICTED OPERATING GRANTS

	FY2025	FY2026-FY2028
	ASC Operating Grant	Infusion Fund
A Sign Of The Times of the Carolinas	17,756	20,000
Arts+	118,475	266,203
Bechtler Museum of Modern Art	217,009	443,338
Biumental Performing Arts	206,000	296,790
BNS Productions	33,381	20,762
Carolina Repertory Center	87,642	100,363
Carolina Voices	28,010	11,764
Carolina Aviation Museum	80,572	118,158
Charlotte Art League	15,953	30,000
Charlotte Ballet	412,786	801,472
Charlotte Center For Literary Arts Inc	18,562	27,452
Charlotte Folk Society	6,635	16,268
Charlotte Symphony Orchestra	411,738	1,049,055
Children's Theatre of Charlotte	253,401	501,420
Clayworks	52,795	60,000
Davidson Community Players	53,248	55,000
Discovery Place, Inc.	411,738	1,033,714
Gay Men's Chorus of Charlotte	12,192	30,346
Goodyear Arts	27,606	45,088
Harvey B. Gantt Center for African-American Arts + Culture	201,834	303,628
Historic Rosedale Plantation	-	17,350
JazzArts Charlotte	58,893	117,786
Levine Museum of the New South	208,633	525,333
Martha Connerton/Kinetic Works, Inc.	8,308	12,133
Matthews Playhouse of the Performing Arts	60,352	100,000
McColl Center for Art + Innovation	154,880	388,125
Mint Hill Arts	8,839	14,789
Mint Museum of Art, Inc.	508,496	1,026,777
One Voice Inc.	15,948	55,000
Opera Carolina	195,191	464,000
ROCKM Charlotte	24,334	50,000
The Carolina Latin Dance Company	6,181	7,000
The Light Factory	27,718	50,000
Theatre Charlotte	59,806	150,000
Three Buses Theatre	10,160	30,000
Texas Music Parties, Inc.	27,234	40,277
Wing Haven	89,063	89,063
Annual Total Operating Support Grants	\$4,300,000	\$8,481,125

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FY 2024 COUNTY ARTS FUNDING

	FY24 Actual
Funding Through ASC	
Artist Support Grants	87,750
Cultural Vision Grants	280,000
Cultural Organization Support Grants	32,500
Individual Fellowship & SEED Grants	192,250
Culture Blocks	1,592,500
School Funding Opportunities/Education Grants	455,000
Workshops & Training	32,500
ASC Operating Support	750,000
Percent for Art Operating Support	112,500
Subtotal	\$3,535,000
Funding Outside ASC	
Charlotte SHOUT	500,000
Arts+ & Studio 345	430,000
Film Commission	150,000
Subtotal	\$1,080,000
Grand Total	\$4,615,000

PROPOSED FUNDING PLAN FY2025

- Thirty-four groups will receive annual operating grants from the City
- Annual operating grants for groups outside the City
- Grants to individual artists and small groups
- Venue assistance
- Education programming for 34 groups above
- Continuation of County funding

	City	County	Total
1) Annual Operating Grants—Charlotte Groups	\$9.0		\$9.0
2) Annual Operating Grants—County/Towns Groups		\$1.0	\$1.0
3) Grants to Individual Artists, Small Cultural Groups and Community Organizations	\$2.0		\$2.0
4) Venue Assistance for Individual Artists & Small Groups		\$1.5	\$1.5
5) Education Grants—Mid- to Large Groups		\$3.0	\$3.0
6) Cultural support grants to individual artists and creatives, Culture Blocks etc.		\$4.5	\$4.5
Total	\$11.0	\$10.0	\$21.0

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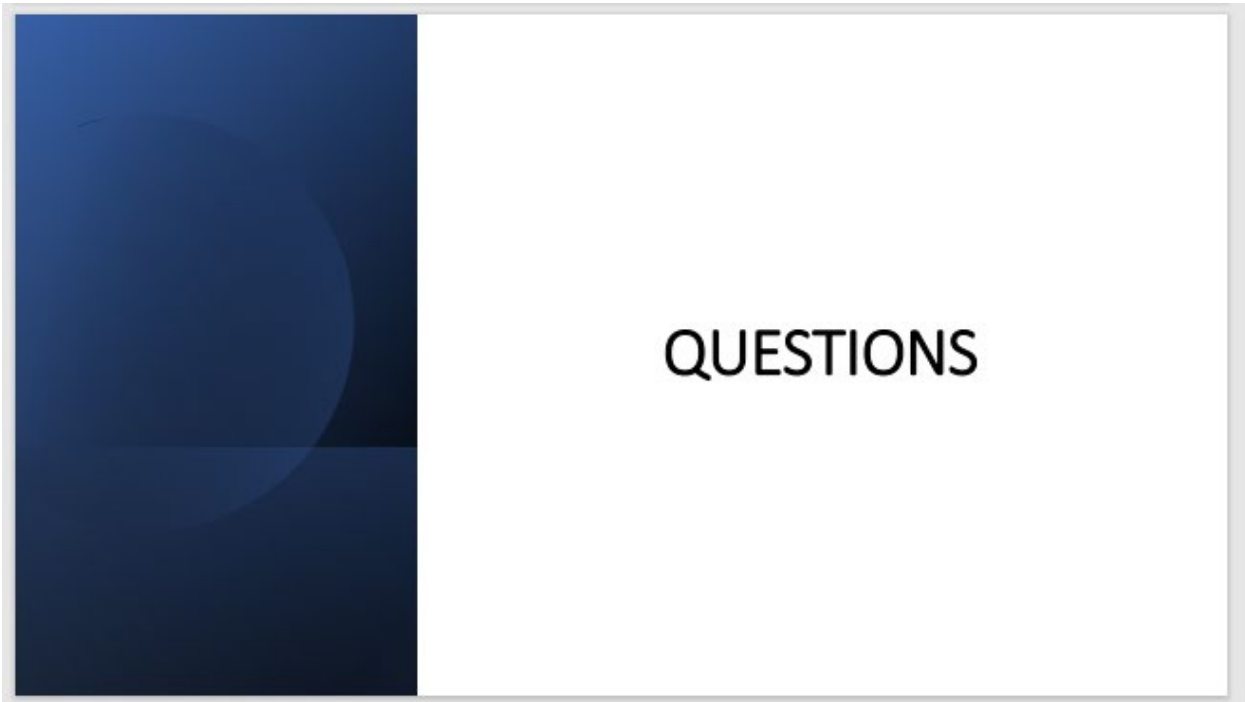
FY 2025 PROPOSED COUNTY ARTS FUNDING

	FY25 Proposed
Funding Through ASC	
Artist Support Grants	87,750
Cultural Vision Grants	280,000
Cultural Organization Support Grants	32,500
Individual Fellowship & SEED Grants	192,250
Culture Blocks	1,592,500
School Funding Opportunities/Education Grants	455,000
Workshops & Training	32,500
ASC Operating Support	750,000
Percent for Art Operating Support	112,500
Operating Grants to Non-City Organizations	1,000,000
Education Grants – Large Organizations	3,000,000
Venue Assistance	1,500,000
Subtotal	\$9,035,000
Funding Outside ASC	
Charlotte SHOUT	500,000
Arts+ Studio 345	430,000
Film Commission	-
Subtotal	\$930,000
Grand Total	\$9,965,000

FY 24 & FY 25 COMPARISON

	FY24 Actual	FY25 Proposed
Funding Through ASC		
Artist Support Grants	87,750	87,750
Cultural Vision Grants	280,000	280,000
Cultural Organization Support Grants	32,500	32,500
Individual Fellowship & SEED Grants	192,250	192,250
Culture Blocks	1,592,500	1,592,500
School Funding Opportunities/Education Grants	455,000	455,000
Workshops & Training	32,500	32,500
ASC Operating Support	750,000	750,000
Percent for Art Operating Support	112,500	112,500
Operating Grants to Non-City Organizations		1,000,000
Education Grants – Large Organizations		3,000,000
Venue Assistance		1,500,000
Subtotal	\$3,535,000	\$9,035,000
Funding Outside ASC		
Charlotte SHOUT	500,000	500,000
Arts+ Studio 345	430,000	430,000
Film Commission	150,000	-
Subtotal	\$1,080,000	\$930,000
Grand Total	\$4,615,000	\$9,965,000
Increase		\$5,350,000

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Comments

Commissioner Rodriguez-McDowell said she was excited to join forces. She asked about the Cultural Vision Plan with the City and if this was the result. *Mr. Perez said yes, that they were discussing a 5 or 10-year agreement.*

Commissioner Rodriguez-McDowell asked if the education grants could be used for school projects. *County Manager Diorio said yes. She said they were for programs within the schools and for field trips.*

Commissioner Griffin asked how Charlotte planned to become a world-class art city and when they would know they had achieved that status. With regard to slide 3, he asked why he should delegate his approval authority to appoint governing board members to the Foundation for the Carolinas. Regarding slide 4, he asked what the governing structure was for determinations of restricted and unrestricted funds coming from all sources. He asked if taxpayers would have transparency of funds going into the world-class city they spoke of. He asked how they would improve inequity, although they were spending 55% more of the County's dollars. He asked that his colleagues watch the City Council meeting that took place October 23, 2023, when it was expressed that the world-class city would be their legacy organization. He asked if it would be better long-term for those things. He mentioned structural inequity and said North Carolina

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Agricultural and Technical State University and North Carolina State University were both land grant colleges. He asked which school had more. He said he wouldn't vote on the matter during budget time and asked that they ask for at least 75% of whatever they contributed to cultural blocks or equity programs, which started it all.

Chair Dunlap said a lot had occurred since Commissioner Griffin's concerns and mentioned that the City had changed its plan and what it would be doing. He said those funds would begin going to the Foundation of the Carolinas.

County Manager Diorio said the Arts and Culture plan was available online for viewing. She said they would not be delegating their approval authority to the governing board, that they provided \$3.4 million to the ASC, and that they had two appointees. She said they had less control now of how the arts money would get spent than they would going forward because the County would have seven appointments. She said they would have much more control over how it would be spent. She said the 1% for the art fund would be managed the same way it was managed currently by the art program housed in the ASC. She said many organizations didn't use the facilities in Uptown. She said the Arts Plan significantly focused on equity, which had never happened before. She said the Arts and Culture Plan wasn't a thought in 2020/2021; it was a response to the issues that Commissioner Griffin cited. She stated the endowment that the ASC had would remain with them.

Commissioner Cotham asked if they could elaborate on the Foundation for the Carolinas ratifying all board appointees and the process. She asked if they submitted a nominee and if there was a way they could not accept that person. *Mr. Perez said yes, if it didn't follow the governing rules, they could deny a person.*

Commissioner Cotham said she would have liked to see more focus on children. *Mr. Perez said he believed 40% of their programs impacted children.*

Commissioner Leake asked if they could vote on the appointees or if it was left up to the Chairman. *Mr. Perez said the County would appoint 7, and it would be up to them to decide. County Manager Diorio said it would be the same process they use for advisory boards.*

Chair Dunlap said some of what was heard wasn't fully baked, but they were working on it. He said equity and inclusion was what the County was most concerned about and would remain in place. He clarified how the process would go.

Commissioner Leake asked how it would impact the School of Performing Arts. *Mr. Perez said he didn't have the dollar amount of how much they funded but could provide it. He said the funding*

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wouldn't change. He said they hadn't dived into it any further at that time.

24-0162 FY2029 CAPITAL IMPROVEMENT PLAN UPDATE

The Board received an update on the FY2029 Capital Improvement Plan (CIP).

David Boyd, Chief Financial Officer, gave the presentation.

Public Policy Workshop

April 9, 2024

TODAY'S AGENDA

- CIP Funding Capacity
- FY2029 Project Requests
- FY2029 Projects Recommended for Funding

1

CIP Funding Capacity

Updates to the Long Range Planning Model:

- 6/30/2023 year end results
- Updated projected project cashflows
- Sizing and timing of debt issuance
- Revenue Assumptions
- Establish Baseline Capacity

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FY2029 CIP Capacity

Projected spending- projects currently approved/underway

Projected CIP Spend by Fiscal Year											
Department	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	Total
AFM	77,112,439	159,202,344	262,391,883	105,466,969	32,532,019	146,329,231	82,629,395	-	-	-	865,664,280
CPC	9,875,923	64,979,047	44,024,407	17,320,028	1,130,248	9,853,700	25,246,643	-	-	-	172,429,995
LIB	90,942,427	125,841,034	41,470,127	28,192,100	30,681,697	8,647,096	-	-	-	-	325,774,481
PRK	80,872,719	104,958,184	76,403,958	88,973,606	85,920,987	45,967,948	42,694,304	11,272,063	-	-	537,063,767
Non-CMS total	258,803,507	454,980,608	424,290,375	239,952,703	150,264,950	210,797,974	150,570,342	11,272,063	-	-	1,900,932,522
CMS	200,410,422	114,892,493	154,297,667	365,641,498	505,589,313	503,774,485	480,371,341	305,046,552	83,753,723	1,005,968	2,714,783,463
Total including CMS	459,213,929	569,873,102	578,588,042	605,594,201	655,854,264	714,572,460	630,941,683	316,318,615	83,753,723	1,005,968	4,615,715,985

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FY2029 Funding Capacity- Baseline Assumptions



No additional tax increases

Tax increases are anticipated to fund the FY2024-2028 CIP:

- 1 cent in FY2025
- 2 cents in FY2028
- 1 cent in FY2029



No use of fund balance

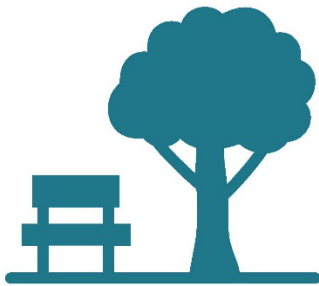
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Requested Revisions to FY2024-2028 Projects

Dept	Project	Original Cost	New Cost	Net change
AFM	East - Community Resource Center	\$ 222,985,577	\$ 151,292,425	\$ (71,693,152)
AFM	David Taylor Drive - Lease Upfit	\$ -	\$ 866,543	\$ 866,543
AFM	Kuralt - Renovation	\$ -	\$ 76,187,187	\$ 76,187,187
AFM	New Lease Upfit Kuralt Staff Temporary Relocation	\$ -	\$ 3,409,539	\$ 3,409,539
AFM	VCW - Suite 1800 Upfit	\$ -	\$ 918,992	\$ 918,992
AFM	7th & Tryon Re-development Project Design and Site work	\$ -	\$ 16,516,730	\$ 16,516,730
AFM	7th and College Parking Structure-	\$ -	\$ 21,170,882	\$ 21,170,882
Total AFM				\$ 47,376,721
LIB	Nations Ford Community Library	\$ 21,906,130	\$ 23,506,670	\$ 1,600,540
LIB	Sugar Creek Community Library (relocation/expansion)	\$ 20,222,484	\$ 20,918,051	\$ 695,567
LIB	West Boulevard Community Library (relocation/expansion)	\$ 21,603,142	\$ 22,327,770	\$ 724,628
LIB	ImaginOn Library Renovation	\$ 29,922,587	\$ 31,345,523	\$ 1,422,936
Total LIB				\$ 4,443,672
PRK	McDowell Creek Greenway - Gilead Rd to Beatties Ford Rd/Pamela St	\$ 19,085,860	\$ 18,386,700	\$ (699,160)
Total PRK				\$ (699,160)
Total				\$ 51,121,233

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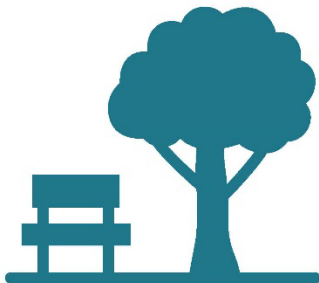
“NEW” BASELINE CAPACITY



- Capacity for future capital is not just a FY2029 consideration
- Need to maintain capacity for capital beyond FY2029 for future needs
- The FY2024–2028 plan used much of the County’s future debt capacity. Spending at FY2024–2028 levels is not sustainable over the long term

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“NEW” BASELINE CAPACITY



- The new baseline assumes GO Bond funding for CMS needs and Cash/PayGo funding for non–CMS projects beginning with FY2029
- This minimizes the increase in future debt while preserving capacity for unforeseen needs and/or opportunities
- Future capacity will be evaluated annually as part of the 5–Year Rolling CIP process

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“NEW” BASELINE CAPACITY

Sustainable average annual levels for projections beginning in FY2029 and beyond were determined to be:

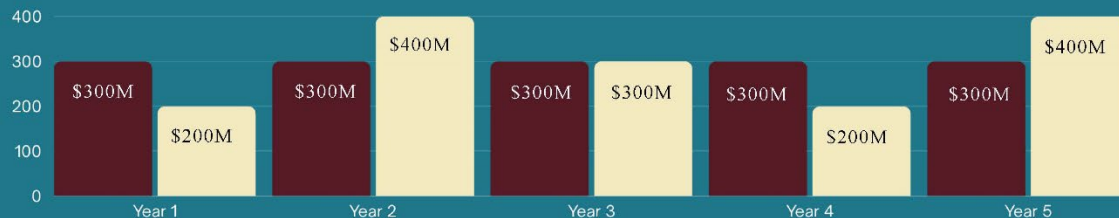


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Current Decisions Affect Future Capacity

Capital needs in future years may exceed \$300M. By funding less than \$300M in a given year, the County will have the capacity to fund larger projects in future years.

-  Scenario 1: \$1.5 Billion over 5 years, \$300M annual funding
-  Scenario 2: \$1.5 Billion over 5 years, fluctuating annual funding



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Debt Policy Constraints



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FY2029 Project Selection

01

Received project funding requests

- AFM
- CPCC
- Library
- Park
- CMS

02

Evaluated through multiple lenses

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

03

Developed recommendation for funding

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Summary: FY2029 New Project Requests

	Number of	Total Funds
Asset & Facility Management	2	\$ 117,994,152
Charlotte Mecklenburg Library	2	\$ 37,763,319
Central Piedmont Community College	26	\$ 274,565,669
Park and Recreation	12	\$ 75,023,086
Totals	42	505,346,226

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FY2029 CIP Requests Asset & Facility Management

Identifier	Dept	Project	Escalated Cost
1	AFM	Mecklenburg County Courthouse - 7th Floor Partial Courtroom Upfit	\$ 23,429,615
2	AFM	Sheriff's Office Jail North Field Ops, Training Academy, & Firing Range	\$ 94,564,537
		Total AFM FY29 Requests	\$ 117,994,152

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FY2029 CIP Requests Charlotte Mecklenburg Library

Identifier	Dept	Project	Escalated Cost
3	LIB	Independence Regional Library renovation	\$ 7,901,919
4	LIB	Prosperity Village Community Library	\$ 29,861,401
Total LIB FY29 Requests			\$ 37,763,319

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FY2029 CIP Requests Park & Recreation

Identifier	Dept	Project	Escalated Cost
5	PRK	Little Sugar Creek Greenway - Parkwood Underpass	\$ 267,446
6	PRK	Irwin Creek Greenway- Clanton Road to Crestridge Drive	\$ 10,173,675
7	PRK	Irwin Creek Gway- Crestridge Drive to Yorkmont Road	\$ 8,658,168
8	PRK	Campbell Creek Park	\$ 5,001,243
9	PRK	Derita Park	\$ 4,690,228
10	PRK	Julian Underwood Park	\$ 2,865,859
11	PRK	Springfield Park	\$ 6,718,522
12	PRK	Yorkmont Park	\$ 2,545,174
13	PRK	McDowell Creek Gway - Catawba Ave (Smithville Park) to Westmoreland Rd	\$ 14,149,445
14	PRK	Wayfinding	\$ 832,233
15	PRK	Sugar Creek Greenway- Mounting Rock Road to Arrowood Road- Design Only	\$ 4,121,093
16	PRK	Sugar Creek Greenway- Mounting Rock Road to Arrowood Road- Construction	\$ 15,000,000
Total PRK FY29 Requests			\$ 75,023,086

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FY2029 CIP Requests Central Piedmont Community College

Identifier	Dept	Project	Escalated Cost
17	CPC	Cato I	\$ 6,132,611
18	CPC	Levine I	\$ 10,230,738
19	CPC	Claytor	\$ 1,570,977
20	CPC	Harper IV	\$ 1,110,869
21	CPC	Hall Building	\$ 21,860,217
22	CPC	Harper V	\$ 141,399,285
23	CPC	Belk Health Careers	\$ 5,528,820
24	CPC	Belk Criminal Justice	\$ 3,570,412
25	CPC	Overcash	\$ 7,540,956
26	CPC	Giles	\$ 12,121,450
27	CPC	Van Every Culinary Arts	\$ 23,991,137
28	CPC	Campus Arrival Sequence	\$ 10,139,962
29	CPC	Citizen Center	\$ 2,142,321
30	CPC	Harris II	\$ 391,719
31	CPC	Campus-wide	\$ 712,098
32	CPC	Campus-wide	\$ 712,098
33	CPC	Campus-wide	\$ 5,822,473
34	CPC	Campus-wide	\$ 1,402,884
35	CPC	Campus Core	\$ 1,402,884
36	CPC	Campus Core	\$ 1,008,333
37	CPC	Lake Loop	\$ 4,523,438
38	CPC	Campus Improvements	\$ 1,182,117
39	CPC	Harris I + II Courtyard	\$ 3,276,184
40	CPC	Worrell	\$ 2,778,054
41	CPC	Transportation Building	\$ 1,899,954
42	CPC	Levine III	\$ 2,113,678
Total CPC FY29 Requests			\$ 274,565,669

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FY2029 Recommended Projects

	Projects	Total Funds
Asset & Facility Management	1	\$ 23,429,615
Charlotte Mecklenburg Library	2	\$ 37,763,319
Central Piedmont Community College	4	\$ 19,045,195
Park and Recreation	11	\$ 60,023,086
Totals	18	140,261,215

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FY2029 CIP Requests Charlotte Mecklenburg Schools

CMS	E.E.Waddell	\$	20,471,098
CMS	South Charlotte Middle	\$	98,547,433
CMS	Cochrane	\$	98,635,560
CMS	Starmount Academy of Excellence	\$	76,613,073
CMS	Piney Grove Elementary	\$	83,350,953
CMS	Rama Road Elementary	\$	77,977,446
CMS	Old Providence Elementary	\$	78,011,473
CMS	Hidden Valley Elementary	\$	79,365,623
Total CMS FY29 Requests		\$	612,972,658

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FY2029 Recommendation Charlotte Mecklenburg Schools

- Reserving dollar amount of capacity vs. approving specific projects
- Constrained certainty: \$150 Million for FY2029 and beyond
- Future referendums: smaller and more frequent

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FY2029 Final Recommendation

	Total Funds
Revisions to Existing Projects	\$ 51,121,233
New FY2029 Projects:	
Asset & Facility Management	\$ 23,429,615
Charlotte Mecklenburg Library	\$ 37,763,319
Central Piedmont Community College	\$ 19,045,195
Park and Recreation	\$ 60,023,086
Total	140,261,215
Charlotte Mecklenburg Schools	\$ 150,000,000

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Meeting Minutes

April 9, 2024

Projected CIP Spend by Fiscal Year
(already approved projects)

Dept	Unit Name	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
1 AFM	BOE Renovations	135,018	-	-	-	-	-	-	-	-	-
2 AFM	Carolina Theatre Renovations	1,050,000	-	-	-	-	-	-	-	-	-
3 AFM	Criminal Justice Services	3,800	-	-	-	-	-	-	-	-	-
4 AFM	Energy Upgrades	300,000	683,605	-	-	-	-	-	-	-	-
5 AFM	Finance	15,474	-	-	-	-	-	-	-	-	-
6 AFM	HMC/Woodard Relocation CP15	1,351,238	-	-	-	-	-	-	-	-	-
7 AFM	Medic Headquarters Relocation	1,372,032	-	-	-	-	-	-	-	-	-
8 AFM	Public Defender	170,584	-	-	-	-	-	-	-	-	-
9 AFM	Vital Records	340,000	237,085	-	-	-	-	-	-	-	-
10 AFM	AFM Administrative Costs	1,624,527	-	-	-	-	-	-	-	-	-
11 AFM	BMC2U Community Resource Center-Southwest	4,778,414	-	-	-	-	-	-	-	-	-
12 AFM	BMC2U Government District Phase II-CCOB	2,229,380	1,929,379	-	-	-	-	-	-	-	-
13 AFM	BMC2U Government District Phase II-CMGC	1,602,700	2,605,400	1,302,696	-	-	-	-	-	-	-
14 AFM	BMC2U Government District Phase II-Johnson Building	34,801	-	-	-	-	-	-	-	-	-
15 AFM	Community Resource Center-Northeast	12,189,186	-	-	-	-	-	-	-	-	-
16 AFM	Community Resource Center-West (project cancelled)	49,505	-	-	-	-	-	-	-	-	-
17 AFM	Courthouse Courtroom Upfit	192,656	-	-	-	-	-	-	-	-	-
18 AFM	Government Security- County Facilities	4,025,900	3,525,894	-	-	-	-	-	-	-	-
19 AFM	Medical Examiners Office Clinical Expansion	478,817	-	-	-	-	-	-	-	-	-
20 AFM	Sheriff Office-Field Ops Relocation	231,370	-	-	-	-	-	-	-	-	-
21 AFM	Umbrella Center	2,241,795	1,983,589	-	-	-	-	-	-	-	-
22 AFM	CCOB 4th Floor - Public Defender 4th Floor Expansion	-	-	-	390,819	3,902,794	2,654	-	-	-	-
23 AFM	East - Community Resource Center	20,607,286	44,067,089	138,848,496	29,339,592	-	-	-	-	-	-
24 AFM	Former Civil Courts Building Renovation	-	2,044,918	31,231,513	20,751,388	-	-	-	-	-	-
25 AFM	Mecklenburg County Courthouse Camera System Upgrade	-	691,438	4,774,333	1,793,415	-	-	-	-	-	-
26 AFM	Mecklenburg County Courthouse HVAC Controls Replacement	1,685,201	12,029,740	393,623	-	-	-	-	-	-	-
27 AFM	Sheriff Office-Detention Centers -Phase I Addtl Funding	12,360,083	43,948,193	50,103,327	17,810,045	701,877	-	-	-	-	-
28 AFM	Sheriff Office-Detention Centers -Phase II	2,502,561	8,097,622	30,713,915	24,002,790	960,060	-	-	-	-	-
29 AFM	Sheriff's Office HQ Relocation to Admin Services Building	5,540,011	37,358,392	3,968,962	-	-	-	-	-	-	-
30 AFM	R22 HVAC Equipment Replacement	-	-	1,055,016	4,242,178	1,543	-	-	-	-	-
31 AFM	Southwest - Community Resource Center	-	-	-	7,136,743	26,965,744	146,326,577	82,629,395	-	-	-
TOTAL AFM PROJECTED CIP SPEND		77,112,439	159,202,344	262,391,883	105,466,969	32,532,019	146,329,231	82,629,395	-	-	-

Projected CIP Spend by Fiscal Year
(already approved projects)

Dept	Unit Name	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
32 CMS	Career and Technology Education Phase I	1,577,872	-	-	-	-	-	-	-	-	-
33 CMS	Birchwood Elementary School Replacement	107,812	-	-	-	-	-	-	-	-	-
34 CMS	Burns Academy Replacement	26,049,927	10,320,689	-	-	-	-	-	-	-	-
35 CMS	CIT Upgrades Phase One	(1,267,359)	-	-	-	-	-	-	-	-	-
36 CMS	E.E. Waddell Renovation	2,926,682	-	-	-	-	-	-	-	-	-
37 CMS	East Mecklenburg High School Renovation/Addition	99,813	-	-	-	-	-	-	-	-	-
38 CMS	Garinger High School Renovation/Addition	1,940,320	-	-	-	-	-	-	-	-	-
39 CMS	JT Williams - Secondary Montessori	4,939,900	-	-	-	-	-	-	-	-	-
40 CMS	Lansdowne ES Replacement - Elizabeth Lane Relief	1,424,974	-	-	-	-	-	-	-	-	-
41 CMS	Lincoln Heights Academy Renovation	2,379,689	-	-	-	-	-	-	-	-	-
42 CMS	Mountain Island Lake Academy Renovation/Addition	2,746,541	-	-	-	-	-	-	-	-	-
43 CMS	New Elementary School - Windsor/Winterfield/Idlewild Reli	10,048,968	-	-	-	-	-	-	-	-	-
44 CMS	New ES - Bain/Lebanon Rd/Piney Grove Relief	470,134	-	-	-	-	-	-	-	-	-
45 CMS	New ES - Eion Park/Hawk Ridge/Polio Ridge Relief	16,760,605	-	-	-	-	-	-	-	-	-
46 CMS	New ES - Hidden Valley/Renew/JW Grier Academy Relief	10,320,432	-	-	-	-	-	-	-	-	-
47 CMS	New High School - Olympic HS Relief	2,006,873	-	-	-	-	-	-	-	-	-
48 CMS	New HS - South Meck/Andrey Kel/Myers Park Relief	71,010,724	17,178,416	-	-	-	-	-	-	-	-
49 CMS	New K-8 Language Immersion Magnet - South	82,931	-	-	-	-	-	-	-	-	-
50 CMS	Northwest School of the Arts	10,394,665	-	-	-	-	-	-	-	-	-
51 CMS	Shamrock Gardens Elementary School Replacement	816,582	-	-	-	-	-	-	-	-	-
52 CMS	Sharon Elementary School Renovation/Addition	46,071	-	-	-	-	-	-	-	-	-
53 CMS	South Mecklenburg High School Renovation/Addition	8,591,228	7,966,313	-	-	-	-	-	-	-	-
54 CMS	West Charlotte High School Replacement	5,896,181	-	-	-	-	-	-	-	-	-
55 CMS	Albemarle Road MS	-	-	1,156,951	3,763,148	21,402,065	53,000,000	16,409,872	2,000,000	-	-
56 CMS	Allenbrook Elementary Replacement School	-	-	-	2,876,947	4,587,734	39,653,832	26,250,831	874,876	-	-
57 CMS	Berryhill Elementary School	-	-	-	-	722,074	3,570,121	21,061,435	47,880,767	31,052,053	-
58 CMS	Beverly Woods Elementary Replacement School	-	507,119	3,284,670	10,326,725	39,801,512	17,317,674	-	-	-	-
59 CMS	Cochrane	-	-	-	902,233	4,288,585	2,315,839	-	-	-	-
60 CMS	Cornelius ES	-	-	-	-	2,876,947	4,587,734	43,153,832	25,853,483	-	-
61 CMS	Croswell-Billingsville	507,119	3,284,670	7,722,893	48,101,512	25,389,863	550,000	-	-	-	-
62 CMS	Croswell STEM Academy	-	-	481,029	3,368,149	12,472,987	49,500,000	25,884,818	1,000,000	-	-
63 CMS	E.E. Waddell	-	-	-	140,448	1,401,327	21,574	-	-	-	-
64 CMS	East Mecklenburg High School	-	-	-	3,153,234	7,459,768	20,735,277	98,077,870	88,844,016	3,569,188	-
65 CMS	Garinger High School	-	-	-	804,024	2,628,309	9,470,947	37,169,953	4,832,459	-	-
66 CMS	Harding High School	-	-	-	5,061,240	7,592,897	23,577,984	103,754,997	61,138,213	1,754,169	-
67 CMS	Huntersville Elementary School	-	507,119	3,284,670	10,326,725	39,801,512	12,315,878	-	-	-	-
68 CMS	JT Williams	-	-	-	-	25,000	1,451,472	117,783	-	-	-
69 CMS	Matthews Elementary School	-	-	716,517	3,408,426	11,379,643	47,801,512	16,568,831	-	-	-
70 CMS	Montessori Secondary @ Marie G. Davis	496,337	2,511,801	6,166,645	-	-	-	-	-	-	-
71 CMS	New Middle School #2 (Bailley Relief)	-	-	945,949	3,708,492	12,481,926	52,000,000	22,235,115	1,000,000	-	-
72 CMS	New MS #1 - Community House MS relief	3,540,405	20,954,403	60,187,915	13,658,286	1,000,000	1,748,254	-	-	-	-
73 CMS	New MSP3 Southwest	-	-	-	-	1,198,584	3,805,283	27,839,509	51,920,511	13,672,265	-
74 CMS	New Second Ward High School	2,878,794	5,973,658	7,543,169	60,676,644	82,650,396	15,187,798	2,000,000	-	-	-
75 CMS	North Mecklenburg HS	3,916,751	7,203,231	13,033,167	89,887,076	86,618,240	42,484,323	3,321,383	-	-	-
76 CMS	Northwest School of the Arts	7,186,028	32,063,287	20,855,115	26,243,262	7,306,456	-	-	-	-	-

Meeting Minutes

April 9, 2024

Projected CIP Spend by Fiscal Year
(already approved projects)

Dept	Unit Name	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
77	CMS Park Road Montessori	120,000	1,241,575	5,914,102	18,904,297	41,461,512	18,070,484	3,880,000	-	-	-
78	CMS South Charlotte Middle	-	-	-	-	1,265,907	4,683,930	1,791,262	-	-	-
79	CMS South Mecklenburg High School	2,393,424	4,545,754	19,346,939	67,347,441	28,765,627	5,510,068	-	-	-	-
80	CMS Steele Creek	-	-	-	-	2,565,551	3,850,735	39,702,228	33,706,047	1,005,968	-
81	CMS University Park Creative Arts K8	-	-	136,050	3,017,393	5,684,280	40,580,791	23,700,574	-	-	-
82	CMS Villa Heights @ Hawthorne	-	-	-	-	2,612,509	3,635,361	-	-	-	-
83	CMS West Regional Athletic Complex	-	-	-	-	713,853	4,983,397	3,302,540	-	-	-
84	CMS Wilson STEM Academy	-	684,478	3,521,889	15,115,797	50,000,000	23,149,401	-	-	-	-
	TOTAL CMS PROJECTED CIP SPEND	200,410,422	114,892,493	154,297,667	365,641,498	505,589,313	503,774,485	480,371,341	305,046,552	83,753,723	1,005,968
85	CPC Advanced Technology Center Renovation & Addition	69,921	-	-	-	-	-	-	-	-	-
86	CPC Basic Skills Literacy Center	35,106	-	-	-	-	-	-	-	-	-
87	CPC Harper Campus Phase 4	568,545	-	-	-	-	-	-	-	-	-
88	CPC Hendrick Automotive Expansion	10,358	-	-	-	-	-	-	-	-	-
89	CPC Levine Campus Phase 3	-	-	-	-	-	-	-	-	-	-
90	CPC Merancas Campus Phase 4	244,076	-	-	-	-	-	-	-	-	-
91	CPC Terrell Renovation and Expansion	85,800	706,562	-	-	-	-	-	-	-	-
92	CPC Central Campus - Phase IV	486,435	-	-	-	-	-	-	-	-	-
93	CPC-CLand	500,000	2,201,200	-	-	-	-	-	-	-	-
94	CPC Public Safety Training Center	4,524,507	26,870,245	9,749,043	-	-	-	-	-	-	-
95	CPC Public Safety Training Center- Merancas Fire Training	1,700,749	17,355,585	3,529	-	-	-	-	-	-	-
96	CPC Harper Campus Line Worker Training Facility	-	695,554	4,386,689	-	-	-	-	-	-	-
97	CPC Levine Campus Public Safety Training Facility - Phase One	-	2,814,441	18,557,096	17,320,028	-	-	-	-	-	-
98	CPC Levine Campus Public Safety Training Facility - Phase Two	-	-	-	-	1,130,248	9,853,700	25,245,643	-	-	-
99	CPC Old ATC Renovation	1,650,425	14,335,460	11,328,050	-	-	-	-	-	-	-
	TOTAL CPC PROJECTED CIP SPEND	9,875,923	64,979,047	44,024,407	17,320,028	1,130,248	9,853,700	25,246,643	-	-	-
100	LIB North County Library Renovation	45,494	-	-	-	-	-	-	-	-	-
101	LIB South County Library Renovation	65,000	128,233	-	-	-	-	-	-	-	-
102	LIB Library Support Services Center	60,000	1,026,155	-	-	-	-	-	-	-	-
103	LIB New Main Library	58,211,921	64,795,035	5,703,691	-	-	-	-	-	-	-
104	LIB Pineville Library	693,534	-	-	-	-	-	-	-	-	-
105	LIB Scaleyark Library	259,010	-	-	-	-	-	-	-	-	-
106	LIB Splitt Square	31,007,467	19,926,572	1,970,278	-	-	-	-	-	-	-
107	LIB University Library	600,000	35,982,746	-	-	-	-	-	-	-	-
108	LIB Eastland area library Land Acquisition	-	-	-	3,400,000	-	-	-	-	-	-
109	LIB ImagineOn Library Renovation	-	1,529,288	19,768,058	8,625,241	-	-	-	-	-	-
110	LIB Nations Ford Community Library	-	-	-	1,696,454	11,999,293	8,210,383	-	-	-	-
111	LIB Prosperity Village Land Acquisition	-	-	3,245,000	-	-	-	-	-	-	-
112	LIB Sugar Creek Community Library (relocation/expansion)	-	1,453,005	10,246,162	8,523,317	-	-	-	-	-	-
113	LIB Thomasboro library Land Acquisition	-	-	-	-	4,000,000	-	-	-	-	-
114	LIB Weir Boulevard Community Library (relocation/expansion)	-	-	536,937	5,947,088	14,682,404	436,713	-	-	-	-
	TOTAL LIB PROJECTED CIP SPEND	90,942,427	125,841,034	41,470,127	28,192,100	30,681,697	8,647,096	-	-	-	-
115	PRK Campbell Creek Greenway	5,712	-	-	-	-	-	-	-	-	-
116	PRK First Ward Park	1,123	-	-	-	-	-	-	-	-	-
117	PRK Greenway Improvements	6,856	-	-	-	-	-	-	-	-	-
118	PRK Historic Holly Bend House	150,158	-	-	-	-	-	-	-	-	-

Projected CIP Spend by Fiscal Year
(already approved projects)

Dept	Unit Name	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
119	PRK Hucks Road Regional Park	30,000	28,904	-	-	-	-	-	-	-	-
120	PRK Latta Nature Preserve	50,000	39,951	-	-	-	-	-	-	-	-
121	PRK Linear Park at Romare Bearden	116	-	-	-	-	-	-	-	-	-
122	PRK Little SC Hunt Farms to M85	35,000	8,918	-	-	-	-	-	-	-	-
123	PRK Little Sugar Creek	89,571	-	-	-	-	-	-	-	-	-
124	PRK Marion Dethi Rec Center	5,930	-	-	-	-	-	-	-	-	-
125	PRK Mayerling Drive Neighborhood Park	1	-	-	-	-	-	-	-	-	-
126	PRK McAlpine Creek Sandis to Prov	44,510	-	-	-	-	-	-	-	-	-
127	PRK McDowell Creek GWW-Taybrook Drive to Baylis Drive	217,007	-	-	-	-	-	-	-	-	-
128	PRK Mecklenburg Aquatic Center	2,878	-	-	-	-	-	-	-	-	-
129	PRK Mecklenburg County (Matthews) Sportsplex	14,469	-	-	-	-	-	-	-	-	-
130	PRK Pine Valley Neighborhood Park	45,000	10,091	-	-	-	-	-	-	-	-
131	PRK Ramsey Creek	2,308	-	-	-	-	-	-	-	-	-
132	PRK Southwest Park	3,320	-	-	-	-	-	-	-	-	-
133	PRK Stevens Creek Nature Preserve	216,733	-	-	-	-	-	-	-	-	-
134	PRK Sugar Creek Rec Center	24,210	-	-	-	-	-	-	-	-	-
135	PRK Tobey 1 and 2 Wayfinding	26,568	-	-	-	-	-	-	-	-	-
136	PRK Tobey Creek Greenway Phase II	42,702	-	-	-	-	-	-	-	-	-
137	PRK Walker Branch Greenway	115,346	-	-	-	-	-	-	-	-	-
138	PRK Briar Creek Greenway	300,000	1,491,782	-	-	-	-	-	-	-	-
139	PRK Briar Creek Little Hope Greenway	1,960,000	1,914,145	-	-	-	-	-	-	-	-
140	PRK Caldwell Station Trib.	1,520,000	345,922	-	-	-	-	-	-	-	-
141	PRK Col Franks Beatty Park	1,200,000	839,275	-	-	-	-	-	-	-	-
142	PRK David Waymer Rec Center	75,812	-	-	-	-	-	-	-	-	-
143	PRK Discovery Place	4,400,000	8,787,074	-	-	-	-	-	-	-	-
144	PRK David Mills Neighborhood Park	523,454	-	-	-	-	-	-	-	-	-
145	PRK Eastfield Regional Park	450,000	4,406,682	-	-	-	-	-	-	-	-
146	PRK Eastway Park Regional Rec Center	522,314	-	-	-	-	-	-	-	-	-
147	PRK Ezell Farms Community Park	2,000,000	1,142,628	-	-	-	-	-	-	-	-
148	PRK Independence Park	643,582	-	-	-	-	-	-	-	-	-
149	PRK Irvin Creek	416,638	-	-	-	-	-	-	-	-	-
150	PRK Irvin Creek Greenway	1,950,000	2,508,939	-	-	-	-	-	-	-	-
151	PRK Little Sugar Creek Greenway Polk Site	800,000	244,211	-	-	-	-	-	-	-	-
152	PRK Long Creek (III)	4,000,000	3,384,747	-	-	-	-	-	-	-	-
153	PRK Mallard Creek Greenway	200,000	200,000	105,678	-	-	-	-	-	-	-
154	PRK Mallard Creek Rec Center	1,700,000	2,418,060	-	-	-	-	-	-	-	-
155	PRK McAlpine Creek Greenway	2,418,572	-	-	-	-	-	-	-	-	-
156	PRK McDowell Creek Greenway	2,450,000	1,830,062	-	-	-	-	-	-	-	-
157	PRK McIntyre Creek Greenway	1,700,000	42,025	-	-	-	-	-	-	-	-
158	PRK Memorial Stadium Renovations (2012)	1,103,310	-	-	-	-	-	-	-	-	-
159	PRK Naomi Drenen Rec Center	1,300,000	3,191,273	-	-	-	-	-	-	-	-
160	PRK Northern Towns Regional Rec Center	1,600,000	445,004	-	-	-	-	-	-	-	-
161	PRK Park Road Park Shelter	1,450,000	1,145,760	-	-	-	-	-	-	-	-
162	PRK Paw Creek	2,925,000	2,048,821	-	-	-	-	-	-	-	-
163	PRK Pearle Street Neighborhood Park Improvements	70,092	-	-	-	-	-	-	-	-	-

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Projected CIP Spend by Fiscal Year
(already approved projects)

Dept	Unit Name	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
154	PRK Plum Creek Gwy - South Bailey Rd to South Prong Rocky Riv	157,917	-	-	-	-	-	-	-	-	-
155	PRK Reedy Creek	3,350,000	3,953,100	-	-	-	-	-	-	-	-
156	PRK Stewart Creek Greenway - Lakeview Avenue to State St	1,646,051	-	-	-	-	-	-	-	-	-
157	PRK Sugar Creek Greenway (BG Parkway to McDowell Farms Dr)	2,200,000	4,422,840	-	-	-	-	-	-	-	-
158	PRK Torrence Trib #2 - CATS Park and Ride to Rosewood Meadow	4,500,000	383,459	-	-	-	-	-	-	-	-
159	PRK Walker Branch/Hoover Creek	1,800,000	2,124,630	-	-	-	-	-	-	-	-
170	PRK Wilmore Centennial Park	99,118	-	-	-	-	-	-	-	-	-
171	PRK 10M Annual Land Purchases	-	11,408,249	11,828,249	12,248,250	12,668,517	-	-	-	-	-
172	PRK Albemarle Road Recreation Center	-	-	-	1,136,891	8,246,048	13,167,408	217,815	-	-	-
173	PRK Beatty Park - Davidson	1,211,014	-	-	-	-	-	-	-	-	-
174	PRK Berryhill Nature Preserve	-	194,323	510,519	2,174,711	36,454	-	-	-	-	-
175	PRK Brian Creek Greenway - Central Avenue to Monroe Road	-	3,056,954	8,156,297	113,998	-	-	-	-	-	-
176	PRK Bryant Park	-	643,260	1,589,959	7,198,869	120,668	-	-	-	-	-
177	PRK Campbell Creek Gway- Campbell Creek Park to Campbell Crk	-	-	-	-	1,486,867	1,884,575	16,154,535	6,750,947	-	-
178	PRK Dog Parks	-	260,783	811,912	569,425	14,853	-	-	-	-	-
179	PRK Dredging- Park Road Park and Freedom Park	352,414	2,679,698	1,653,349	-	-	-	-	-	-	-
180	PRK Eastfield Park	1,968,180	1,736,914	-	-	-	-	-	-	-	-
181	PRK Eastland Park	3,679,889	8,464,978	200,820	-	-	-	-	-	-	-
182	PRK Ezell Park	2,624,255	2,315,887	-	-	-	-	-	-	-	-
183	PRK Four Mile Creek Greenway- Bevington Place to Johnston Rd	-	-	-	1,105,046	6,597,474	5,922,440	-	-	-	-
184	PRK Grier Heights Park	-	-	490,134	1,282,129	5,505,641	91,606	-	-	-	-
185	PRK Ivins Creek Gway- Lakeview Circle to McAlpine Creek Gway	-	-	-	-	957,887	1,156,811	10,508,875	4,304,674	-	-
186	PRK Latta Place	1,003,289	6,350,880	3,884,378	-	-	-	-	-	-	-
187	PRK Mallard Creek Gway - Mallard Creek Dr to David Taylor Dr	-	-	-	895,797	5,348,197	4,800,985	-	-	-	-
188	PRK Martin Luther King Jr. Park	-	-	703,138	1,839,339	7,898,445	131,418	-	-	-	-
189	PRK McAlpine Creek Gway- Johnston Road to Carmel Road	-	-	789,913	4,721,992	4,221,076	-	-	-	-	-
190	PRK McDowell Creek Gway - Gilead Rd to Beatties Ford Rd/Pame	-	5,150,813	13,742,963	192,083	-	-	-	-	-	-
191	PRK McDowell Nature Center and Nature Preserve	-	-	-	-	1,367,361	8,215,173	12,073,214	216,442	-	-
192	PRK McMullen Creek Gway- Hwy 51 to McAlpine Creek Gway/Carr	-	-	409,719	2,449,205	2,189,398	-	-	-	-	-
193	PRK New Elementary School Recreation Center	7,311,127	-	-	-	-	-	-	-	-	-
194	PRK Oakhurst Park	-	-	-	166,037	440,243	1,855,901	30,971	-	-	-
195	PRK Park Access Improvement	-	-	1,285,361	5,955,740	6,584,685	3,746,683	117,860	-	-	-
196	PRK Pickleball Courts	-	2,971,045	9,249,937	6,487,343	169,212	-	-	-	-	-
197	PRK Presley Road Park	206,979	547,740	2,315,886	38,701	-	-	-	-	-	-
198	PRK Ribbonwalk Nature Center	-	722,468	4,475,545	6,466,860	116,193	-	-	-	-	-
199	PRK Rozzelles Ferry Nature Preserve	-	496,956	1,305,592	5,561,562	93,221	-	-	-	-	-
200	PRK Skate Parks	-	1,082,135	3,369,082	2,362,870	61,632	-	-	-	-	-
201	PRK South Prong Clarke Creek Greenway - N Church St to Asbury	-	-	3,916,752	10,444,523	145,903	-	-	-	-	-
202	PRK Spray Grounds	-	1,195,057	3,720,560	2,609,439	68,063	-	-	-	-	-
203	PRK Sugar Creek Greenway- Yorkmont Road to McDowell Farms	6,263,353	8,323,740	3,914	-	-	-	-	-	-	-
204	PRK Torrence Creek Greenway - Cedar River Road to McDowell G	-	-	-	-	670,738	3,987,448	3,579,937	-	-	-
205	PRK Tuskegee Park and Recreation Center	-	-	1,784,200	12,893,295	20,754,459	342,490	-	-	-	-
206	PRK Wallace Pruitt Recreation Center	3,690,729	-	-	59,489	157,753	685,009	11,096	-	-	-
207	PRK Wilmore (Spruce Street) Park	-	-	-	-	-	-	-	-	-	-
TOTAL PRK PROJECTED CIP SPEND		80,872,719	104,958,184	76,403,958	88,973,606	85,920,987	45,967,948	42,694,304	11,272,063	-	-

FY2029 CIP New Requests

Identifier	Dept	Project	Escalated Cost	Project Description
1	AFM	Mecklenburg County Courthouse - 7th Floor Partial Courtroom Upfit	\$ 23,429,615	The 7th floor of the Mecklenburg County Courthouse was "shelled" for future expansion. This project is for the Partial Upfit of 7th Floor to provide additional courtrooms. Approximately 30,000 square feet will be upfit.
2	AFM	Sheriff's Office Jail North Field Ops, Training Academy, & Firing Range	\$ 94,564,537	This project consolidates operational and training functions in one facility to improve efficiency. MCSO needs to increase training capacity to train more recruits and train existing employees. This project also repurposes the Detention Center North property to better suit the current and future needs
3	LIB	Independence Regional Library renovation	\$ 7,901,919	Renovations to the existing 18,700 sf regional location include paint throughout; new carpet; carpet cleaning in public areas; new computer room area/room; redesign of millwork at service points; new ceilings in some areas; new furniture where needed. Installation of new 5-2 system including cameras, intrusion alarm, duress alarm and card access. Exterior landscaping; re-topping parking lot.
4	LIB	Prosperity Village Community Library	\$ 29,861,401	Acquisition of +/- 2 acres of land and complete design, construction, and occupancy of a new 20,000 sf Community library. Project to include site work, hardscape, landscaping, hard costs, soft costs (incl. FF&E.).
5	PRK	Little Sugar Creek Greenway - Parkwood Underpass	\$ 267,446	This project will raise the existing trail grade of Little Sugar Creek Greenway underneath Parkwood Avenue to address ponding issues related to the elevation of the water flow from Little Sugar Creek. The scope of this project may include replacement of paved greenway trail, associated structures within the stream, and removal of sediment from the stream channel.
6	PRK	Irwin Creek Greenway- Clanton Road to Crestridge Drive	\$ 10,173,675	This new segment of Irwin Creek Greenway will add approximately 0.9 miles of greenway trail from Clanton Road to Crestridge Drive, while also connecting to Amay James Park at Lester Street. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements.
7	PRK	Irwin Creek Gway- Crestridge Drive to Yorkmont Road	\$ 8,658,168	This new segment of Irwin Creek Greenway will add approximately 1 mile of greenway trail from Crestridge Drive to the currently funded Sugar Creek Greenway Trail at Yorkmont Road. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements.
8	PRK	Campbell Creek Park	\$ 5,001,243	This project will improve and expand recreation amenities at Campbell Creek Park, an existing 20-acre park in east Charlotte. The project scope will include improving existing park amenities (playground, play meadow, horseshoe pits, trails, park shelter) and adding new park amenities to be determined through community engagement.
9	PRK	Derita Park	\$ 4,690,228	This project will improve and expand recreation amenities at Derita Park, an existing 23.6-acre park in northeast Charlotte. The project scope will include improving existing park amenities (basketball court, playground, picnic area, park shelter) and adding new park amenities to be determined through community engagement.
10	PRK	Julian Underwood Park	\$ 2,865,859	This project will address erosion issues and improve and expand recreation amenities at Julian Underwood Park, an existing 13.4-acre park in east Charlotte. The project scope will include improving existing park amenities (playground, park shelter) and adding new park amenities to be determined through community engagement.
11	PRK	Springfield Park	\$ 6,718,522	This project will improve and expand recreation amenities at Campbell Creek Park, an existing 20-acre park in east Charlotte. The project scope will include improving existing park amenities (playground, play meadow, horseshoe pits, trails, park shelter) and adding new park amenities to be determined through community engagement.
12	PRK	Yorkmont Park	\$ 2,545,174	This project will improve and expand recreation amenities at Yorkmont Park, an existing 2.8-acre park in southwest Charlotte. The project scope will include adding park new amenities to be determined through community engagement. The project may also include a trail connection to Springfield Park.
13	PRK	McDowell Creek Gway - Catawba Ave (Smithville Park) to Westmoreland Rd	\$ 14,149,445	This new segment of McDowell Creek Greenway will add approximately 1.6 miles of greenway trail from Catawba Avenue at Smithville Park to Westmoreland Road at JV Washam Elementary. The project also includes a 0.7-mile urban trail along Westmoreland Road and a restoration project for Upper McDowell Creek. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements. This project is currently funded for design through the Town of Cornelius.

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FY2029 CIP New Requests

Identifier	Dept	Project	Escalated Cost	Project Description
14	PRK	Wayfinding	\$ 832,233	This funding will be used to develop new wayfinding signage and/or replace outdated wayfinding signage at multiple County facilities. Funding will be divided between existing greenway trails (Briar Creek, Cane Creek Tributary, Four Mile Creek Greenway, McAlpine/McMullen Creeks, Six Mile Creek, Stewart Creek, and Taggart Creek), recreation centers (Southview, Martin Luther King, Jr., Ivory/Baker, Tom Sykes, Berewick, Methodist Home, Tuckaseegee, Bette Rae Thomas, Winget, Marion Diehl, Amay James, Elon), and nature preserves (Reedy Creek, McDowell, Big Rock, Rozzelles Ferry).
15	PRK	Sugar Creek Greenway- Mounting Rock Road to Arrowood Road- Design Only	\$ 4,121,093	This new segment of Sugar Creek Greenway will add approximately 1.7 miles of greenway trail from Mounting Rock Road to Arrowood Road. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements.
16	PRK	Sugar Creek Greenway- Mounting Rock Road to Arrowood Road- Construction after Design	\$ 15,000,000	This new segment of Sugar Creek Greenway will add approximately 1.7 miles of greenway trail from Mounting Rock Road to Arrowood Road. The project scope will include paved greenway trails, access trails, crossing structures (bridges, swale bridges, culverts), boardwalks, and other related site improvements.
17	CPC	Cato I	\$ 6,132,611	Renovate for Student Services and Academics - Student Services and Lobby Renovation - Central Piedmont Hub (Distance Learning Hub) - Science Lab Lecture Space - Existing Science Lab renovation - Nurse Assistant Training Program
18	CPC	Levine I	\$ 10,230,738	Levine I Renovation - Support Student Engagement - Centralize Student Services - Create a Central Piedmont Hub (Distance Learning and General Education Hub)
19	CPC	Claytor	\$ 1,570,977	Create a Central Piedmont Hub (Distance Learning and General Education) and expand Student Services
20	CPC	Harper IV	\$ 1,110,869	Renovate for Student Services and Academics - Create a Central Piedmont Hub (Distance Learning and General Education Hub) - Student Services Expansion (Room 220)
21	CPC	Hall Building	\$ 21,860,217	Renovate for Administration
22	CPC	Harper V	\$ 141,399,285	New Building to Support Large Vehicle EV Technologies
23	CPC	Belk Health Careers	\$ 5,528,820	Create Business Incubator Space and Instructional Space for New Academic Programs
24	CPC	Belk Criminal Justice	\$ 3,570,412	Renovation for Fitness Center and Multi-purpose Classroom
25	CPC	Overcash	\$ 7,540,956	Renovate Former Food Service Space for Baking and Pastry Arts Program
26	CPC	Giles	\$ 12,121,450	Facade and Instructional Space Modernization
27	CPC	Van Every Culinary Arts	\$ 23,991,137	Expand the Culinary Arts Facility
28	CPC	Campus Arrival Sequence	\$ 10,139,962	Improve Vehicular Access and Pedestrian Connections to Building Entrances, Safety Improvements for Public Safety Training Facility Crossing
29	CPC	Citizen Center	\$ 2,142,321	Demolish Building (when vacant); Re-purpose Site
30	CPC	Harris II	\$ 391,719	Create an Emergency Operations Center (2nd Floor of Harris II) and Balcony Repairs
31	CPC	Campus-wide	\$ 712,098	Interior Improvements to Support Student Engagement
32	CPC	Campus-wide	\$ 712,098	Interior Improvements to Support Student Engagement
33	CPC	Campus-wide	\$ 5,822,473	Exterior Interventions to Improve Wayfinding and Support Increased Student Engagement Interior Improvements to Support Student Engagement
34	CPC	Campus-wide	\$ 1,402,884	Interior Improvements to Support Student Engagement

FY2029 CIP New Requests

Identifier	Dept	Project	Escalated Cost	Project Description
35	CPC	Campus Core	\$ 1,402,884	Exterior Improvements to Support Increased Student Engagement
36	CPC	Campus Core	\$ 1,008,333	Exterior Improvements to Improve Building Access and Support Increased Student Engagement
37	CPC	Lake Loop	\$ 4,523,438	Exterior Improvements to support Wayfinding
38	CPC	Campus Improvements	\$ 1,182,117	Exterior Improvements to Clarify Campus Zones and Support Increased Student Engagement
39	CPC	Harris I + II Courtyard	\$ 3,276,184	Exterior Improvements to Support Increased Student Engagement
40	CPC	Worrell	\$ 2,778,054	Renovate for Early College
41	CPC	Transportation Building	\$ 1,899,954	Renovate to Support EV Technology Program Expansion
42	CPC	Levine III	\$ 2,113,678	Transform Vacant Space into Community Conference Hub

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Currently Approved Capital Improvement Projects

Projected CIP Spend by Fiscal Year											
Department	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	Total
AFM	77,112,439	159,202,344	262,391,883	105,466,969	32,532,019	146,329,231	82,629,395	-	-	-	865,664,280
CPC	9,875,923	64,979,047	44,024,407	17,320,028	1,130,248	9,853,700	25,246,643	-	-	-	172,429,995
LIB	90,942,427	125,841,034	41,470,127	28,192,100	30,681,697	8,647,096	-	-	-	-	325,774,481
PRK	80,872,719	104,958,184	76,403,958	88,973,606	85,920,987	45,967,948	42,694,304	11,272,063	-	-	537,063,767
Non-CMS total	258,803,507	454,980,608	424,290,375	239,952,703	150,264,950	210,797,974	150,570,342	11,272,063	-	-	1,900,932,522
CMS	200,410,422	114,892,493	154,297,667	365,641,498	505,589,313	503,774,485	480,371,341	305,046,552	83,753,723	1,005,968	2,714,783,463
Total including CMS	459,213,929	569,873,102	578,588,042	605,594,201	655,854,264	714,572,460	630,941,683	316,318,615	83,753,723	1,005,968	4,615,715,985

Comments

Chair Dunlap asked when the Board went through the process the first time, and looking at what they had currently, could he have assumed they could add \$300 million to the five-year plan. *Mr. Boyd said it would be \$300 million starting in 2029 and going forward.*

Chair Dunlap asked follow-up questions concerning the five-year plan. *Mr. Boyd further explained the intention of the 2025-2029 plan.*

Chair Dunlap said part of the concern was that when the request was made based on needs, geographical location, etc., it was not presented with the current information. He asked how they were supposed to move forward without knowing what they had approved previously. *Mr. Boyd said they had representatives from all the agencies that submitted projects and said if they needed additional information, they could provide it.*

Commissioner Meier asked if the 7th and Tryon projects fell through and if they were trying again. *Mr. Hahn said they were unable to reach an agreement with the developer. Because of this, he said a lot of site work and demolition still needed to be done. He said the developer was supposed to build the plazas along with other costs, but now the County was responsible for it.*

Chair Dunlap asked when the County would recoup those costs since they were incurring the cost they anticipated a developer would have paid after the project was developed. *Mr. Hahn said they would have to look into that.*

Commissioner Rodriguez-McDowell said it was concerning that they were taking on the \$38 million. She asked about the recommendation to decide not to fund the Sheriff's office training facility again. She asked, with CPCC and the Sheriff working together, if there was anything happening with the idea. *County Manager Diorio said there had been conversations between Sherri McFadden and Dr. Deitemeyer.*

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Commissioner Rodriguez-McDowell asked where the \$94 million in new requests for the Sheriff's Office Jail North Field Ops, Training Academy, and Firing Range decreased to. *County Manager Diorio said the CPCC project was fully funded.*

Commissioner Rodriguez-McDowell asked for clarification if the \$94 million was just for the training facility. *Mr. Boyd said the largest piece of the funding was for the training facility and firing range. County Manager Diorio added that they had recently built out the field operations for the Sheriff at the Hal Marshall building, where they intend to stay for a period of time.*

Commissioner Rodriguez-McDowell said she appreciated them adding smaller and more frequent school bonds into their talking points.

Commissioner Cotham thanked him for the information. She asked about the overruns—what they could have learned from them and what they could have done differently. She also asked if it was common and, if so, if he felt he had adequately advised the Board. *Mr. Hahn said he felt that requesting/requiring a local developer to be teamed with a national developer could have been beneficial to avoid the issues that came up.*

Commissioner Altman said they were sensitive to the burden to their residents and asked if, in five years, there would be \$300 million that had not been committed. *Mr. Boyd said it would be absent additional taxes and was based on their current assumptions. He said they would look at it every year to refine it.*

Commissioner Altman asked if they had an excess of \$300 million, at what point would they roll back some of the taxes, considering other things such as revaluation. *Mr. Boyd clarified they didn't have \$300 million sitting out there unspoken for in 2029. He said that would have been if they didn't invest anything into capital. He said the tax increases they have projected going forward roll forward to create the \$300 million in capacity to add those projects in that year.*

Commissioner Griffin asked, concerning the projected renovations for the Kuralt Centre, if they intended to operate in that facility over the next 20 to 25 years. *Mr. Hahn, yes, said it would be an entire gut and redo of the building, hence why they needed to move out of it. He said that after the renovations, it would stay active for another 20 to 40 years.*

Commissioner Griffin asked if they were working with the City's people as they discussed transit. *County Manager Diorio said that with the transit tax, whenever the City or CATS built a new transit line, they built a parking lot to go along with it. She said the County wouldn't be building parking lots with transit. Mr. Hahn added they provided the needed parking at their facilities.*

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Chair Dunlap asked how the City and County could work together to reduce the taxes of Mecklenburg County citizens. He asked if they could go half and half with building the community resource center parking lots.

Vice Chair Jerrell said there was a disconnect in the execution of their work together. He asked to be walked through slide 10 and its implications. *Mr. Boyd provided further clarification of the slide.*

Commissioner Leake mentioned the Southwest Community Resource Center not being started until 2027 and thought each region would have its own resource center. She asked what the problem was. *Mr. Hahn said that was correct and that they would be done about three or so years apart. He stated the next one, after the Ella B. Scarborough, would be on the east side of town off Sharon Amity Road, with the Southwest following three to four years later. He said everything was still going according to plan.*

Commissioner Leake asked if the designs would be repeated. *Mr. Hahn said each design would be specific to each site.*

Commissioner Leake asked about the Nations Ford Road Community Library and how close the one they were moving on West Boulevard were to one another. *Mr. Hahn said they were far apart.*

Commissioner Leake asked if they could use the funds from the Charlotte-Mecklenburg School System (CMS) moving out of the Government Center in another way. *County Manager Diorio said they would be definitely moving and had just purchased their new building. She said that floor was the County's and was sublet to CMS. Mr. Hahn said they had maxed out on space in the Government Center, which could relieve long-term planning.*

24-0163 CITIZEN'S CAPITAL BUDGET ADVISORY COMMITTEE-FY2029 CAPITAL IMPROVEMENT PLAN

The Board received as information the Citizen's Capital Budget Advisory Committee's (CCBAC) review and recommendations for FY2029 Capital Improvement Projects.

Steven Hyland, Vice Chair, gave the presentation.

2029 CIP Process & Outcomes

Citizen's Capital Budgeting Advisory Committee
April 9, 2024

1

CIP Process

- A new process for CCBAC
 - Met with departments over January and February
 - Opportunity to ask questions and review master plans
- CCBAC charter revised after these meetings
 - Did not know scope of our mandate at the time
 - May not have been able to ask the right questions
- Met with Finance Department
 - Learned their recommendation approach

2

CCBAC Views

- Informed by the discussion with the finance team and the meetings and materials provided by various agencies
- We focused on the process, the various project's, and the county's approach to CMS (regarding the dollar amount)
 - Finance department has asked our opinion about the latter
- This CCBAC assessment is a snapshot of a well - established robust institutionalized planning processes.
- With a newly defined mandate future reviews by CCBAC will produce more targeted recommendations and other proposed changes

3

Project Recommendations

- AFM
 - Submitted two requests
- Given the significant cost of the Sheriff's Office project and the competing priorities for CIP dollars, we agree with the recommendation to fund only the courthouse project.

4



Project Recommendations

- CML
 - From the the review of CMLs capital presentation, we observed continuity between the critical elements of the CIP process, observing a linkage of community engagement, detail need assessments, value analysis in project prioritization
 - Two capital projects to be included in the 2029 CIP were tightly connected to Masterplan, with supporting business details demonstrating the need for the requested funding.
 - Timing for the project reflects a full understanding of project management resource limitations and the critical importance of competing projects. These projects should be funded.

5



Project Recommendations

- CPCC
 - CPCC projects presented demonstrated a level of value and were connected to the masterplan.
 - Highlighting the importance of the student experience demonstrated a keen focus on the students and community partners.
 - However, some projects were weak in demonstrating a strong and immediate impact of the project.
 - This need not imply there is limited value in the project but rather more metrics supporting the benefits could ensure more robust support for projects and assist in properly positing the importance of each project.
 - While it is important to value the look and feel of our facilities and grounds, it must be quantified in a way to helps to compare and contrast such projects with other more tangible programs.
 - The department however, offered several forward-looking programs that present opportunities for strategic growth and should be invested in.

6



Project Recommendations

- Parks and Recreation
 - Submitted 12 requests
 - Per the P&R intake forms, of the 10 non-wayfinding (i.e., signage) requests recommended to be funded (representing \$59,190,853):
 - 8 projects representing \$44,773,962 (~76% of such recommended funding) are intended for Priority Communities
 - 6 projects representing \$35,970,471 (~61% of such recommended funding) are tended for Tier One investments
 - 9 projects are located in Charlotte, with the remaining project located in Cornelius
 - We don't object to the recommendation, but note that:
 - Several of the projects, including those identified as Priority Communities, anecdotally appear to be located in gentrifying areas; and
 - We wonder whether there are any additional Tier One investments that were NOT submitted by Parks & Rec

7



Project Recommendations

- CMS
 - By the revised charter, CMS is beyond our remit
 - Still, Finance Department interested in our views
 - Is the \$150 million allocation sufficient given the projected new builds resulting from anticipated population growth and future deferred maintenance costs?

8

CCBAC Observations and Suggestions

- Timeline was compressed
 - Establish a consistent timeline with more lead time
- Experience will allow for better understanding our mandate
- Need to develop better process for interacting with the various agencies and other county citizen committees
- Create a CCBAC template to aggregate the info we are receiving from various stakeholders (e.g. various departments, citizen committees)
- Pursue opportunities to interact with various sub-committees (e.g. environmental stewardship, sustainability)

9

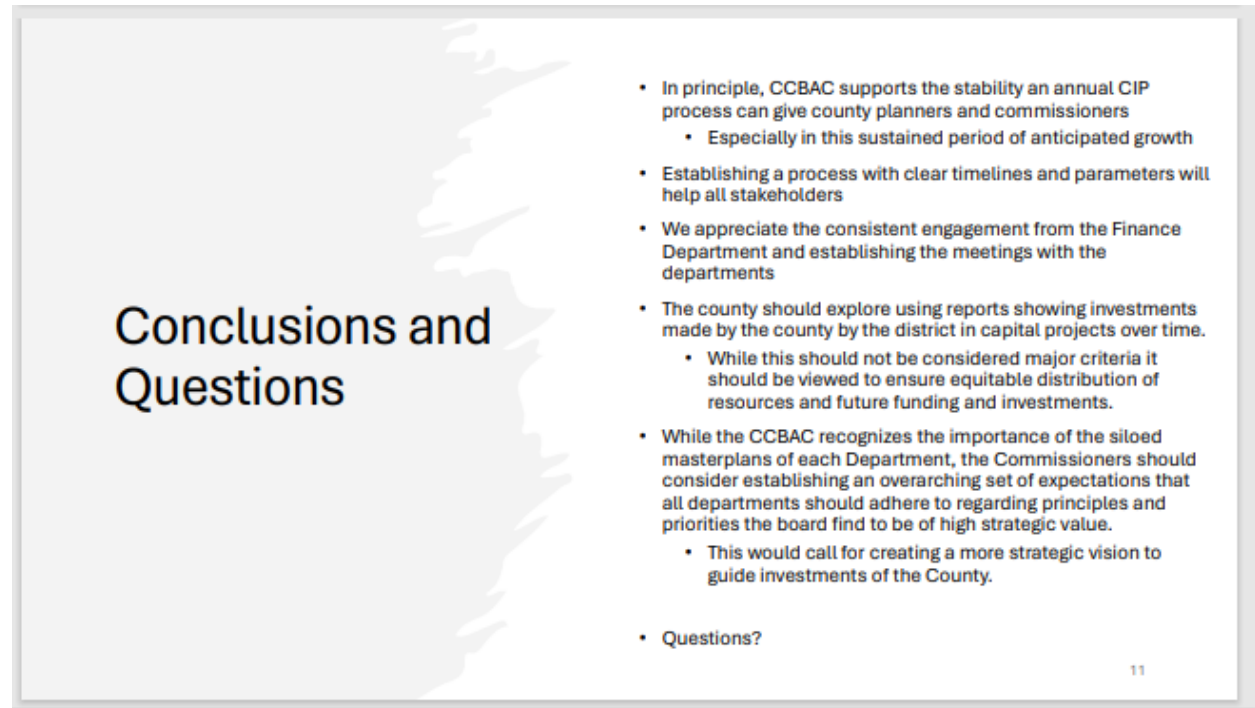
CCBAC Observations and Suggestions

- Access to expert resource(s) to digest some of the information and details
- Better understanding of the relative funding allocation to requesting departments
- Definition of “critical” must be defined and the rationale for drawing the line at a certain project
 - How are we supposed to interpret the question of “critical” needs?

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Conclusions and Questions

- In principle, CCBAC supports the stability an annual CIP process can give county planners and commissioners
 - Especially in this sustained period of anticipated growth
- Establishing a process with clear timelines and parameters will help all stakeholders
- We appreciate the consistent engagement from the Finance Department and establishing the meetings with the departments
- The county should explore using reports showing investments made by the county by the district in capital projects over time.
 - While this should not be considered major criteria it should be viewed to ensure equitable distribution of resources and future funding and investments.
- While the CCBAC recognizes the importance of the siloed masterplans of each Department, the Commissioners should consider establishing an overarching set of expectations that all departments should adhere to regarding principles and priorities the board find to be of high strategic value.
 - This would call for creating a more strategic vision to guide investments of the County.
- Questions?

11

Comments

Vice Chair Jerrell asked about the CCBAC's first recommendation for Park and Rec and what the conversation was about several of the projects being noted as priority communities located in gentrified areas. *Mr. Hyland said it was initially an observation, and they didn't know if it was in the area, adjacent to it, or nearby.*

Vice Chair Jerrell asked what the response was from staff and what action was taken, if any. Regarding their observation of CMS, he asked what their response was to the \$150 million being sufficient and if any additional information about Tier 1 could be substituted. *Mr. Hyland said the information had come out about seven days before the meeting, so they hadn't had time to ask Mr. Boyd or other stakeholders yet. He said he did not have the information for them at the moment.*

Mr. Boyd said he could give them a map of all the projects. Regarding CMS, he said they were trying to reach a minimum amount they could set aside of constrained certainty that everyone could work from.

Vice Chair Jerrell asked if anticipated population growth and deferred maintenance costs were essentially setting a baseline. *Mr. Boyd said yes, that was correct.*

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Commissioner Meier thanked them for the presentation. She asked who was on their board and what their professions were. She also asked about the board's history. *Mr. Hyland said they were a committee of seven. He said they consisted of an attorney, an architect, a first responder, a grant writer, and small business owners, and he was in financial services. He stated they were a diverse group.*

Commissioner Rodriguez-McDowell stated she appreciated their observations. She said they had to establish a relationship with the CCBAC to determine what was critical so they could share how they looked at things. She said it was important that the Board had their input.

Commissioner Griffin mentioned slide 8 and anticipated population growth. He said he was interested to see how they came up with the notion of new builds to support the growth in the future.

Commissioner Altman said she was grateful and confident that staff would get them whatever they needed to feel supported. She thought it would be good for them to attend certain meetings throughout the year, such as the Budget Retreat, State of the County Address, and the Budget Presentation.

Commissioner Leake thanked them. She said she was glad they came with recommendations through a different lens than the Board's since they were not trained in building.

Chair Dunlap asked about projects in gentrified areas. He asked if there was concern about not enough emphasis or too much. *Mr. Hyland said it was a question of equity, and it was mentioned that if some of the projects were approved, would they address the issue of equity, as areas of Charlotte were rapidly changing.*

Chair Dunlap asked what accountability measures they had to ensure that the money for CMS funding was used as effectively as possible. *Mr. Boyd said they pay their capital bills with the proceeds of the bonds they issued. County Manager Diorio said they didn't give them cash, so they knew how they spent it.*

24-0197 BROOKLYN VILLAGE REDEVELOPMENT UPDATE

The Board received as information an update on the Brooklyn Village Master Redevelopment Agreement.

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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 project (the former Walton Plaza site - Brooklyn Village South) was conveyed to BK Partners in July 2023. Following the conveyance, BK Partners commenced with demolition and horizontal site improvements. This presentation will provide an overview of BK Partner's Phase I activities to date.

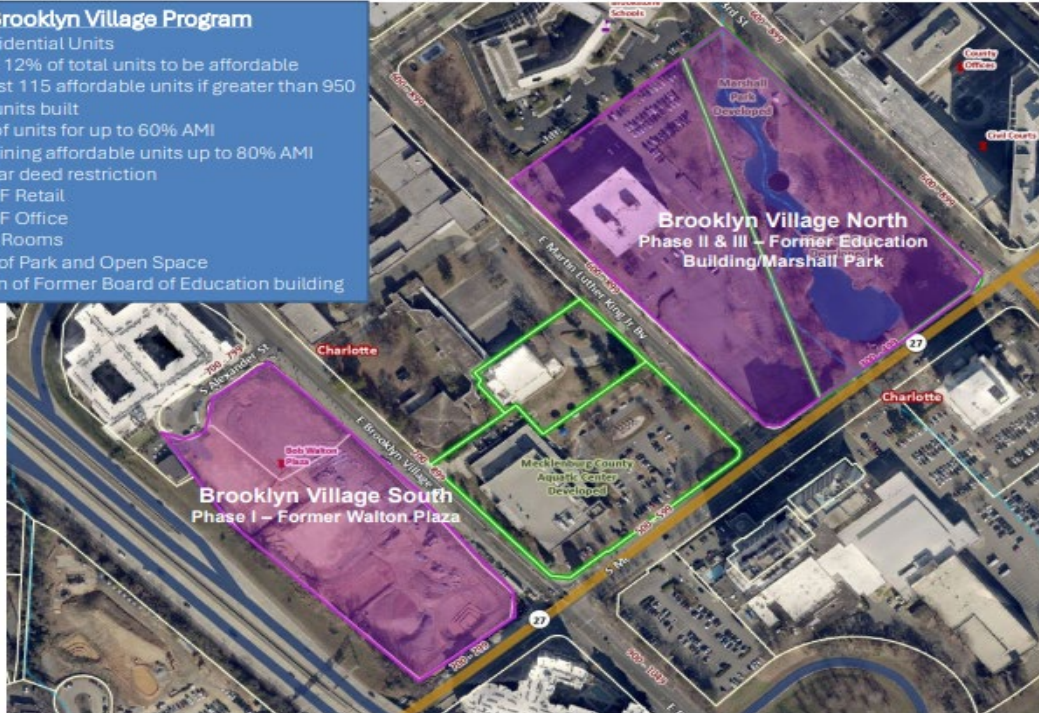
Jacqueline McNeil, Real Estate Management Director, gave the presentation.



PHASE I – III PROGRAM PLAN RECAP

Brooklyn Village Program

- 1,243 Residential Units
 - 10% - 12% of total units to be affordable
 - At least 115 affordable units if greater than 950 total units built
 - 30% of units for up to 60% AMI
 - Remaining affordable units up to 80% AMI
 - 30-year deed restriction
- 252,000 SF Retail
- 712,400 SF Office
- 280 Hotel Rooms
- 2.5 Acres of Park and Open Space
- Demolition of Former Board of Education building



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PHASE I REQUIREMENTS/COMPONENT DEVELOPERS



Phase I Minimum Program Requirements

- 395 housing units
- At least 10% affordable units
- 106,800 SF Retail
- Portion of retail shifting to other phases due to market conditions
- 531,600 SF Office
- 150 Hotel Rooms

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PARCELS 1 & 2 - MULTI-FAMILY

- Tower 1 – 420+ units
- Tower 2 – 120+ units
- 10% of units affordable
- 20,000 + SF Retail
- 630+ Parking Spaces



Note: renderings are for illustrative purposes only.

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PHASE I REMAINING MILESTONES



- ✓ Developer closes on property
 - **Closing took place July 28, 2023**
- ✓ Demolition of Walton Plaza
- Construction of horizontal improvements (**underway**)
 - Grading
 - Utilities
 - Storm drainage
 - Sewer
 - Must be completed within 19 months of closing
- Demolition of former Board of Education building
 - Must be completed within 24 months of closing
- Start construction of the multi-family buildings on Parcels 1 & 2
 - No later than 24 months after closing
- Developer has 36 months to complete construction of the first Phase I building after commencement of construction

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HORIZONTAL IMPROVEMENTS

- Walton Plaza Demolished
- Horizontal work is progressing
 - Underground detention system installed
 - Sewer tie-in underway
- Design team for Parcels 1 & 2 (multi-family) selected
- Working on schematic design of multi-family
- Marketing/negotiating of other parcels underway
- In negotiation with NCDOT on I-277 land



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DEVELOPMENT AGREEMENT COMPLIANCE

- Sr. Real Estate Coordinator joined AFM with a housing focus
- Monthly meeting with development team
- Multi-disciplinary team of County staff monitoring different obligations including:
 - Asset and Facility Management
 - County Manager's Office
 - Economic Development Office
 - Park and Recreation
- BDI reports quarterly if not more
 - Development team working on report from start of design



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Next Steps

- 1 Complete horizontal work
- 2 Complete design and commence construction of Phase I buildings (Parcels 1 & 2)
- 3 Developer has 36 months to complete first Phase I building
- 4 Continue marketing other Phase I parcels for sale and development

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Motion was made by Vice Chair Jerrell, seconded by Commissioner Rodriguez-McDowell, and carried (6-2), with Commissioners Cotham and Leake voting no to extend the meeting an additional 30 minutes after 5:00 p.m.

Comments

Commissioner Meier thanked her for the presentation and asked who required that 10% of the units be affordable. *Ms. McNeil said it was between the County and the developer during negotiations passed by the Board in July 2018.*

Commissioner Meier asked if they could require developers to have a certain percentage of affordable housing. *County Manager Diorio said it was negotiated, so they could have declined, but they agreed to do affordable housing based on the County's request.*

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Vice Chair Jerrell thanked her. He asked when a developer sold parcels, were the people they sold to still under the negotiated requirements. *Ms. McNeil said it was normal to develop in a phased approach. She said they were still required to meet the obligation requirements of the Master Agreement (MRA), and BK partners were responsible for ensuring they were met.*

Vice Chair Jerrell asked if when the development team had to come back and make changes due to economic conditions, did the suggestions come back before the Board for approval or was agreed upon by staff. *Ms. McNeil said it is agreed upon at the staff level, and the agreement had flexibility built into it for the economic climate.*

Vice Chair Jerrell said Phase One was the residential piece of the agreement and asked about the AMI mix. *Ms. McNeil said it was up to 80% AMI, with 30% of the units having to be up to 60% AMI.*

Commissioner Cotham asked for exact numbers, she said the biggest need was at 30%. *Ms. McNeil said there would be units at 30% and they must have at least 35% at that level.*

Commissioner Griffin asked if the 30% was only senior housing or in addition to non-senior housing. *Ms. McNeil said the 30% had to be up to 60% AMI, while the remaining units were between 61% and 80% AMI or seniors at 30% AMI. She said there couldn't be over 60 senior units. She said the intent was to make sure the affordable units were available to a broad spectrum of the population.*

Commissioner Griffin asked if Minority and Women-owned Business Enterprise (MWBE) started the grading after July 2023 or when they started building the apartments. He also asked when the County would get its first report on MWBE. *Ms. McNeil said the developer committed to giving data on MWBE on the project's entire life cycle and was currently working with the BDI Division of Economic Development. She said they just had to have additional conversations before they were comfortable presenting the information to the Board.*

Chair Dunlap clarified that the 35% was the total of the overall project.

Commissioner Griffin asked when the total project would be completed. *Ms. McNeil said they hadn't gotten to Phase 2 and 3, and the information was only for Phase 1. She said the next phase was expected in about five to eight years.*

Chair Dunlap said they could make changes based on market changes. He asked what market changes occurred to justify a smaller hotel. *Ms. McNeil said, according to the developer, they'd seen a downtick in offices; she said they had discussions about the hotel market in Charlotte,*

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believing it was pretty much saturated for hotel rooms in the area. She said there still were plans for a hotel.

Chair Dunlap asked how they verified whether they agreed with their assessments. *Ms. McNeil said they had a disciplinary group that looked at the agreement daily to ensure they met their obligations. She said they also talked to individuals in the industry separate from the development team to gauge what was going on in the market. She said they would continue to monitor and have in-depth conversations about the hotel parcel.*

24-0213 COMMISSIONER REPORTS

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

ADJOURNMENT

With no further business to come before the Board, Chair Dunlap declared the meeting adjourned at 5:07 p.m.

Arlissa Eason, Deputy Clerk to the Board

George Dunlap, Chair