

**Meeting Minutes  
February 17, 2026**

**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 5:12 p.m. and in Formal Session in the Meeting Chamber of the Charlotte-Mecklenburg Government Center at 6:16 p.m. on Tuesday, February 17, 2026.

**ATTENDANCE**

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

**Absent:** Commissioner Yvette Townsend-Ingram  
Clerk to the Board Kristine M. Smith

---

**-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:

- 26-0677** - Commissioner Leake
- 26-0053** - Commissioner Griffin and Commissioner Leake
- 26-0056** - Commissioner Leake
- 26-0057** - Commissioner Leake
- 26-0059** - Commissioner Leake
- 26-0075** - Commissioner Leake

**STAFF BRIEFINGS - None**

**CLOSED SESSION**

**26-0050**      **Closed Session**

**Meeting Minutes  
February 17, 2026**

Motion was made by Vice Chair Altman, seconded by Commissioner Dunlap, and unanimously carried, to go into Closed Session for the following purpose(s): Discuss Land Acquisition, consult with Attorney; discuss business location and expansion and personnel matter.

***The Board went into Closed Session at 5:12 p.m. and came back into Open Session at 6:16 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, followed by reading of the County's Mission and Vision and the FY2026 Board Budget Priorities, introductions, invocation by Commissioner Leake and the Pledge of Allegiance to the Flag; after which, the matters below were addressed.*

**AWARDS/RECOGNITION**

**26-0033 PROCLAMATION - MONTH OF RAMADAN (Chair Jerrell)**

*Background: Mecklenburg County acknowledges the importance of Ramadan as a time of spiritual growth, reflection, devotion, and inspiration to work towards a more just and compassionate world for all. The values of compassion, empathy, and charity that are emphasized during Ramadan are universal principles that can bring people of all faiths and backgrounds together in a spirit of unity and solidarity. With this, Mecklenburg County recognizes the period from February 17th to March 19th as "The Month of Ramadan."*

Vice Chair Altman read the Proclamation.

Motion was made by Commissioner Dunlap, seconded by Commissioner Meier, and unanimously carried to 8-0 adopt a proclamation declaring February 17 - March 19, 2026, as the Month of Ramadan.

Mr. Jibril Hough, community leader, accepted the Proclamation and gave remarks.

# Mecklenburg County

## North Carolina

# Proclamation

**WHEREAS**, Ramadan is the 9<sup>th</sup> month of the Islamic calendar, where Muslims fast from dawn to dusk to become closer to God; and,

**WHEREAS**, Ramadan is a sacred time that commemorates the revelation of the Quran to the Prophet Mohammad and encourages fasting, prayer, reflection, God consciousness, and gratitude; and,

**WHEREAS**, each day of fasting teaches the soul to struggle with the self, persevere, be patient, and to forgive and love; and,

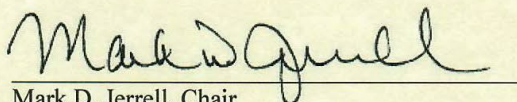
**WHEREAS**, Ramadan is a time to remember those who are less fortunate and engage in generous acts of charity for those afflicted by hunger, poverty, disease, natural disasters, and conflict; and,

**WHEREAS**, Ramadan reminds us that Islam has always been a part of America, and Muslims have made extraordinary contributions to our country, including those made by the famous Muslim scholar Omar Ibn Said, who was enslaved and brought to the Carolinas in 1807.

**NOW, THEREFORE, BE IT RESOLVED**, that the County of Mecklenburg recognizes February 17<sup>th</sup> to March 19<sup>th</sup> as

### “THE MONTH OF RAMADAN”

This 17<sup>th</sup> day of February 2026



Mark D. Jerrell, Chair  
Mecklenburg Board of County Commissioners



**Commissioner Leake was absent from 6:31 – 6:45 p.m.**

### ARTS & CULTURE MOMENT

**26-0061 Arts & Culture Moment - Venue Access Grant Program**

*Background: On January 5, 2021, the Board of County Commissioners approved the addition of an agenda topic to the second Regular meeting of the month entitled Public Art Moment in*

**Meeting Minutes**  
**February 17, 2026**

partnership with ASC. The purpose of this item was to raise public awareness and appreciation for the Mecklenburg County tax dollars that are spent on enriching lives through support of public art. On June 3, 2025 the Board approved 1) a name change from "Public Art Moment" to "Arts & Culture Moment" and 2) Expanding content to include, among other things, community supported arts and science cultural programming and cultural educational programs for school. Commissioner Rodriguez-McDowell gave the presentation.

# Activating Venues, Connecting Communities

## Announcing the Venue Access Grant

*In Partnership with ASC and Mecklenburg County*



### VENUE ACCESS GRANT FOR NONPROFITS

Application Opens January 14, 2026

Events must take place:  
Between September 1 –  
December 31, 2026.

The total funding request  
should not exceed \$20,000.

Applications are due on  
February 11, 2026.

#### Info Sessions in 2026

<b>13 JAN</b>	<b>Virtual: 12 Noon</b> Link in bio to register!
<b>14 JAN</b>	<b>Virtual: 5:30 pm</b> Link in bio to register!

For any questions, please email [grants@artsandscience.org](mailto:grants@artsandscience.org)  
[www.artsandscience.org](http://www.artsandscience.org)



### VENUE ACCESS GRANT FOR CREATIVE INDIVIDUALS

Application Opens January 14, 2026

Events must take place:  
Between September 1 –  
December 31, 2026.

The total funding request  
should not exceed \$10,000.

Applications are due on  
February 11, 2026.

#### Info Sessions in 2026

<b>13 JAN</b>	<b>Virtual: 12 Noon</b> Link in bio to register!
<b>14 JAN</b>	<b>Virtual: 5:30 pm</b> Link in bio to register!

For any questions, please email [grants@artsandscience.org](mailto:grants@artsandscience.org)  
[www.artsandscience.org](http://www.artsandscience.org)



# Meeting Minutes February 17, 2026



**I Received a Venue Access Grant from ASC!**

With funding provided by **Mecklenburg County** and administered by the **Arts & Science Council**, the **Venue Access Grant** gives artists and organizations opportunities to rent and perform in area venues at no-cost.

LEARN MORE HERE  
artsandscience.org



**We Received a Venue Access Grant from ASC!**

With funding provided by **Mecklenburg County** and administered by the **Arts & Science Council**, the **Venue Access Grant** gives artists and organizations opportunities to rent and perform in area venues at no-cost.

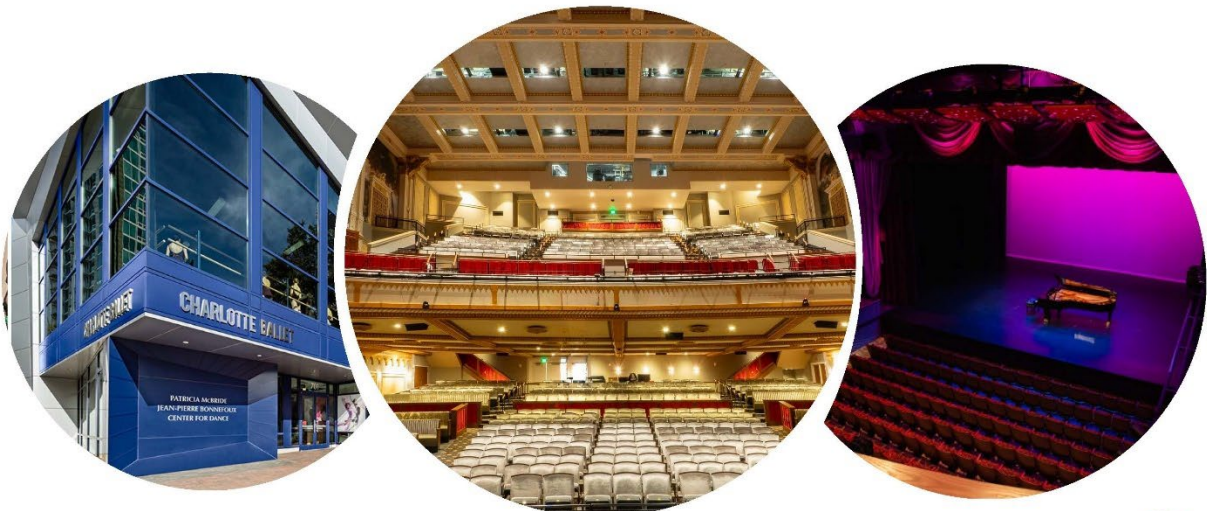
LEARN MORE HERE  
artsandscience.org



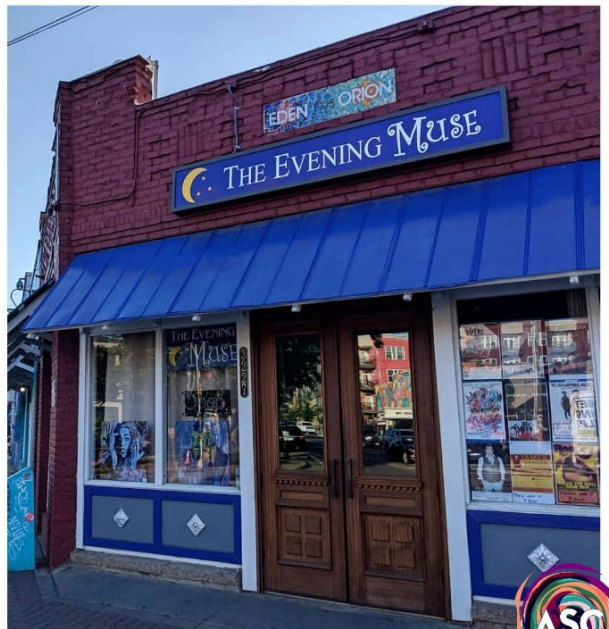
**We're a Welcoming Venue in ASC's Venue Access Program!**

The **Venue Access Grant** allows eligible organizations and artists to apply to use our space for programming, with venue costs covered by **Mecklenburg County** and administered through the **Arts & Science Council**.

LEARN MORE HERE  
artsandscience.org



Meeting Minutes  
February 17, 2026



**ARTS & SCIENCE  
COUNCIL**

A supporting organization of  
Foundation For The Carolinas

**Meeting Minutes  
February 17, 2026**

**CLOSED SESSION**

**26-0050 Closed Session**

Motion was made by Commissioner Powell, seconded by Commissioner Meier, and unanimously carried to authorize the County Manager to negotiate and execute all documents necessary for the acquisition of tax parcel 027-361-35 (+/- 4.950) acres from Davis Lake Development Company, LLC, for a purchase price of \$1,350,000.00 for Park and Recreation purposes.

Motion was made by Commissioner Dunlap, seconded by Commissioner Griffin, and unanimously carried to authorize the County Manager to negotiate and execute all documents necessary for the acquisition of tax parcel 037-163-09 (+/- 2.931) acres from Leroy T. Sellers and his wife, Dorothy L. Sellers, for a purchase price of \$786,000 for Park and Recreation purposes.

Motion was made by Commissioner Rodriguez-McDowell, seconded by Commissioner Powell, and unanimously carried to authorize the County Manager to negotiate and execute all documents necessary for the acquisition of tax parcel 135-151-01 (+/- 4.047) acres from 5930 Investments, LLC, for a purchase price of \$790,000 for Park and Recreation purposes.

***Vice Chair Altman was absent from 6:40 to 6:45 p.m.***

**PUBLIC APPEARANCE**

**26-0062 Public Appearance**

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

1. Tchernavia Montgomery Topic: State of Care Ring and Mecklenburg County Partner
2. Jomaira Ortiz, Topic: State of Care Ring and Mecklenburg County Partnership
3. Jeffrey Baldwin Topic: HOA fraud, retaliation, and extortion practices affecting the County.

**APPOINTMENTS**

**26-0047 Appointments- Women's Advisory Board**

*Background: There are five (5) unexpired terms and one (1) three-year term available. Terms will be distributed in the order the applications were received.*

Nominations to fill six (6) terms on the Women's Advisory Board were made as follows:

Commissioner Meier nominated Satoria Craft  
Commissioner Powell nominated Dayna Alexander and Tanya Fowlkes  
Commissioner Rodriguez-McDowell nominated Sharon Scott and Kaovny Jonas  
Commissioner Dunlap nominated Holly Sullivan and Shante Acuna  
Chair Jerrell nominated Renee Barfield and Caitlyn Lee

Appointments will be made at the next Regular Meeting.

**Meeting Minutes  
February 17, 2026**

**26-0049 Appointments- Information Services & Technology Advisory Committee**

Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and unanimously carried, to reappoint Mythili Banka on the Information Services & Technology Advisory Committee for one (1) three-year term expiring February 28, 2029.

**26-0052 Appointments- Public Art Commission**

Motion was made by Commissioner Meier, seconded by Commissioner Powell, and unanimously carried to appoint Liz Richardson to the Public Arts Commission to fill one (1) unexpired term expiring June 30, 2026, Education Field representative slot.

**PUBLIC HEARINGS**

**26-0025 Business Location and Expansion - MAERSK AGENCY USA, INC.**

*Background: A.P. Moller - Maersk, usually known simply as Maersk, is a Danish shipping and logistics company founded in 1904 by Arnold Peter Moller and his father Peter Maersk Moller. Maersk's business activities include port operations, supply chain management, warehousing, and air freight. The company is based in Copenhagen, Denmark, with subsidiaries and offices across 130 countries and employs over 100,000 employees worldwide.*

*This location will serve as its US Headquarters and will house key functions such as finance, human resources, legal, commercial strategy, and technology.*

*MAERSK AGENCY USA, INC.'s proposed project meets all the following grant guidelines for a 7-year Business Investment Grant, specifically:*

- A taxable investment of \$16,000,000 to be completed in the next five years.*
- Creation of 520 new jobs with an average wage of \$115,227 (which is equal or greater than 100% of the average SOC codes for each job position for the Charlotte-Gastonia-Rock Hill M.S.A.).*
- There is competition for this project from Atlanta, GA.*

*The general terms and conditions of this grant include:*

- A portion of the grant must be repaid if the company moves this investment from Charlotte within 7 years of the end of the grant term.*
- Actual grant payments are based on the value of the investment as appraised by the Mecklenburg County Tax Office.*
- All property taxes due from the company must be paid before a grant payment is made.*

*The Board of County Commissioners indicated its intent to approve this grant in a closed session on 11/05/2025.*

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried, to open public hearing to receive comments on a proposed Business Investment Program grant to MAERSK AGENCY USA, INC.

Mr. Clay Andrews, Economic Development Manager, Office of Economic Development, gave the presentation.



# Business Investment Program (BIP) Grant

**Public Hearing**

Mecklenburg Board of County Commissioners  
February 17, 2026

Business Investment Program Grant



**Maersk Agency USA, Inc.**



## Company Background

## Maersk Agency USA, Inc.



- Maersk Agency USA, Inc. is a publicly traded high-tech transportation broker
- Division of A.P. Moller
- Global leader in integrated logistics & container shipping
- Founded in 1904
- US HQ—Florham Park, NJ
- Global workforce of >100,000 employees
- Will house key functions include finance, HR, legal, commercial strategy, and technology



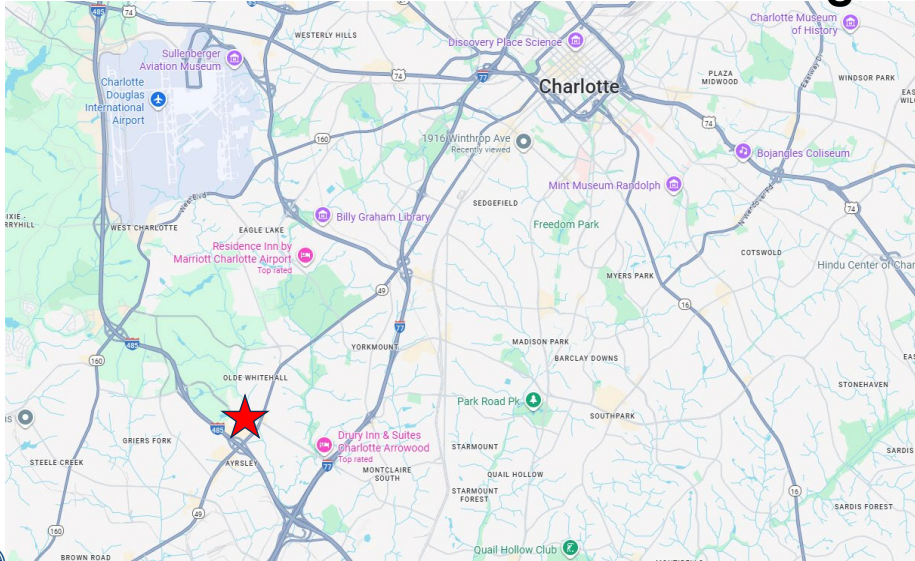
## Project Details

## Maersk Agency USA, Inc.

- **\$16,000,000 in New Taxable Investment**
  - \$10,000,000 in Real Property
  - \$ 6,000,000 in Business Personal Property
- **520 New Employees**
  - \$115,227 Average Wage
- **100-150,000 sf additional space**
- **Competition Sites:**
  - Atlanta, GA. (\$11.75 million)



**Maersk Agency USA, Inc.**



**Proposed Location:**  
9300 Arrowpoint Blvd.

**Submarket Name:**  
Arrowood Rd.

**Commission District :** 2



**Maersk Agency USA, Inc.**

**Project Incentives**

Partner	Terms	Amount
County	7 years/75%	\$357,996
City of Charlotte	8 years/90%	\$269,435
*State Incentives	12 years	*\$9,457,150
<b>Total Incentives offered</b>		<b>\$10,084,581</b>

\*State incentive breakdown: \$7,575,750 JDIG; \$832,000 Customized Training; \$374,400 Work Opportunity Tax Credit; \$650,000 Federal Bonding Program; \$25,000 Job Ready Grants.



## Maersk Agency USA, Inc.

### Project Employment

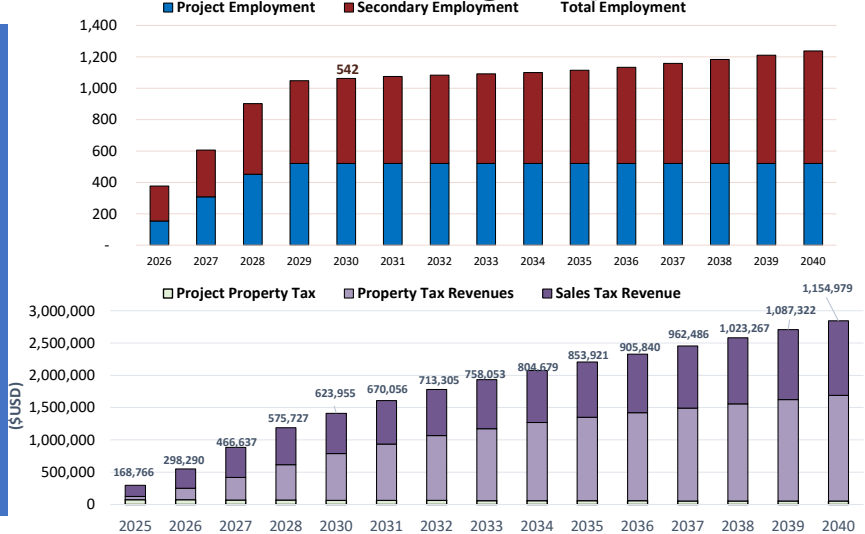
Position	Hired Locally	Relocated	Salary	% of SOC	SOC Average	Standard Occupation Code
Sales & Marketing	36	4	\$130,000	>100%	\$111,780	41-1012
Accountants & Auditors	54	6	\$135,000	>100%	\$98,030	13-2011
Legal Support	18	2	\$135,000	>100%	\$93,250	23-2099
Bus. Oper. Spec.	180	20	\$100,000	>100%	\$95,490	13-1111
Customer Exper.	135	15	\$90,000	>100%	\$44,830	43-4051
Comp. Benefits, & Job Analysis Specialists	27	3	\$100,000	>100%	\$83,250	13-1141
Office Admin. Support	18	2	\$100,000	>100%	\$69,090	43-1011
<b>TOTAL</b>	<b>468</b>	<b>52</b>				<b>520</b>



### Project Impacts

- Maersk is expected to create an additional **542 jobs** by the end of the five-year grant term.
- Maersk is expected to create an additional cumulative net of **\$2,133,375** in sales tax revenue by the end of Year 5.

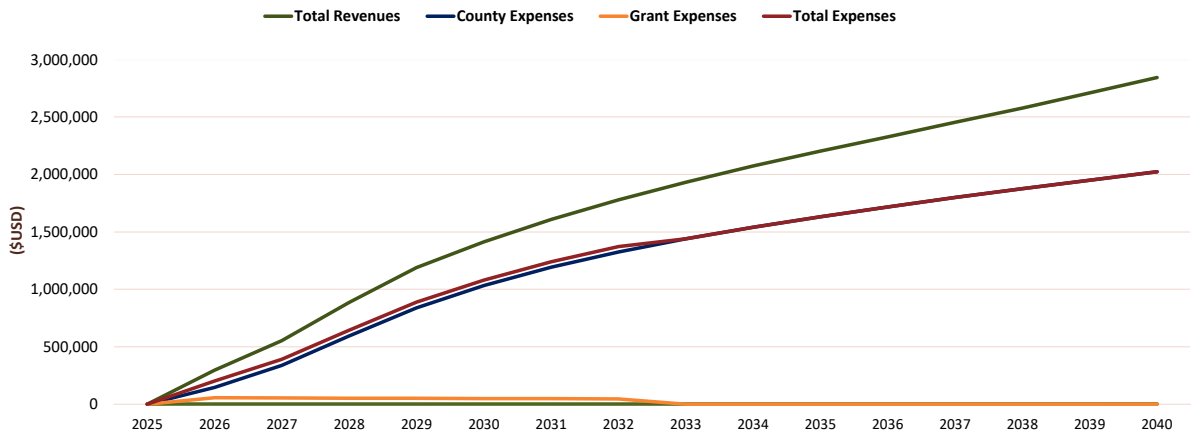
## Maersk Agency USA, Inc.



Project Impacts

Maersk Agency USA, Inc.

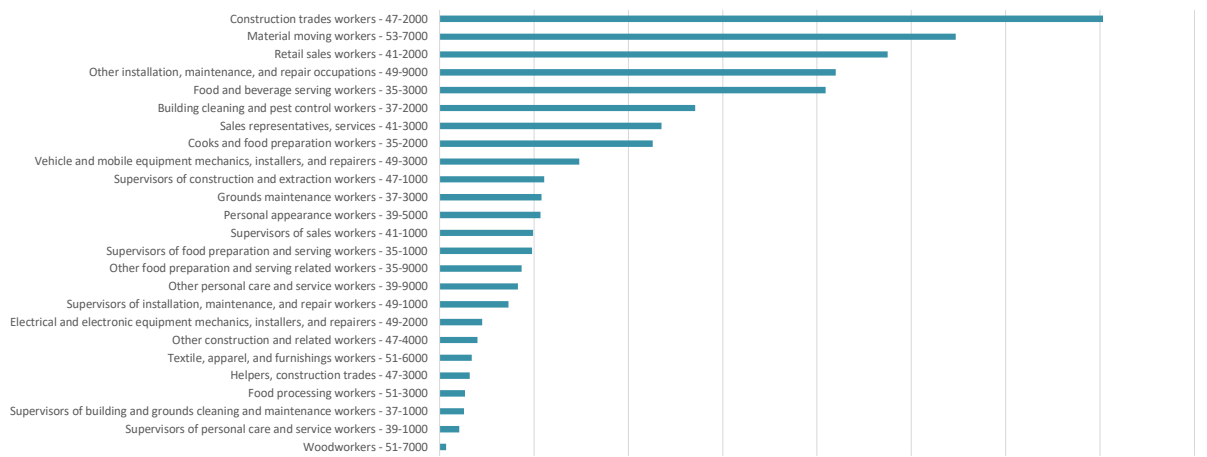
Maersk Agency USA, Inc. is expected to net the County \$332,167 in revenue in the final year of the grant term for a cumulative net of \$1,126,479 over five years



Project Impacts

Maersk Agency USA, Inc.

Maersk Agency USA, Inc. is expected to create 440 small business jobs by the end of the grant period.



## Maersk Agency USA, Inc.

### Corporate Culture & Community Engagement

- "Justice Involved" applicants are considered on a case-by-case basis.
- Maersk Agency USA, Inc. offers various roles in logistics, customer service, and operations that do not require college degrees. These positions often emphasize skills, certifications, or experience over formal education.
- On-the-job training
- Committed to work with all workforce partners
- Maersk Agency USA, Inc. has Employee Resource Groups (ERGs) that support diversity and inclusion, including groups for women, veterans, LGBTQ+ employees, and others.



## Maersk Agency USA, Inc.

### Corporate Culture & Community Engagement

- Full benefits package incl. health, dental, vision and retirement, employee assistance program
- \$2,500 per-child adoption assistance
- Military care-giver leave, up to 26 weeks
- Maersk Agency USA, Inc. has Employee Resource Groups (ERGs) that support diversity and inclusion, including groups for women, veterans, LGBTQ+ employees, and others.



## BOCC Action

- Requesting the Board of County Commissioners to vote and adopt a resolution to approve a **7-year, 75%** Business Investment Program Grant to **Maersk Agency USA, Inc.** for a not-to-exceed amount of **\$357,996** and to authorize the County Manager to negotiate and execute the contract.



## Business Investment Program (BIP) Grant

### Public Hearing

Mecklenburg Board of County Commissioners  
January 21, 2026.

### Speakers:

1. Tommy Nichols - Topic: Support of new business locating to Mecklenburg County.

Motion was made by Commissioner Leake, seconded by Commissioner Rodriguez-McDowell, and unanimously carried to close the public hearing.

Motion was made by Commissioner Rodriguez-McDowell, seconded by Commissioner Leake, and carried 7-1, with Commissioners Altman, Dunlap, Griffin, Jerrell, Leake, Meier, and Rodriguez-McDowell voting, yes, and Commissioner Powell voting, no, to adopt a resolution approving a 7-year, 75% Business Investment Program grant to MAERSK AGENCY USA, INC. for a not-to-exceed amount of \$357,996 and authorize the County Manager to negotiate and execute the contract.

**Meeting Minutes**  
**February 17, 2026**  
**Comments**

Commissioner Leake thanked the speaker, Mr. Nichols, for his presentation and support of District 2.

Commissioner Griffin said the jobs were a phenomenal opportunity for Mecklenburg County and reiterated the importance of inclusivity in those opportunities. He said they often spoke of living wages; however, there also had to be training and commitment.

Commissioner Rodriguez-McDowell, Chair of Economic Development, said the Economic Development Committee voted unanimously to support the project. She said those jobs paid higher than the standard occupation codes and offered fantastic on-the-job training, upward mobility, and benefits.

Commissioner Leake asked whether Johnson C. Smith could be added as part of the training facility. *Mr. Andrews said they could.*

**26-0029 Business Location and Expansion - PACIFIC LIFE**

*Background: Pacific Life is a major US-based financial services company (272 on Fortune 500 list) that provides life insurance, annuities, and mutual funds to individuals, businesses, and pension plans.*

*Recognized as a leader in the financial services industry with nearly 160 years of experience, Pacific Life attributes its success to a commitment to long-term stability, growth, and outstanding customer service.*

*A mutual holding company, it is privately owned by its policyholders, which allows it to focus on long-term strategy rather than short-term shareholder demands.*

*Founded in 1868 and headquartered in Newport Beach, CA.*

*Named in 2025 as the World's Most Ethical Companies by Ethisphere.*

*PACIFIC LIFE's proposed project meets all the following grant guidelines for a 5-year Business Investment Grant, specifically:*

- *A taxable investment of \$12,300,000 to be completed in the next five years.*
- *Creation of 301 new jobs with an average wage of \$176,379 (which is equal to or greater than 100% of the average SOC codes for each job position for the Charlotte-Gastonia-Rock Hill M.S.A.).*
- *There is competition for this project from Rock Hill, SC, and Jersey City, NJ.*

*The general terms and conditions of this grant include:*

- *A portion of the grant must be repaid if the company moves this investment from Charlotte within 5 years of the end of the grant term.*
- *Actual grant payments are based on the value of the investment as appraised by the Mecklenburg County Tax Office.*
- *All property taxes due from the company must be paid before a grant payment is made.*

*The Board of County Commissioners indicated its intent to approve this grant in a closed session on 10/21/2025.*

**Meeting Minutes  
February 17, 2026**

Motion was made by Commissioner Dunlap, seconded by Commissioner Griffin, and unanimously carried, to open Public Hearing to receive comments on a proposed Business Investment Program Grant to Pacific Life.

Mr. Clay Andrews, Economic Development Manager, Office of Economic Development gave the presentation.



Business Investment Program Grant



**Pacific Life**



## Company Background

## Pacific Life



- Pacific Life is a major US-based financial services company, providing life insurance, annuities, and mutual funds to individuals, businesses, and pension plans. (272 on Fortune 500 list)
- A mutual holding company, it is privately owned by its policyholders, which allows it to focus on long-term strategy rather than short-term shareholder demands.
- Founded in 1868 and HQ in Newport Beach, CA
- Named one of the World's Most Ethical Companies® by the Ethisphere Institute for 8 consecutive years.



## Company Background

## Pacific Life



### **Pacific Life is seeking an East Coast presence:**

- provides access to a deep pool of skilled professionals in the financial services industry that is cost-effective with other locations
- Flight availability to and from Southern California
- Location that overlaps with European office business hours



**Project Details**

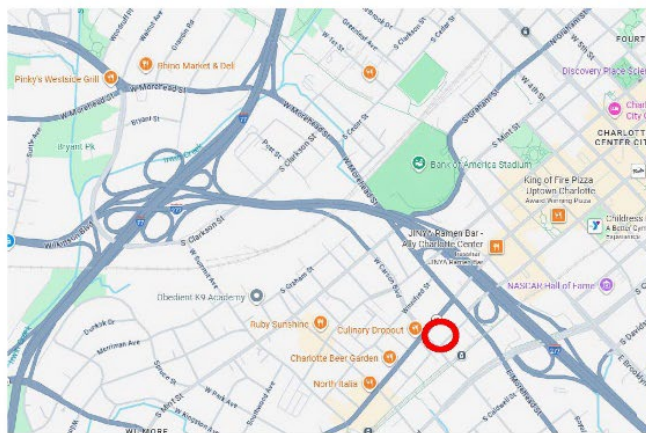
**Pacific Life**

- **\$12,300,000 in New Taxable Investment**
  - \$9,950,000 in Real Property
  - \$2,350,000 in Business Personal Property
  - 68,000 SF of Office
- **301 New Employees**
  - \$176,379 Average Wage
- **Competition Sites:**
  - Rock Hill, SC; Jersey City, NJ



**Project Location**

**Pacific Life**



**Proposed Location:** 1111 S. Tryon @ Morehead, Charlotte, NC  
**Submarket Name:** Southend  
**Commission District :** 4



**Project Incentives**

**Pacific Life**

Partner	Terms	Amount
County	5 years/75%	\$210,000
City of Charlotte	6 years/90%	\$182,896
State Incentives JDIG	12 yrs	\$5,477,250
Work Opportunity Tax Credit		\$216,000
Federal Bonding Program		\$375,000
NC Community Colleges		\$541,800
<b>TOTAL</b>		<b>\$7,002,946</b>



**Project Employment**

**Pacific Life**

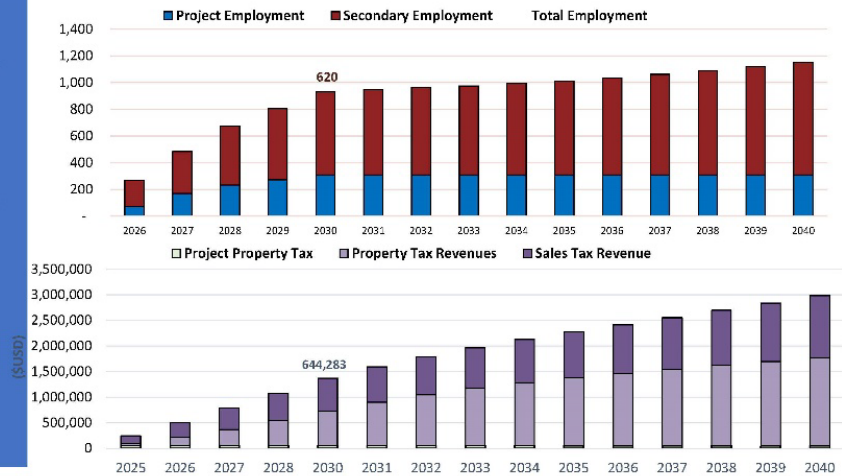
Position	Total	Wage	SOC- Code	Annual Median MSA	Percent difference
Software Developers	61	\$181,803	15-1252	\$133,750	>
Network & Infrastructure	31	\$210,000	15-1244	\$100,590	>
Computer Occupations, all other	18	\$100,000	15-1299	\$114,070	<
Accounting and Auditing	55	\$176,130	13-2011	\$98,030	>
Actuarial	55	\$185,000	15-2011	\$148,720	>
Tax Preparers	13	\$120,485	13-2082	\$54,770	>
Financial Specialists, All Others	11	\$140,000	13-2099	\$96,160	>
Financial & Investment Analysts	2	\$180,000	13-2051	\$114,750	>
Global Procurement Services	40	\$185,000	43-3061	\$51,100	>
Human Resources Specialists	7	\$164,286	13-1071	\$80,580	>
Facilities Managers	2	\$110,000	11-3013	\$112,840	=
Reinsurance	3	\$200,000	13-2053	\$89,470	>
<b>TOTAL</b>	<b>298</b>	<b>\$177,584 AVG</b>			



Project Impacts

Pacific Life

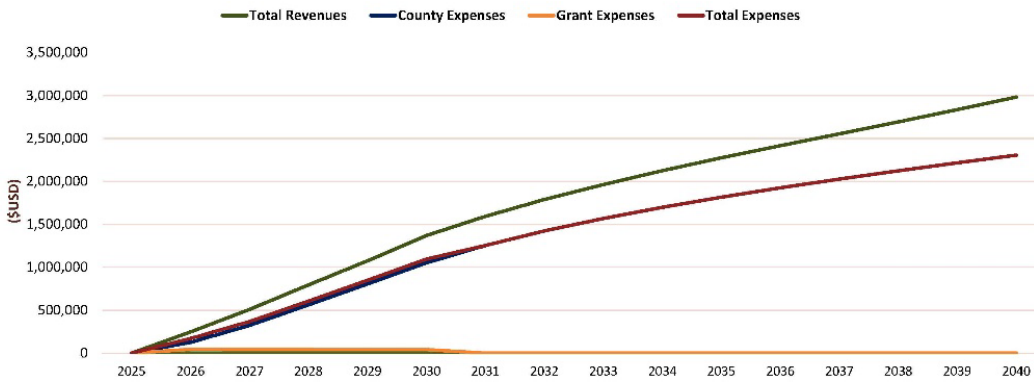
- o Pacific Life is expected to create an additional **620 jobs** by the end of the 5-year grant term.
- o Pacific Life is expected to create an additional cumulative net of **\$2,042,766 in sales tax revenue** by the end of Year 5.



Project Impacts

Pacific Life

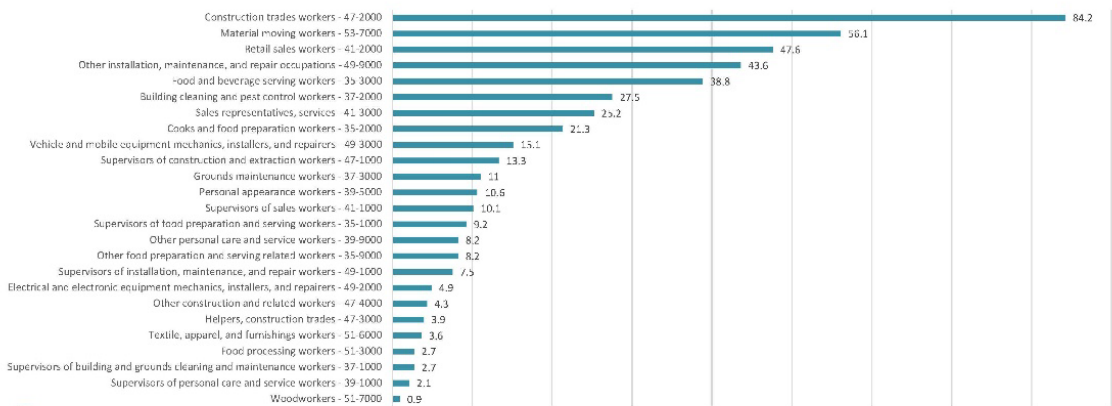
Pacific Life is expected to net the County **\$274,942** in revenue in the final year of the grant term for a cumulative net of **\$910,211** over five years



Project Impacts

Pacific Life

Pacific Life should create up to **462 small business jobs** in the county by the end of year 5



## Corporate Culture & Community Engagement

### Pacific Life

- Pacific Life offers a comprehensive list of benefits, including insurance of all types, tuition assistance, tuition reimbursement and professional development, childcare, and eldercare resources at discounts, and many others
- Pacific Life has roles, including technology roles, that do not require degrees. Hiring is based on relevant skills and experience, rather than a degree.
- Pacific Life does have 2<sup>nd</sup> second-chance hiring program based on the role, the nature of the offense, and the federal, state, and local laws applicable to the position.
- Committed to working with UNC Charlotte and other workforce providers



## Corporate Culture & Community Engagement

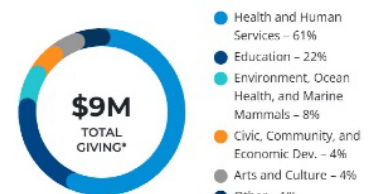
### Pacific Life



### PACIFIC LIFE FOUNDATION

IN 2024

- Pacific Life Foundation will give \$9.5 million in grants in '25.
- \$2.5 million to ocean health (Ocean Conservancy, Thames21, Waterways Watch Society)
- \$1 million to American College of Financial Services
- \$3.2 million for Food Insecurity (Orange Co, CA; Omaha, NE; Lynchburg, VA.)
- Partner with Dress for Success, Junior Achievement, and
- Packages 132,580 meals worldwide through their Week of Service Program (local food pantries chosen by local offices)



## BOCC Action

## Pacific Life

- Requesting the Board of County Commissioners to vote and adopt a resolution to approve a **5-year, 75%** Business Investment Program Grant to **Pacific Life** for a not-to-exceed amount of **\$210,000** and to authorize the County Manager to negotiate and execute the contract.



## Business Investment Program (BIP) Grant

### Public Hearing

Mecklenburg Board of County Commissioners  
February 3, 2026

Meeting Minutes  
February 17, 2026

**MECKLENBURG COUNTY BOARD OF COMMISSIONERS**  
**RESOLUTION**  
**APPROVING BUSINESS INVESTMENT PROGRAM GRANT**  
**FOR PACIFIC LIFE**

WHEREAS, **PACIFIC LIFE** is seeking to locate its operations in Mecklenburg County;  
and

**WHEREAS**, the organization evaluated sites in Rock Hill, SC, and Jersey City, NJ; and

**WHEREAS**, this project, as described by the company, was determined to meet all the criteria for a Business Investment Program grant from the County of Mecklenburg, the Board of Commissioners voted its intent to provide a Business Investment Program grant to the company during a closed session meeting on **10/21/2025**, and as authorized by the Board, the County communicated this information to the company; and

**WHEREAS**, taking into consideration the Board's stated intent to make an economic development grant, the company subsequently decided to expand in Mecklenburg County. The project will involve a capital investment of **\$12,300,000** and is expected to create **301** new jobs within five years, with an average annual salary of approximately **\$176,379**. The Business Investment Program grant is a **75% grant over 5 years**, with a not-to-exceed amount of **\$210,000**. The grant will be subject to the County's standard contract provisions, including compliance requirements for the company related to job creation targets and claw-back provisions; and

**WHEREAS**, Mecklenburg County Board of Commissioners has determined that this grant will provide new employment, new taxable property, and new economic activity within the County, now, therefore, be it

**RESOLVED** that the Board of County Commissioners does hereby approve the Business Investment Program grant as described above and authorizes the County Manager to execute a contract for the same, with any necessary or helpful nonmaterial changes.

ADOPTED the

Approved as to Form:

\_\_\_\_\_  
Clerk to the Board

\_\_\_\_\_  
County Attorney

**There were no speakers.**

Commissioner Rodriguez-McDowell, Chair of Economic Development, said the Economic Development Committee unanimously supported the project. She said it was voted one of the most ethical companies for 8 consecutive years, and that they supported corporate culture, their community partnership, and high wages.

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

Motion was made by Commissioner Rodriguez McDowell, seconded by Commissioner Meier, and carried 7-1 with Commissioners Altman, Dunlap, Griffin, Leake, Meier, Rodriguez-McDowell, and Chair Jerrell voting yes and, Commissioner Powell voting no, to adopt a resolution approving a 5-

**Meeting Minutes  
February 17, 2026**

year, 75% Business Investment Program grant to PACIFIC LIFE for a not-to-exceed amount of \$210,000 and authorize the County Manager to negotiate and execute the contract.

**ADVISORY COMMITTEE REPORTS**

**26-0051      Historic Landmarks Commission - Annual Report**

The Board received an annual report from the Historic Landmarks Commission and the Historic Landmarks Commission's FY2027 Advisory Board Budget Priorities.

Mr. Stewart Gray, Director, Historic Landmarks Department, and Melanie Reddrick, Chair, Historic Landmarks Commission, gave the presentation.

**Historic Landmarks Commission**

**Powers and Duties**

- **Recommends designation of Historic Landmarks**
- **Administers design review for changes to Historic Landmarks**
- **Manages the purchase and sale of historic properties through the Revolving Fund**
- **With the Historic Landmarks Department, facilitates historic preservation throughout Mecklenburg County**

**Historic Landmarks Commission**

**Landmark Designations for 2025**



**Dr. Charles W. and  
Vivian L. Williams  
House (c. 1963)**

**5906 Crestwood  
Drive, Charlotte  
(Hyde Park)**

## Landmark Designations for 2025



**Davidson Baptist Chapel  
(1960)**

**307 Armour Street, Davidson  
(Westside)**

## Landmark Designations for 2025



**Ziglar-Bowers House  
(c. 1923)**

**421 Heathcliff Street, Charlotte  
(Wesley Heights)**

## Landmark Designations for 2025



**Kelly Alexander House  
(c. 1962)**

**2128 Senior Drive,  
Charlotte  
(University Park)**

## Historic Landmarks Commission



**McClintock Presbyterian Church (c. 1890, Established c. 1866)**

**20 Properties added  
to the HLC's Study  
List**



**Foard House (1968)**

## Historic Landmarks Commission

### Design Review for Certificates of Appropriateness (COA)



In 2025, the HLC reviewed and approved 65 projects involving historic properties.

## Historic Landmarks Commission



**Projects**  
**Stafford Slave Cabin**  
**(c. 1840)**

## Historic Landmarks Commission

### Real Estate Projects



Torrence-Lytle High School Roofing Project



Relocation of Douglas House

## Charlotte-Mecklenburg Historic Landmarks Commission Annual Report

Presented to the Mecklenburg  
Board of County Commissioners  
February 17, 2026



## Historic Landmarks Commission



### Real Estate Projects

Above: Edgewood (c. 1840)  
Left: Sloan House (c. 1890)



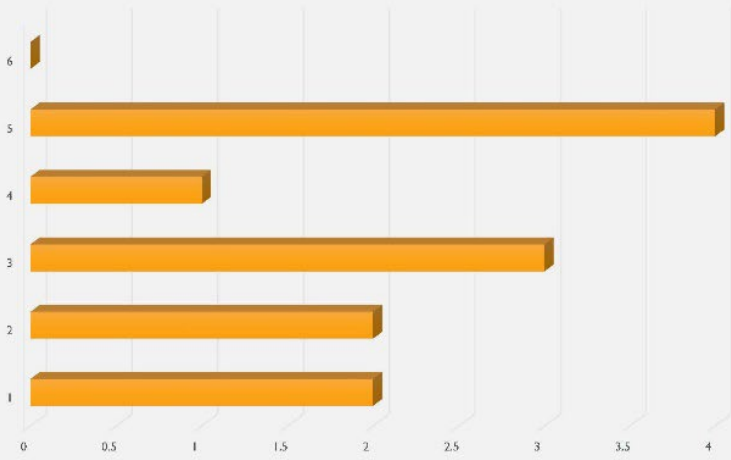
### Outreach Initiatives With the Historic Landmarks Department

Huntersville  
Rosenwald  
School #2  
Centennial  
Celebration

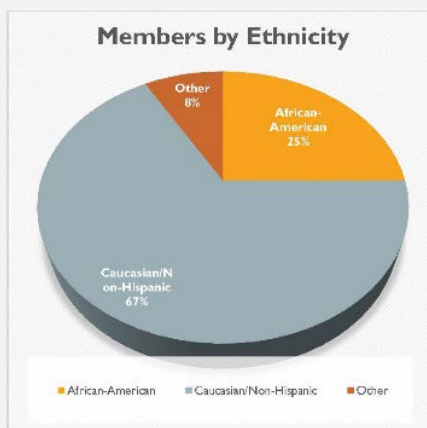
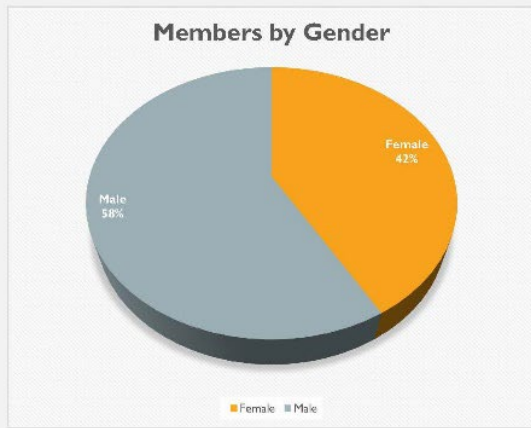
Franks House  
Historic Marker  
Unveiling



Meeting Minutes  
February 17, 2026



**Historic Landmarks Commission  
Representation  
by County Districts**



**Historic Landmarks Commission Representation**

# Historic Landmarks Commission FY2027 Advisory Board Budget Priorities

## Historic Landmarks Commission FY2027 Advisory Board Budget Priorities

**I. Revolving Fund Contribution.** The HLC has been very active this year with property purchases - although we anticipate natural replenishment of the fund as these properties are renovated and turned over to their new owners, the sale price can often be impacted by repairs that we make prior to the sale. A slight replenishment of the revolving fund could aid in some immediate repairs that could increase our final sale price. This ask is not earmarking a specific amount-- however, one example could be the Alexander House, which we recently received approval to purchase. We believe that \$50,000 worth of repairs prior to resale could make the house more competitive on the market. So, any infusion into the revolving fund is always helpful!

**Historic Landmarks Commission**  
**FY2027 Advisory Board Budget Priorities**

**2. Revolving Fund Line Item for the Purchase of Preservation Easements.** One of the most cost-effective tools that we have in our arsenal to protect historic properties, outside of purchasing them outright, is to purchase preservation easements for the properties, in collaboration with the current owner. We believe that a \$50,000 line item in the Revolving Fund earmarked for the purchase of these easements could go a long way in supporting owners who need assistance to protect their properties long-term.

**Historic Landmarks Commission**  
**FY2027 Advisory Board Budget Priorities**

**3. Additional operating budget line item for the purchase of Historic Markers.** The HLC was able to install two Historic Markers recently as the centerpiece of moving and impactful community gatherings (Franks House and the Huntersville School #2). We received good feedback from BOCC attendees for both events! Although all of our buildings are eligible for plaques (and approximately 75% of them have those installed), only selected properties have their stories told through our ongoing Historic Marker program. An operating budget increase of approximately \$10,000 a year could allow us to install 2-3 additional markers per year.

**Comments**

Commissioner Dunlap thanked Ms. Reddrick for their presentation. He said that when they purchased homes, they tied up the funds in a revolving fund so that when the homes were sold, the funds would go back. He asked what would happen if they tied up all the funds. *Ms. Reddick said she did not think that had ever happened. She said every purchase they made through the revolving fund was a group decision. She said they were working on a scorecard to help them evaluate properties they would or would not buy.* Commissioner Dunlap said he thought they put stipulations on the Alexander House. *Mr. Stewart Gray said the stipulations were that they would not sell the property until they came back to the BOCC with what was being proposed. He said they had been keeping Commissioner Griffin advised of their progress and had a good offer from someone who wanted to keep the property accessible to the public.*

## **Meeting Minutes February 17, 2026**

Commissioner Rodriguez-McDowell asked for more information on the purchase of preservation easements and whether the price was based on value. *Ms. Reddick said it was a new idea for them, but the idea was that when they purchased property, they would place deed restrictions on it so that future buyers could or could not do certain things to the property.*

Commissioner Griffin thanked the Commission for their work. He said he was aware of the Torrence Lytle School and asked about its status. *Ms. Reddick said they had stabilized the roof, but a new RFP for development was still in the works. She said being able to use the revolving funds for the roof replacement would buy more time to find the right owner who would ensure the property was protected.*

Commissioner Leake said she appreciated the Commission's work and asked where the Sloan House was located. *Ms. Reddick said it was in Davidson. Mr. Gray said they were working with the Town of Davidson, but would be part of a three-way sale of the Sloan house, and would not have to bring any funds. He also said McClintock was working to determine whether there was an engineering solution to the historic sanctuary building's leaning.*

Commissioner Powell asked about the revolving fund line item for the purchase of preservation easements and whether they had heard of it elsewhere. *Mr. Gray said non-profits like PNC had done it. Commissioner Powell said she felt it was smart and a small investment versus all the work they did when buying property. She said this was unique, and they needed to pursue it, and thanked the Commission for their work.*

Chair Jerrell thanked the Commission for their presentation. He said it was great to see what was done with the former slave cabin that was located off the Plaza-Wood Extension, and that it was striking to see how much history was in their community. He said he appreciated speaking with Commissioners Griffin and Leake regarding the history that they sometimes took for granted.

## **MANAGER'S REPORT**

### **26-0058 Project Boast - Business Opportunity and Supportive Transit**

The Board received an update on the proposed implementation plan for Project BOAST.

*Background: In response to the passage of the transit bill, which is projected to generate over \$25 billion in infrastructure and construction over the next 20+ years, the County plans to launch Project BOAST (Business Opportunity And Supportive Transit). This initiative reflects a strategic commitment by Mecklenburg County, envisioned to be implemented in collaboration with community partners, to promote small business support and mitigate business displacement. In addition, Project BOAST is designed to prepare local businesses to take advantage of emerging opportunities across key sectors such as construction, logistics, retail, hospitality, and services, thereby positioning small businesses to participate in the opportunities that result from the strategic transportation investment.*

*The overarching strategies include:*

- 1. Business Preservation and Anti-Gentrification**
- 2. Access to Contracting Opportunities**
- 3. Capacity Building and Technical Assistance**
- 4. Customer Connections**
- 5. Workforce and Talent Development**

**Meeting Minutes**  
**February 17, 2026**

*The purpose of this presentation is to inform the Board and the public about the proposed next steps, to include implementation, anticipated costs, and staffing needs. The proposed implementation will begin in Fiscal Year 2027 and will span over the next 30 years.*

County Manager Bryant recognized Metropolitan Authority Chair, Mr. David Howard, Mr. Reggie Bean of White Label Management, and Mr. Robert McCutcheon, President and CEO of the Charlotte Regional Business Alliance, who could not be present.

Mr. Roger Johnson, Economic Development Director, and Ms. Jamila Davis, Director of Business Diversity and Inclusion, gave the presentation.

## STATEMENT OF COMMITMENT

The Project BOAST framework reflects the County's commitment to supporting small businesses, as well as anti-displacement efforts.

Design is required to refine the implementation details.

2

## Where do we want to be?



**The vision is clear. Transportation investments should strengthen business communities, not displace them.**

Position small businesses to benefit from transportation improvements

Connect local small businesses to economic opportunities

Protect existing small businesses from displacement

3

How do we  
get there?



**One entity cannot achieve  
this alone**

Collaboration

Coordinated Effort

Collective Impact

## Phase I Partnership Development & Implementation Planning



### Completed Stakeholder Group Discussions

- Towns & **City Economic Development**
- Business Support Organizations
- Nonprofits
- Universities & Community Colleges
- Financial Institutions
- Small Business and Entrepreneurship Advisory Board

## Stakeholder Feedback



### Line of Credit

- The OED team is working with stakeholders given their available funding.
- Developing a lending resource guide to help small businesses access lines of credit, equipment loans, and other financing options.

### Grants

- Deferring grant assistance to Business Support Organizations that are leading this work.

### Eligibility (Implementing)

- Expanding access for nonprofit organizations to participate in available services.







### Addressing Business Service Needs (Implementing)

- Expanding legal support to address displacement.
- Building financial management assistance.
- Developing marketing support.

6

## Eligibility Requirements

Supporting Mecklenburg County businesses and nonprofits seeking to participate in contracting opportunities or experiencing construction-related impacts as part of anti-displacement efforts.

	Microbusinesses and non-religious 501 (c)(3) nonprofits located in Mecklenburg County are eligible
	Entity must have <b>50 or less employees</b>
	<b>Single-location firms only</b> ; firms with two or more locations are not eligible
	Must have <b>at least 2 years of filed tax returns</b> (demonstrated by federal tax returns)
	Must demonstrate measurable impact, like financial hardship, staffing challenges, or operational disruptions
	No delinquent Mecklenburg County business property taxes

7

# How do we get there?



- 1. Business Preservation and Anti-Gentrification
- 2. Access to Contracting Opportunities
- 3. Capacity Building and Technical Assistance
- 4. Customer Connections
- 5. Workforce and Talent Development

8

# Estimated Annual Budget – November 2025

Category	Estimated Cost (low)	Estimated Cost (high)
County Personnel & Admin	\$425,000 (3 FTEs)	\$565,000 (4 FTEs)
On-going Operating & Maintenance	\$175,000	\$375,000
Outside contractors*	\$1,700,000	\$2,700,000
<b>Total</b>	<b>\$2,300,000</b>	<b>\$3,640,000</b>

9

**Meeting Minutes**  
**February 17, 2026**

**Estimated Budget Request**

**FY27 \$1.41M | FY29 \$3.18M | 4 FTE**

Initiatives	FY27	FY28 + 2.7% Escalation	FY29 + 2.7% Escalation
<b>Business Preservation &amp; Anti-Gentrification</b> • Contract Work	\$160,000	\$328,640	\$513,500
<b>Access to Contracting Opportunities</b> • Outreach & Education • Mentor Protégé Program • Program Officer (1 FTE)	\$184,000	\$293,722	\$414,329
<b>Capacity Building &amp; Technical Assistance</b> • Program Officer Cont'd • Contracting • Construction Accelerator (can cutdown to \$250K) • Financial Management Services • Marketing & E-Commerce Services • TA Program Manager (1 FTE)	\$ 670,000	\$996,190	\$1,554,094
<b>Customer Connections</b> • Displacement Mitigation Program • Ticketing System Software • Field Program Manager (1 FTE) • Community Management Analyst (1 FTE)	\$300,000	\$482,690	\$495,716
<b>Workforce and Talent Development</b> • Contract Work	\$100,000	\$154,050	\$205,400
<b>Total*</b>	\$1,414,000	\$2,255,292	\$3,183,039



\*FY27, FY28, and FY29 reflect phased ramp-up at 33%, 66%, and 100% implementation.

10

# How do we get there?

## 1. Business Preservation and Anti-Gentrification FY27: \$160K



Initiatives	FY27	FY28 + 2.7% Escalation	FY29 + 2.7% Escalation
<b>Real Estate &amp; Lease Support</b> <ul style="list-style-type: none"> <li>Educate businesses on lease negotiation strategies</li> <li>Provide guidance on eminent domain implications</li> <li>Review and negotiate commercial leases</li> </ul>	\$160,000	\$328,640	\$513,500
<b>Contracting &amp; Construction Advisory</b> <ul style="list-style-type: none"> <li>Educate businesses on contracting best practices</li> <li>Review and negotiate construction-related contracts</li> <li>Support with regulatory compliance and procurement processes</li> <li>Advise on liens and scope of work documentation</li> </ul>			
<b>Total</b>	\$160,000	\$328,640	\$513,500

11

# How do we get there?

## 2. Access to Contracting Opportunities FY27: \$184K



Initiatives	FY27	FY28 + 2.7% Escalation	FY29 + 2.7% Escalation
<b>Outreach &amp; Education</b> <ul style="list-style-type: none"> <li>Promote local business participation for projects</li> <li>Business resource hubs across county</li> <li>Event space, marketing for outreach, refreshments, engagement sessions across towns</li> </ul>	\$30,000	\$61,620	\$102,700
<b>Mentor Protégé Program</b> <ul style="list-style-type: none"> <li>Contract work for administration and coordination.</li> <li>SMEs, OSHA, ServSafe specialty trainings .</li> </ul>	\$34,000	\$108,862	\$185,065
<b>Program Officer (1 FTE):</b> Manage service agreements for the construction accelerator, mentorship program, CPA services, marketing services, and outreach initiatives, as well as provide support with contracting	\$120,000	\$123,240	\$126,564
<b>Total</b>	\$184,000	\$293,722	\$414,329

How do we get there?

**3. Capacity Building and Technical Assistance FY27: \$670K**



Initiatives	FY27	FY28 + 2.7% Escalation	FY29 + 2.7% Escalation
<b>Business Accelerator for Construction Sector</b> <ul style="list-style-type: none"> <li>• 25 businesses per cohort</li> <li>• Ramp up to 2 Cohorts per year</li> </ul> <b>Core Classes</b> <ul style="list-style-type: none"> <li>• Project Management, Risk Management, Safety, Bonding, Health &amp; Wellness, Strategic Planning, Finance, Management &amp; Leadership</li> </ul>	\$250,000	\$256,750	\$513,500
<b>Financial Management Services</b> <ul style="list-style-type: none"> <li>• CPAs/CMAs to provide professional in-kind services</li> <li>• Services: Bookkeeping, advisory costing &amp; estimating, and fractional CFO</li> <li>• Educational seminar trainings on QuickBooks</li> <li>• One-on-one Consulting Hours post-training</li> </ul>	\$200,000	\$410,800	\$605,930
<b>Marketing &amp; E-Commerce Services</b> <ul style="list-style-type: none"> <li>• E-commerce setup and integration (Shopify, Square, etc.), search engine optimization, and website creation</li> </ul>	\$100,000	\$205,400	\$308,100
<b>Program Officer Cont'd:</b> Manage service agreements for the construction accelerator, mentorship program, CPA services, marketing services, and outreach initiatives, as well as provide support with contracting	-	-	-
<b>TA Program Manager (1 FTE):</b> Program manager to provide 1:1 supportive services in areas of financial management, bonding, licensing, construction, and compliance technical assistance.	\$120,000	\$123,240	\$126,564
<b>Total</b>	<b>\$670,000</b>	<b>\$996,190</b>	<b>\$1,554,094</b>

13

## How do we get there?

### 4. Customer Connections FY 2027: \$300K

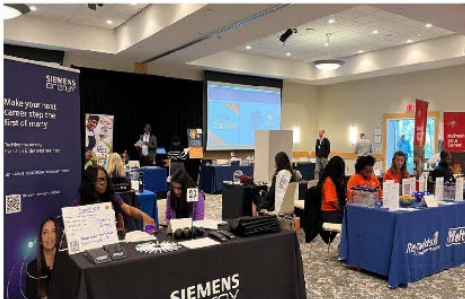


Initiatives	FY 2027	FY28 + 2.7% Escalation	FY29 + 2.7% Escalation
<b>Displacement Mitigation Program</b> <ul style="list-style-type: none"> <li>• Pop-Up Markets &amp; Hotline</li> <li>• Temporary Wayfinding Signage</li> <li>• Transit Business Marketing Campaign</li> <li>• Temporary Public Art</li> </ul>		\$174,590	\$179,304
<b>Ticketing System</b> <ul style="list-style-type: none"> <li>• Software</li> <li>• Cloud-based helpdesk</li> </ul>	\$60,000	\$61,620	\$63,284
<b>Field Program Manager (1 FTE):</b> Will function as a “street team” member conducting site visits, implementing Displacement Program efforts, and sharing construction updates with affected groups alongside CDOT and MPTA.	\$120,000	\$123,240	\$126,564
<b>Community Management Analyst (1 FTE):</b> Providing data collection, monthly status reports, hotline services, and manages ticketing system.	\$120,000	\$123,240	\$126,564
<b>Total</b>	\$300,000	\$482,690	\$495,716

14

## How do we get there?

### 5. Workforce and Talent Development FY27: \$100K



Initiatives	FY27	FY28 + 2.7% Escalation	FY29 + 2.7% Escalation
Apprenticeships and internships linking residents and students to employment in small businesses*	\$100,000	\$154,050	\$205,400

\* Collaboration with City of Charlotte

15

# NEXT STEPS

- Phase I (February - June)**
  - ET Meeting
  - Partnership Development & Implementation Planning:
    - Define resources and responsibilities
      - Who is the Lead, Partner, Support
  - Clarifying Scope of Work & Timeline
  - FY 2027 Budget Request
- Phase II (FY27)**
  - Hiring Process:
    - Internal staffing
  - Contracting Process:
    - Identifying partners
      - Proposal requests
      - Selections
      - Performance based contracts
  - Success Measures & Evaluation
- Phase III (FY27)**
  - Groundwork complete, ready for launch
  - Annual report
- Additional Phases...**

\*Phased implementation to align with collaborating entities.

16



# THANK YOU

# ANY QUESTIONS?



# Project BOAST

Business Opportunity And Supportive Transit

## Meeting Minutes February 17, 2026

### Comments

Commissioner Rodriguez-McDowell thanked them for their presentation and said she liked slide 6, which mentioned the private sector leaning in. She said it was a well-thought-out effort, and she liked what they were trying to accomplish by lifting small businesses; however, she felt the sales tax was already costing the public so much money, and felt it should be paid for by the municipalities, and did not understand why it should be the County's role. She said she was not in support of the way it was presented.

Commissioner Meier said she liked the framework. She said she supported the tax but felt the group that pushed the sales tax through was the corporate community, and they should lean in more to help save the businesses along the line. She said there could be a partnership but felt they could take on much more than the County.

Commissioner Leaked said it could happen if people elevated small-business owners. She said she had been meeting with young adults who wanted to create small businesses but did not understand the tasks needed to prepare. She said she supported it 100% and was excited to generate support for the people who needed it most.

Commissioner Griffin said the concept was phenomenal. He asked who would be responsible. He said something had to be done, and he did not want it to be a missed opportunity. He said he hoped they would start with a balanced scorecard to see investment returns in Mecklenburg County. He said he hoped the City would do a "skills to build" as there were tons of learning opportunities for CMS Schools. Commissioner Griffin said there were entrepreneurial programs and asked who would manage them. He said he hoped these goals could be planted and still be achieved when they were no longer here.

Vice Chair Altman thanked County Manager Bryant for his support on the Transit Authority, as it made a huge difference for alignment. She said workforce development was a priority. She said they spent a lot of money on other priorities, and this seemed small in comparison and had the capacity to empower their residents. Vice Chair Altman said she was appreciative and that they needed to show leadership. She said they could not lead without the assets around the infrastructure.

Commissioner Dunlap thanked the presenters and the County Manager for hearing the voices in their community. He said the plan demonstrated that they had heard them, and this was their response. He said the plan did specifically what they wanted. He said, when they imagined all the businesses that might go out of business, that would mean tax revenue, so they had to bring it back to the County. Commissioner Dunlap said they had everything to gain by doing this, and it was important to let the community know they did what they said they would.

Commissioner Powell said she shared the joy of the plan. She said they had to be nimble with the micro-business owners to support them, but they needed more corporate help. She said there was a history in the region of corporate partners not being partners, and she asked how they could require more from them. She said they needed the corporate partners and the Chamber of Commerce to understand that they needed their help and asked how they could avoid having all the burden put on the County.

Chair Jerrell thanked the County Manager for his leadership and the entire team for the presentation and their work. He said the presentation was in response to concerns raised by Board members. He said the coordinated efforts mentioned in the presentation would involve the city partners, non-profit, and corporate partners, and they needed to give visibility to the plans of the corporate community to understand how they were leaning in and what funds they

**Meeting Minutes  
February 17, 2026**

were contributing. He said their focus was on small businesses, but others may have different focuses, so they needed a wide coverage area. He said he wanted them to push for the elements that were not in their purview, but that the community was asking for, such as lines of credit and grants. He asked, regarding displacement, whether temporary spaces were available when businesses were displaced or shut down. He said he also felt they needed to continue community outreach to be proactive before the community shut down. Chair Jerrell asked Mr. Reggie Bean to explain his role in the process.

*Mr. Bean said he was the founder and managing director of White Label Management Group, a workforce development consulting firm. He said they had been in business in Charlotte for 5 years, after 20-plus years on the corporate side. He said he met with Mr. Roger Johnson and discussed his role related to small business and workforce development support. Mr. Bean said he was also Board Chair for the Charlotte Regional Business Alliance Foundation. He said Robert McCutcheon, CEO, could not be present, so he was present on behalf of the Alliance to ensure they were as effective as possible.*

**26-0081 Federal Impacts to HHS - Fiscal Years 2027 -2028**

The Board received a presentation on the impact of Federal Health & Human Services cuts and changes to Mecklenburg County Department of Community Resources in FY2027 & FY2028.

*Background: The Department of Community Resources (DCR) will provide an update on significant impacts from HR1 (also known One Big Beautiful Bill Act) to Medicaid and Food and Nutrition Services. There are multiple budgetary and operational processes that will impact Mecklenburg County. The DCR Business Operations Director will present the updates to the Board of County Commissioners.*

Lonnie Parker, Business Operations Director, Department of Community Resources, gave the presentation.



MECKLENBURG COUNTY  
North Carolina  
Department of Community Resources

**Federal HHS Impacts to Mecklenburg County  
Fiscal Year 2027 - 2028**

**Medicaid and Food & Nutrition Services**

Department of Community Resources

Lonnie Parker, Business Operations Director



MECKLENBURG COUNTY  
North Carolina

## Table of Contents

### Federal Budget & Process Impacts

- Introduction
- Medicaid Work Requirements
- Medicaid Recertification Process
- FNS Expanded Work Requirements
- FNS Funding Reduction
- FNS Benefit Funding Contingency
- Summary



2

## Department of Community Resources

### Introduction

- HR1 (also known as One Big Beautiful Bill Act) passed on July 4, 2025
- The bill permanently extended lower tax rates from the 2017 Tax Cuts and Jobs Act
- The bill is projected to reduce federal spending on Medicaid and Food & Nutrition Services (FNS) by an estimated \$1.2 trillion
- Work Requirements implemented for Medicaid and six-month recertifications
- FNS Work Requirements were expanded
- Benefit cost share penalty on States & Counties for the FNS payment error rate



3

## Program Scope

### Medicaid Work Requirements



Effective January 1, 2027\*

Works not less than 80 hours/month

Completes not less than 80 hours/month of community service

Participates in a work program 80 hours/month

Any combination of the above, not less than 80 hours/month

Enrolled in an education program at least half time

Income above the federal minimum wage times 80 hours (\$580/month)

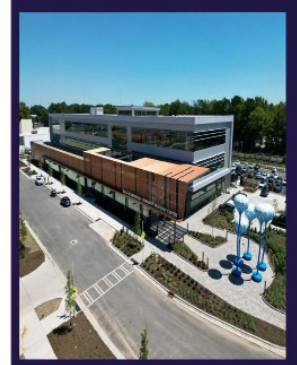
\*Enrollee outreach will begin June 2026

4

## Department of Community Resources

### Medicaid Work Requirements

- Medicaid County Medicaid Expansion (MXP) participants totaled 87,906 in December 2025
  - Able-bodied adults aged 19-64 in Medicaid Expansion who do not meet an exemption are subject to engagement requirements
    - Estimated ~23,000 participants (~26% of MXP enrollees) impacted in this category
- Exemptions to meeting work requirements include (partial list) parents/guardians/caretakers of dependent children under 13 years of age, or have special medical needs



**Department of Community Resources**

**Medicaid Six-Month Recertification**

- Medicaid Expansion eligibility will now be reevaluated every 6-months, rather than every 12 months
- Increased workload with additional tasks in eligibility verification and renewal processes
- 55 current eligibility positions will be realigned to work on recertifications
  - DCR working with Human Resources for position support through FY2027 budget process (31 reclassifications for Eligibility Specialist I)
  - 24 current Eligibility Specialist I positions have been assigned to recertifications
- Ongoing assessments for staffing impacts



**Program Scope**

**Food & Nutrition Services Work Requirements**

General Work Requirements	Able-Bodied Adult Without Dependents (ABAWD) Work Requirements
Register for work	Work at least 80 hours per month (for pay, unpaid, or volunteer)
Accept an offer of suitable employment	Participate in a work program at least 80 hours per month
Not voluntarily quit or reduce hours of employment below 30 hours per week without good cause	Participate in a combination of work and work program hours for a total of at least 80 hours per month
Participate in workfare or SNAP E&T if required by the state agency	Participate in workfare for the number of hours assigned each month (dependent on amount of SNAP benefit)

- Extended to adults up to age 65 (previously 55), limits the dependent child exemption to those under 14 (previously 18)
- Eliminated previous exemptions for veterans, people experiencing homelessness, and young people aged out of foster care

**Department of Community Resources**

~16k Participants	~22% Increase in Processing Time	Ongoing Assessment
<ul style="list-style-type: none"> <li>• 9,604 FNS Participants aged 55-64</li> <li>• 6,365 FNS Participants with children 14-18 (2,881 Households)</li> <li>• Increase burden for participants to provide verification documents (administrative churn)</li> </ul>	<ul style="list-style-type: none"> <li>• Training to learn new policies</li> <li>• Rapid implementation, and risk of increased errors</li> <li>• New verification and screening tasks</li> <li>• Short-term there is not an impact on staffing levels</li> </ul>	<ul style="list-style-type: none"> <li>• January 2026 FNS Timeliness                             <ul style="list-style-type: none"> <li>○ “Recertifications” are at 92.00%</li> <li>○ “Normal” Applications are at 91.94%</li> <li>○ “Expedited” Applications are at 90.48%</li> </ul> </li> <li>• FY2028 benchmarks will be established, and workloads monitored to determine any staffing impacts</li> </ul>



**Department of Community Resources**

Food & Nutrition Services Administrative Match Reduction
<ul style="list-style-type: none"> <li>• Reimbursement Percentage reduced to 25% from 50%                             <ul style="list-style-type: none"> <li>○ Revenue reduction of ~\$7.5 million for FY2027</li> <li>○ Revenue reduction of ~\$10 million for FY2028</li> </ul> </li> <li>• This is a direct reduction in administrative funding; not a reduction in services or workloads</li> <li>• Rate reduction goes into effect on October 1, 2026</li> </ul>



## Department of Community Resources

Effective October 2027, States may be required to pay a portion of the benefit costs each year based on SNAP payment error rates

Food & Nutrition Benefit Funding ESTIMATES	Benefit Cost Share	Payment Error Rate								
<ul style="list-style-type: none"> <li>• North Carolina FNS Benefit totals for FFY2025 is \$2.8 billion</li> <li>• NCDHHS FNS Error Rate 7.01% - FFY2025 pending                             <ul style="list-style-type: none"> <li>○ North Carolina cost is estimated at \$141.1 million</li> <li>○ Original estimates were based on the FFY2024 PER of 10.21% at a 15% cost share</li> </ul> </li> <li>• States have the option to choose FY2025 or FY2026 Payment Error Rate (PER) to determine FY2028 cost share</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>0% Cost Share</td><td>Less than 6%</td></tr> <tr><td><b>5% Cost Share</b></td><td><b>Between 6% &amp; 8%</b></td></tr> <tr><td>10% Cost Share</td><td>Between 8% &amp; 10%</td></tr> <tr><td>15% Cost Share</td><td>Over 10%*</td></tr> </table>	0% Cost Share	Less than 6%	<b>5% Cost Share</b>	<b>Between 6% &amp; 8%</b>	10% Cost Share	Between 8% & 10%	15% Cost Share	Over 10%*	<p>*For the first two years of implementation, states with a PER of greater than 13.3% will have 0% benefit cost share (Alaska required)</p>
0% Cost Share	Less than 6%									
<b>5% Cost Share</b>	<b>Between 6% &amp; 8%</b>									
10% Cost Share	Between 8% & 10%									
15% Cost Share	Over 10%*									



## Department of Community Resources

Program	Medicaid Summary
<b>Medicaid Work Requirements</b>	<ul style="list-style-type: none"> <li>• The department will continue monitoring workloads to determine impacts to staffing and to align appropriately with work demand.</li> <li>• There will not be any administrative funding loss in FY2027 due to staff processing the recertifications.</li> <li>• Participants who do not meet work requirements will be offered referrals to County work programs, as appropriate.</li> </ul>
<b>Medicaid 6-month Recertification</b>	<ul style="list-style-type: none"> <li>• This work is reimbursed at 75% and aligning more staff will increase revenue.</li> <li>• Policy is effective January 1, 2027.</li> </ul>



**Department of Community Resources**

Program	FNS Summary
<b>FNS Work Requirements</b>	<ul style="list-style-type: none"> <li>These requirements will cause additional work for staff, especially in the coming fiscal year. As participants are denied, they will then reapply in 30 days, and many will adjust their work schedules to meet the requirements (administrative churn).</li> <li>Internal benchmarks will be established in FY2028 to evaluate caseloads and timeliness to determine if there are any staffing impacts.</li> </ul>
<b>FNS 75% Administrative County Cost</b>	<ul style="list-style-type: none"> <li>This policy change will cause a direct financial impact to the County.</li> <li>This change does not affect processing time or reduce caseloads.</li> <li>The \$7.5 mil reduction for FY2027 is calculated on 9 months of reimbursement.</li> <li>FY2028 will be a reduction of \$10 mil.</li> </ul>



**Department of Community Resources**

Program	FNS Summary
<b>FNS Payment Error Rate</b>	<ul style="list-style-type: none"> <li>Policy is effective in October 2027 (FY2028).</li> <li>States will have the option to choose the payment error rate percentage from FY2025 or FY2026 in FY2028.</li> <li>Original estimates were based on FFY2024 payment error rate (10.21%) and projected NC cost share up to \$420M.</li> <li>Current estimates based on the FFY2025 payment error rate (7.01%) and projected NC cost share of \$141M.</li> </ul>





Thank You

Department of Community Resources  
Lonnie Parker, Business Operations Director



## Questions



## Comments

Commissioner Griffin said this was when they saw the impact of national leadership on families. He said that because certification requirements were twice a year rather than once, there could be penalties for increased errors without any additional support. He said it would be difficult going forward and said they would have to communicate as best as possible with the public. He said the budget for the next and following year would have to be timed to cause the least harm to people seeking care and help from the County. He said it was difficult to express what happened when taking a trillion dollars from food stamps and Medicaid, but the bright side was that it gave some of the programs they were working with the opportunity to provide services and educational programs. He said that if there were educational requirements, he was for working with schools to improve opportunities.

## Meeting Minutes February 17, 2026

Commissioner Powell said she was the liaison to Centralina, and though she was very concerned about the increased workload, she was also concerned about its impact on seniors. She said she hoped this was an opportunity to get people working again, if they could. She asked for clarification regarding the 30-day churn. *Mr. Parker said that was when someone came in for recertification and was denied, so they adjusted their work schedule to meet the 80-hour-per-month requirement, then reapplied in 30 days.*

Commissioner Dunlap said he was concerned because it seemed the federal government was transferring its dollars to the corporate community, putting the tax bills on communities. He said that historically, they had issues with error rates. He said that even if they were doing 90%, it was not good enough, and more staff were needed to do corrections, so he could imagine how the staff felt. He said if they had to bear the burden of those costs, it might get to the point where a tax increase was unavoidable because the federal government was moving the taxing down to the local level. Commissioner Dunlap said they had already suggested a lower staff-to-client ratio, but he said that would make the situation even worse, and that was a concern.

Vice Chair Altman said they were lucky to have Commissioner Dunlap because he would be in certain places with NACo and could elevate their concerns. She said as she understood, in year one, there would be a net loss to our budget of about 7.5 million dollars, which was equivalent to about a third of a penny of our tax rate. She asked Mr. Adrian Cox, Director of Management and Budget, if that was correct. *Mr. Cox said not 7.5, but about 10 million in year 2.*

Commissioner Leake said her worry was that their state representatives in Raleigh were not facing the tasks. She said local government had to make sure the people they represented were cared for, the most vulnerable being children and seniors, and she hoped the budget they worked on would make sacrifices with other agencies on decisions that would impact people's lives. She said there were things that, as elected leaders, they needed to reassess to help people who could not help themselves.

Commissioner Meier asked how much it would cost the County and whether they knew how much the State would absorb. *Mr. Parker said they did not know, but he was told it was up to the legislature.* Commissioner Meier said she wanted to make it clear to the public that there was no state budget, so they could not know what they would be absorbing. *Mr. Cox said they would lose 7.5 million dollars in revenue in fiscal year 2027, which would total 10 million in 2028.. He said the penalties, like SNAP penalties, were being pushed down to the States, and they still did not know what the impact might be on the County. He said there were a lot of unknowns, but they would come in 2028. County Manager Bryant said, regardless of the penalties, the County was not in a position to absorb them, so he said they would be challenged with reductions, as there were no options.*

Commissioner Rodriguez-McDowell said the federal government was shifting the burden down more, and the County was doing it too with the additional sales tax, and it was bad. She said Mr. Cox spoke of the direct financial impact of 7.5 million, then 10 million the next year, which had a direct impact on staff, but the budget was also impacted if they tried to support folks no longer supported by the federal government. She proposed a resolution or impact statement to express the impact it was having on the county.

Commissioner Dunlap said in reference to the suggestion by Commissioner Rodriguez-McDowell, it was important to him that their voices be heard, rather than sending a letter and hoping they read it. He said the NCACC was holding a conference where they could go in force to face the legislators.

Chair Jerrell said he got frustrated with communication with their constituents, which was #1 to him. He said they needed to communicate and educate the community and to be proactive.

**Meeting Minutes  
February 17, 2026**

He said a few things came to mind from what was presented: the first being action, the second being proactive guidance to the community. He said a tax increase had serious implications, and they had to let the people know what they were up against.

Manager Bryant said they had to be very intentional regarding how they communicated the impact, and it was good to hear they were all thinking alike.

Chair Jerrell said to be clear, he was referencing a comprehensive strategy that would come from Mecklenburg County and align all communication channels with the same messaging. He said he was challenging the Manager and staff to ensure comprehensive communication across multiple channels, with consistent information, and accountability. Chair Jerrell said he put that in the hands of the County Manager.

Commissioner Dunlap said there were discussions throughout the country in which legislatures in many states were trying to eliminate property taxes. He asked what percentage of the Mecklenburg County budget came from property sales taxes. *Mr. Cox said it was 60%.*

**26-0071      Update On 2025 Charlotte-Mecklenburg State of Housing Instability and Homelessness**

The Board received an update of the 2025 Charlotte-Mecklenburg State of Housing Instability and Homelessness (SoHIH) Report

*Background: The purpose of this presentation is to provide an update on the 2025 Charlotte-Mecklenburg State of Housing Instability and Homelessness (SoHIH) Report. This report provides a single, dedicated compilation of all the latest data on housing instability and homelessness pertaining to Charlotte-Mecklenburg. This annual report, produced by Mecklenburg County Community Support Services, synthesizes local, regional, and national data on the full housing continuum (from housing instability to homelessness to stable, permanent, affordable housing). It utilizes data from the American Community Survey, Homeless Management Information System, Point-in-Time Count, City of Charlotte, INLIVIAN, and education and detention system data to provide an annual snapshot of trends shaping housing access and stability in Mecklenburg County.*

Mary Ann Priester, Senior Management Analyst with Housing Innovation & Stabilization Services, gave the presentation.



## 2025 State of Housing Instability & Homelessness Report

Dr. Mary Ann Priester, Sr. Management Analyst  
February 17, 2026

### Purpose of SoHIH

- Synthesis of local, state, and national data intended to inform community members and stakeholders on community metrics and trends
- Presents data across the entire housing continuum from stable housing, to housing instability, to homelessness
- Describes the scale, characteristics, and outcomes of housing instability and homelessness in Mecklenburg County
- Supports informed policy, funding, and practice decisions



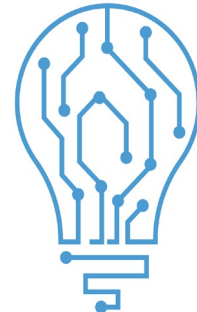
# Overview



Purpose



Key Findings



Connecting the Dots



# Level Setting: Homelessness

## ONE NUMBER

**2,589**  
PEOPLE EXPERIENCING HOMELESSNESS  
IN CHARLOTTE-MECKLENBURG  
UPDATED DECEMBER 31, 2025



**659**  
PEOPLE IN  
HOUSEHOLDS  
WITH MINOR  
CHILDREN  
(547 TOTAL  
HOUSEHOLDS)



**63**  
PEOPLE IN  
HOUSEHOLDS  
WITH MULTIPLE  
ADULTS  
(36 TOTAL  
HOUSEHOLDS)



**1,715**  
SINGLE ADULTS



**151**  
UNACCOMPANIED  
YOUTH



**153**  
VETERANS



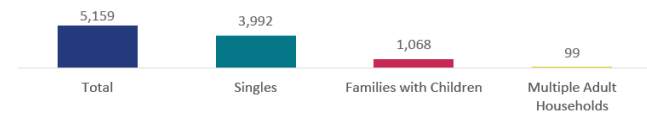
**722**  
CHRONICALLY  
HOMELESS



## Key Findings: Increase in System Entry



Coordinated Entry FY25



Source: HMIS

Coordinated Entry FY24



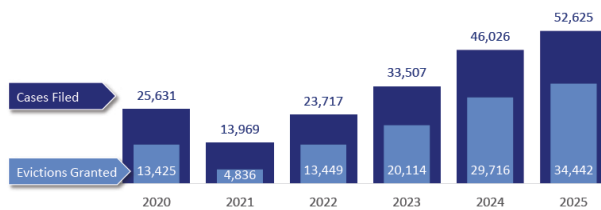
Source: HMIS



## Key Findings: Evictions & First Time Homelessness

Cases Filed and Evictions Granted

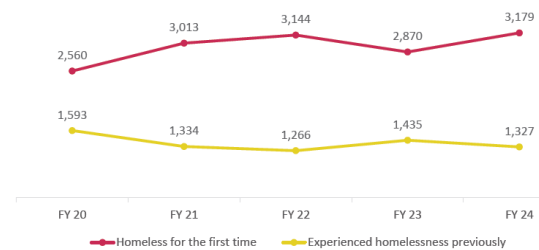
Eviction Cases in Mecklenburg County



Source: North Carolina Virtual Civil Administrative Processing System Civil Case Data, FY25

The number of people experiencing homelessness for the first time (within the past 24 months) has increased 11% since FY23

Number of People Who Became Homeless for the First Time

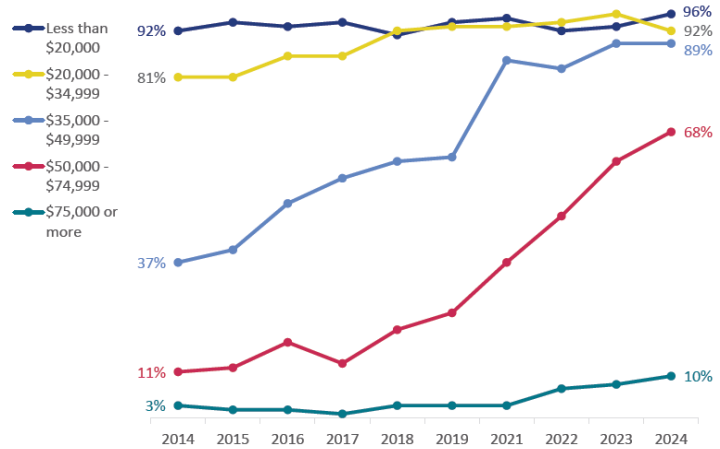


Source: Mecklenburg County HMIS



## Key Findings: Widespread Rent Burden

The majority of renters earning less than \$75K per year are cost-burdened in our community  
Renter Cost Burden by Household Income in Mecklenburg County, 2014-2024

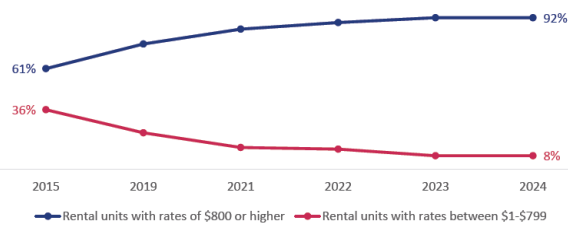


Source: U.S. Census Bureau American Communities Survey 1-Year Estimates Census data not available for 2020 due to COVID-19 impact.

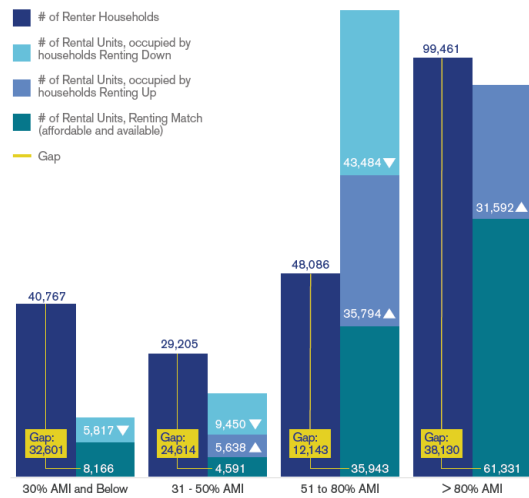


## Key Findings: Rents

Low-cost rentals dropped from 36% to 8% of total rental stock between 2015 and 2024  
Percent of inflation-adjusted rental housing stock by contracted rent payments in Mecklenburg County, 2015-2024



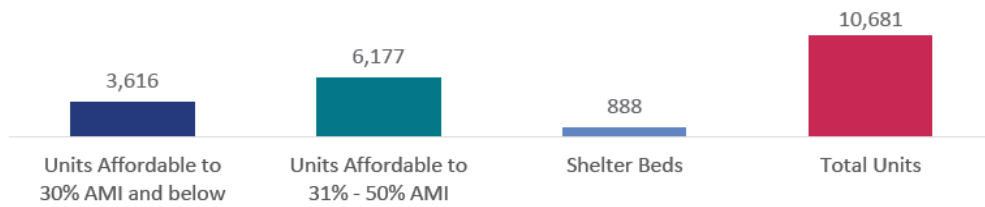
Source: U.S. Census Bureau American Communities Survey 1-Year Estimates. "Low-Cost" is defined as units renting between \$1 and \$799 in 2024; rent brackets were adjusted for inflation. Fewer than 3% of units were occupied without rent and were excluded from the chart. Census data not available for 2020 due to impacts from COVID-19.



## Key Findings: Affordable Units

### Housing Trust Fund Units by AMI

FY02 to FY25



Source: City of Charlotte, 2025



## McKinney-Vento

### CMS Data:

- 5,680 children in 24-25 school year
- 4% increase from 23-24
- 10% of families are living in shelter
- 70% are doubled up
- 20% in hotels/ motels



## County Investment

- Report includes an overview of local governmental investment including federal grant administration for activities to make homelessness rare, brief, and non-recurring and to ensure all Mecklenburg County residents have access to safe, decent, affordable housing.
- Data obtained from County budget, City of Charlotte budget, and City of Charlotte Department of Housing and Neighborhood Services. Does not include HTF
- FY 25 Investment: City: \$6,577,457; County: \$42,502,730



## Connecting the Dots

- Housing instability is the front door to homelessness, driven by rising rents and limited low-cost housing stock.
- Pressures ripple across the housing continuum, increasing inflow to homelessness, straining shelter capacity, and shaping lengths of stay and exits.
- Access to affordable, long-term housing determines outcomes, with shortages leading to longer stays, repeat homelessness, and more unsheltered homelessness.
- System capacity and design matter, as shelters operate near full capacity while some interventions fail to meet current needs or depth of affordability required.



## Summary

### Taken together, the findings in this report highlight:

- Persistent pressures across the housing continuum;
- The importance of aligning prevention, crisis response, and housing strategies.
- The necessity to continue to ground decisions in data and equity to ensuring that homelessness in Charlotte-Mecklenburg becomes rare, brief, and non-recurring, and that all residents have access to safe, stable, and affordable housing.



## Questions

### COMMENTS

Commissioner Griffin asked, regarding the census, whether those people had been here long term, had issues finding a place, had been evicted, and then moved into homelessness. He asked how they differentiated between people who came from other places and how they got here. He said there was pressure on the housing stock, along with not having the tools from state legislation to finance affordable housing units. He asked how they could attack this issue besides helping people become better off financially, and how they could slow down the projection. *Ms. Priester said they started by asking questions at Coordinated Entry, such as where they were from, how long they had been in the County, or why they came. She said around 17% say they came from other locations, often surrounding counties, but not a huge number came from outside areas. She said they did not contact Coordinated Entry right away, but had been here 90 days to a year. She said they came because of work, family, or relationships, but those things did not*

**Meeting Minutes**  
**February 17, 2026**

*work out. Ms. Priester said there had to be strategic alignment across all three aspects of the continuum to see measurable reductions and have access to stable housing.*

Commissioner Leake said many of the individuals were mental patients with nowhere to go, and she had asked to declare a moratorium. She said they had not met the needs of growth in the community. She said it was draining everyone economically and asked how they could address this with the City Council.

Commissioner Meier asked Ms. Priester to explain Coordinated Entry. *Ms. Priester said Coordinated Entry was federally mandated by HUD and was the front door to the Housing and Homelessness Service Response System. She said people presented there when experiencing literal homelessness or were at imminent risk, and there were pathways to either prevent their homelessness or provide shelter with services to help them exit their homelessness.* Commissioner Meier said slide 6 showed the eviction rate was increasing and that more cases were filed, but some tenants were not evicted, so she asked whether they followed the cases of those who were and those who were not evicted in the event another case was brought against them. Ms. Priester said they did not because the data they could currently access was aggregate. She said the new digital system, implemented about a year ago, made it easier to see who might be evicted and could benefit from eviction prevention services, but she said they did not have access to those services. She said she could follow up as to whether Legal Aid had access.

Commissioner Rodriguez-McDowell said slide 7 showed a sharp spike over the years and asked if it was saying the rent had spiked with no increase in income. *Ms. Priester said it showed that rent had increased, the loss of affordable units in the community, and that they had not seen significant wage increases in many years.* Commissioner Rodriguez-McDowell said it was why she supported NOAH projects, because preserving affordable housing was critical. She said she could not help but notice the huge difference between the City's investment (6 million) versus the County's investment (42 million). She thanked the Committee for their work.

Commissioner Powell said she was glad they were supporting NOAHS. She asked whether they were keeping statistics on the towns, not just the city. *Ms. Priester said when they looked at the census data, they did so at the County level, but they could consider that for future reports. She said there was critical home repair data in the Habitat report this year. She said they served the North Meck area, so there was some data on how Critical Home Repair was deployed in those towns, but she said that certainly would be an area for growth.* Commissioner Powell asked if they had an advisory council. *Ms. Priester said they had a Continuum of Care governing board.* Commissioner Powell asked for a recommendation on how to protect and preserve 30% and below AMI. She said the rental mismatch was exceeding 30%. She asked how other places preserved that and said it needed to be their priority.

Commissioner Dunlap said the presentation reminded them of the importance of data. He said he heard they were spending more on units at 50-80% than on those at 30% or lower, though that was where the greatest need was. He said NOAH was something they needed to continually fund. Commissioner Dunlap said education was important because many people were moving into homes or rentals they could not afford and were being evicted. He said there were nice apartments in the community, but people who could not afford them had nowhere to go.

Vice Chair Altman said, in reference to slide 9, that City Councilpersons had said the 30% and below was the County's responsibility. She said if it was not the case, there needed to be clear communication, and there was no wonder why they were not using their 100 million housing bonds toward that need. She said they needed more money, and she remembered research regarding the City of Seattle, a city with a population about the size of Charlotte. She said her concern was that they had more money but were doing worse, and she did not want to repeat those mistakes.

**Meeting Minutes  
February 17, 2026**

Chair Jerrell thanked the team for their presentation. He said he was proud of the work they had done with NOAH. He said they had been able to impact close to 1300 units since starting the housing impact fund, and he wanted the Board to remember that many of the units, though falling under affordable housing, had been set aside for County individuals. He said that when they included eviction prevention, close to 6,000 individuals were helped. He said that while that investment was significant, it was still a drop in the bucket based on the need. He thanked Dr. Priester and her team for their work.

**DEPARTMENTAL DIRECTORS' MONTHLY REPORTS – NONE**

**STAFF REPORTS & REQUESTS - NONE**

**COUNTY COMMISSIONER'S REPORTS & REQUESTS – NONE**

**CONSENT ITEMS**

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

**25-0651 Park Land Donation Southwest Charlotte**

To accept donation of a portion of Tax Parcel 201-075-04 (+/- 1.00 acres) for a future local park.

*Background: The subject property owner, RRPVI Steel Creek Charlotte MF LP has proposed to donate Tax Parcel 201-075-04 (+/- 1.00 acres), for a future local park in the City of Charlotte, required for rezoning purposes. The land is situated outside of the 1-485 outer loop near the Steele Creek Road interchange with both commercial and residential nearby.*

*The Donation by RRPVI Steele Creek Charlotte MF LP will allow the County to construct a future local park in this area and provide access for the residents in the new multi-family development.*

*The donation is consistent with Park and Recreation's Greenway Master Plan that calls for the addition of Parkland, Greenway and open space within the County. It is also consistent with the County's Environmental Leadership Action Plan.*

**25-0678 Flat Branch Creek Greenway Land Donation**

Accept donation of Tax Parcel 229-091-10 (+/- 16.764 acres) for future Flat Branch Creek Greenway.

*Background: The subject property owner, Blakeney Greens Homeowners Association, Inc. has proposed to donate Tax Parcel 229-091-10 (+/- 16.764 acres), for future Flat Branch Creek Greenway in the City of Charlotte. The land is situated east of Rea Road and North of Ardrey Kell Road with single-family residential communities surrounding along with some retail shopping. The land is vacant and covered in tree canopy with Flat Branch Creek running through the middle.*

*The Donation by Blakeney Greens Homeowners Association, Inc. will allow the County to construct an expansion of the future greenway in this area and provide access for the residents in the*

**Meeting Minutes**  
**February 17, 2026**

*Blakeney Greens single-family residential development.*

*The donation is consistent with Park and Recreation's Greenway Master Plan that calls for the addition of Parkland, Greenway and open space within the County. It is also consistent with the County's Environmental Leadership Action Plan.*

**26-0031 LUESA Storm Water Services Grants**

1. Designate the Deputy County Manager and County Chief Financial Officer as primary and secondary agents for the purpose of applying for, receiving and implementing state and federal hazard mitigation grants on behalf of County Storm Water Services, and
2. Authorize the Clerk to the Board to execute any necessary certifying documents for purposes of the Designation.

*Background: LUESA Storm Water Services is requesting Mecklenburg Board of County Commissioners authorize the Clerk to the Board to sign the attached Designation of Applicant's Agent and Applicant Assurances form identifying Deputy County Manager Leslie Johnson and Chief Financial Officer David Boyd as Primary and Secondary Agents for the purpose of applying, receiving, and implementing state and federal hazard mitigation assistance grants. Designated agents are authorized to act on behalf of Mecklenburg County. The grants are used by Storm Water Services to supplement Capital Improvement Program funding to implement flood risk reduction and/or Natural Infrastructure projects.*

**26-0043 Grant Application - Streamflow Rehabilitation Assistance Program (Strap)-Restoration Program**

- 1) Affirm submission of a NC Department of Agriculture Streamflow Rehabilitation Assistance Program (StRAP) grant application for funding of up to \$225,000 to be used for the cleanup and restoration on the banks of the Catawba River at Riverhaven Drive.
- 2) Authorize the County Manager to execute contract(s) with the NC Department of Agriculture.
- 3) If awarded, adopt the respective Grant Ordinance and recognize, receive, and appropriate the awarded amount to the Solid Water Grant Fund (G705) for the duration of the grant award.

*Background: The County's Storm Water Services Program (SWS) began repairing and restoring Mecklenburg County creeks and floodplains to improve water quality in 1997. The program is funded with revenue from Storm Water fees. These repairs to natural waterway infrastructure have many benefits such as, increasing native plants/trees, reduction in pollutants added to our surface waters, open space, aesthetic improvements, and overall improved water quality.*

*The North Carolina Division of Soil & Water Conservation, under the Department of Agriculture and Consumer Services, has created a new grant for the Streamflow Rehabilitation Assistance Program (StRAP) in counties affected by Hurricane Helene. This allocation of funding has \$38 million available for projects to repair streams damaged by Hurricane Helene. The \$38 Million is allocated by County based on Helene impacts, with Mecklenburg County being allocated a combined total of \$300,000 to share among grant winners which can be composed of local governments and private agencies.*

*Staff seeks to pursue a NC StRAP grant from the North Carolina Division of Soil & Water Conservation for approximately 350 feet of debris clean-up and bank repair along the Catawba River at the Northern portion of Riverhaven Drive, in the amount of \$225,000. The grant*

**Meeting Minutes**  
**February 17, 2026**

*application was due February 6, 2026, so staff submitted the application on time; however, the application will be withdrawn if not approved by the Board.*

**26-0046 Grant Application - North Carolina Land and Water Fund - Restoration Program**

- 1) Authorize the County Manager to apply for NC Land and Water Fund (NC LWF) Restoration Program grant funding of up to \$1,000,000 to be used for the restoration of Four Mile Creek from Rea Road to the confluence with McAlpine Creek at Johnston Road.
- 2) Authorize the County Manager to execute contract(s) with the NC Land and Water Fund.
- 3) If awarded, adopt the respective Grant Ordinance and recognize, receive, and appropriate the awarded amount to the Solid Water Grant Fund (G705) for the duration of the grant award.

*Background: The County's Storm Water Capital Improvement Program (CIP) began restoring Mecklenburg County creeks and floodplains to improve water quality in 1997. The program is funded with revenue from Storm Water fees. In 2021, Storm Water began implementing a 15-year CIP consistent with goals in the Environmental Leadership Action Plan (ELAP). By 2036, 69 additional miles of major creeks will be stable and partially supporting of diverse aquatic life. These natural infrastructure investments have many other benefits to greenway systems, increasing native plants/trees, open space, aesthetic improvements, and corridors for wildlife.*

*Staff seeks to pursue a grant from the NC Land & Water Fund (NC LWF previously known as the Clean Water Management Trust Fund) for 8,550 feet of stream restoration in Four Mile Creek from Rea Road to the confluence with McAlpine Creek in the amount of \$1,000,000. The grant application is due March 1, 2026. Staff will submit the application on time; however, the application will be withdrawn if not approved by the Board. Since 1997, the NC LWF has provided more than \$23,000,000 in funding for projects in Mecklenburg County.*

*Storm Water Services is working in partnership with Park and Recreation to redesign, restore and re-construct both the greenway and stream projects in the corridor. Storm Water Services is coordinating with Park and Recreation to ensure the stream project is designed and constructed in support of the greenway. In addition to traditional stream restoration techniques, Storm Water Services will construct freshwater mussel habitat and relocate individuals to the project area in an effort to reintroduce mussels to this section of Four Mile Creek.*

**26-0065 Budget Amendment for FY26 Cook's Volunteer Fire District Funding**

Amend the FY2026 Budget Ordinance to appropriate \$210,000.00 of Charlotte ETJ Fire District (9021) fund balance for the Cook's Volunteer Fire Department for the purchase of one Fire Engine.

*Background: LUESA is requesting fund balance to cover the down payment of one fire engine for Cook's Volunteer Fire Department (VFD). This funding will be added to the FY26 capital allocation for Cook's VFD. The purchase of a new fire engine will allow the Cook's VFD to meet the National Fire Protection Association (NFPA) 1900 standard for apparatus, which recommends moving frontline trucks to reserve status after 15 years and retiring them by 25 years. Currently, Cook's VFD has one apparatus that is not meeting the standard.*

*The amount requested for additional funding is \$210,000.00, sourced from the Fire Tax Fund, and will cover the down payment for the fire engine. Cook's VFD will use ongoing capital fund allocation to pay the loan payments.*

**26-0066 Grant Project Ordinance Amendment - Ryan White**

**Meeting Minutes  
February 17, 2026**

Amend and adopt the required grant project ordinance for the US Department of Health and Human Services Health Resources & Services Administration (HRSA) Ryan White HIV/AIDS Program to increase the award in the amount of up to \$14,218,112 in the General Grant Fund (G001) within Public Health.

*Background: The US Department of Health and Human Services Health Resources & Services Administration (HRSA) Ryan White HIV/AIDS Program grant, originally approved via RFBA # 24-0460 for up to \$7,109,056, has increased federal revenue and expenses in the amount of \$14,218,112 for a total award of \$21,327,168. Grant funds will be used to fund the counties in the Charlotte-Gastonia Transitional Grant Area (TGA): Anson, Cabarrus, Gaston, Mecklenburg, and Union Counties in NC and York County in SC.*

**26-0074      Minutes (REVISED)**

Approve the following Meeting Minutes:

**December 9, 2025 Budget Public Policy Workshop**

*Background: Official approval is required.*

**THIS CONCLUDED ITEMS APPROVED BY CONSENT**

---

**25-0063      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:

**25-0677      Park and Greenway Land Donation - Northwest Charlotte**

Motion was made by Commissioner Leake, seconded by Commissioner Dunlap, and unanimously carried, to accept donation of Tax Parcels 033-051-49, 033-054-63, and 033-054-64 (+/- 17.144 acres) for future local park and greenway in northwest Charlotte.

*Background: The subject property owner, Meritage Homes of the Carolinas, Inc., has proposed to donate Tax Parcels 033-051-49, 033-054-63 and 033-054-64 (+/- 17.144 acres), required for rezoning purposes, for a future local park and greenway the City of Charlotte. The land is situated between Brookshire Boulevard and Beatties Ford Road with road frontage along Kelly Road.*

*The Donation by Meritage Homes of the Carolinas, Inc. will allow the County to develop a small local park in this area for surrounding residents including the new townhome community, Galloway Ridge. Their donation will also allow Long Creek Greenway to expand further.*

*The donation is consistent with Park and Recreation's Greenway Master Plan that calls for the addition of parkland, greenway and open space within the County. It is also consistent with the County's Environmental Leadership Action Plan.*

**Meeting Minutes  
February 17, 2026**

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

**26-0053      Mecklenburg County and Town of Huntersville Interlocal Agreement for Veterans Services**

Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and unanimously carried, to adopt a Resolution Approving establishing a Mecklenburg County Veterans Services Office in the Town of Huntersville Town Hall.

*Background: Mecklenburg County and Town of Huntersville have agreed and approved, through normal budgetary processes, to provide for a dedicated County Veterans Services Office in the new Huntersville Town Hall.*

*Combining County and Town efforts will lead to streamlined access to vital services and remove potential transportation issues for veterans in the northern part of the county. The new office will create a supportive environment where veterans can better access essential services such as housing support, access to health care, education, employment, benefits, and social enrichment. Both parties will fund one half of the full-time Veteran Service Officer to staff the office. The Town of Huntersville will provide one half of that funding (\$27,500 in FY26 and \$55,000 in following fiscal years) to the county. FY26 is only for half of the fiscal year due to the new Town Hall opening in January 2026.*

*The Town of Huntersville will provide the physical location and related office furniture, access to the building, and network connectivity for suitable for business operations. The county will provide one Veteran Service Officer, all IT related equipment, and consumable office supplies.*

*The term of the agreement shall be from January 1, 2026, through June 30, 2026 with program funding beginning January 1, 2026, and ending Jun 30, 2026. The agreement will automatically renew annually unless terminated in accordance the Interlocal Cooperation Agreement Between Mecklenburg County and Town of Huntersville.*

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

**26-0056      DUKE LIGHTING SERVICE CONTRACT - EASTLAND PARK**

Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and unanimously carried, to Approve 10-year contract with Duke Energy at the following site: Eastland Park agreement for Duke Energy to install and maintain fixtures for 10 years at \$1,648.00 per month.

*Background: This contract with Duke Energy will replace outdated pole lights with highly efficient LED lighting at Eastland Park located at 8128 Eastland Yards Blvd, Charlotte NC 28212.*

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

**26-0057      Construction Contract - Mecklenburg County Courthouse & Detention Center Central - Security Transaction Windows Upgrade Project**

Motion was made by Commissioner Leake, seconded by Commissioner Powell, and unanimously carried, to award a construction contract to Edison Foard, LLC. in the amount of \$756,500.00.

*Background: Construction work for this project will take place at both the Mecklenburg County Courthouse (832 E. 4th St.) and Detention Center Central (801 E. 4th St.). A recent NC Sheriff Association Security Assessment was conducted at the Mecklenburg County Courthouse and indicated that the service windows in the Mecklenburg County Courthouse where payments are*

**Meeting Minutes**  
**February 17, 2026**

*received should be upgraded to ballistic glass or other bullet-resistant material. Because Magistrates in Detention Center Central receive similar payments, Court Officials and the Sheriff's Office have requested these windows be upgraded as well. This project will consist of the replacement of existing glass service window systems with new ballistics-rated security transaction windows and ballistics-rated wall protection.*

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

**26-0059 Settlement Approval-Mecklenburg Facility Management and Maintenance**

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried, to approve settlement payment for the property loss claim related to damage to the building floors in the conference room, mechanical room, and adjacent hallways at the Judge E. Johnson Building, located at 700 East Fourth Street, Charlotte, NC.

*Background: This loss occurred on September 22, 2025 at Judge Clifton E. Johnson Building, located at 700 East Fourth Street, Charlotte, NC. Rubber gasket on the hot water line that goes to the AHU in the mechanical room on the third-floor failed causing water damage on the third floor. Risk Management is requesting a settlement claim for a total \$84,739.67.*

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

**26-0075 GREEN SOURCE ADVANTAGE EXPRESS SERVICE AGREEMENT**

Motion was made by Commissioner Leake, seconded by Commissioner Powell, and unanimously carried, to Authorize the County Manager to negotiate and execute the Green Source Advantage Express service agreement with Duke Energy.

*Background: At the FY2027 Annual Board Retreat, County Commissioners received information on the sources of the County carbon footprint and the projected reductions from strategic initiatives such deep energy retrofit projects, solar panel installations and transitioning fleet to electric vehicles. In addition, it was shared that the County has opportunity to further reduce the carbon footprint through participation in Duke Energy's Green Source Advantage Express program.*

*Duke Energy's Green Source Advantage Express is a competitive program that provides large business customers and opportunity to apply for a renewable energy subscription that can offset a percentage of annual electric usage. The County applied to the program during open enrollment and was allocated 7.11 megawatts which equates to a 10% offset or reduction of the County's overall carbon footprint.*

*The cost for the County to participate in the program is \$70,000 annually over 25 years. The funding will be absorbed from savings realized from both implemented and future energy saving projects (i.e., solar panels and retrofits). The agreement can be terminated at any time during the period.*

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

**26-0064 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.

**Meeting Minutes**  
**February 17, 2026**

**ADJOURNMENT**

Motion was made by Commissioner Meier, seconded by Commissioner Griffin, and unanimously carried, that there being no further business to come before the Board, the meeting be adjourned at 10:15 p.m.

---

Arlissa Eason, Deputy Clerk to the Board

---

Mark Jerrell, Chair