

Meeting Minutes
October 21, 2025

MINUTES OF MECKLENBURG COUNTY, NORTH CAROLINA
BOARD OF COUNTY COMMISSIONERS

The Board of Commissioners of Mecklenburg County, North Carolina, met in Informal Session in the Meeting Chamber Conference Room CH-14 of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina at 5:00 p.m. and in Formal Session in the Meeting Chamber of the Charlotte-Mecklenburg Government Center at 6:22 p.m. on October 21, 2025.

ATTENDANCE

Present: Chair Mark Jerrell, Vice-Chair Leigh Altman and Commissioners Arthur Griffin, 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: None

-INFORMAL SESSION-

CALL TO ORDER

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

REMOVAL OF ITEMS FROM CONSENT

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

25-0533 Commissioner Leake
25-0542 Commissioner Leake
25-0543 Commissioner Leake
25-0550 Commissioner Leake
25-0552 Commissioner Leake
25-0553 Commissioner Leake
25-0554 Commissioner Leake
25-0557 Commissioner Meier

STAFF BRIEFINGS - None

CLOSED SESSION

25-0568 Closed Session

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Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and unanimously carried, to go into Closed Session for the following purpose(s): Land Acquisition and Business Location and Expansion.

The Board went into Closed Session at 5:10 p.m. and came back into Open Session at 5:41 p.m.

Dr. Coltran Penn, Director clinical and contractual services, gave the presentation during open session.



The Katie Blessing Center Budget Amendment

Cotrane Penn, PhD
Division Director
Clinical and Contractual Services
Child, Family, and Adult Services



About the Katie Blessing Center

A Youth Behavioral Health Facility
5516 Central Avenue, Charlotte

Phase
1

Opens Spring 2026
48 acute inpatient beds (avg stay = 3-7 days)
6 behavioral health urgent care chairs (maximum stay = 23 hours)

Phase
2

Slated for Spring 2027 Opening
24 additional beds for flexible use- acute inpatient and/or psychiatric residential treatment facility beds (avg stay = 3-6 months)



FY25 Budget Ordinance Original Language

Original Ordinance	Challenges to Overcome
<p>That there is a contingency allocation of \$2,000,000 for the Katie Blessing Center for Youth Behavioral Health, however, before any portion of the \$2,000,000 contribution is expended, the Board must approve such appropriation following confirmation that the facility's capital campaign is complete, and that an agreement has been reached between the County and the Katie Blessing Foundation which guarantees sufficient beds will be reserved at the facility for children referred by Mecklenburg County effective through the life of the facility.</p>	<ul style="list-style-type: none">The ordinance is silent on the phase 1 and 2 distinctions.The Katie Blessing Foundation leadership expressed concern about the "life of the facility" requirement given the funding level.The "life of the facility" language, which does not account for differences in phases 1 and 2, requires the County to seek phase 1 acute inpatient beds, which are not a critical need.



Proposal for Updated Ordinance Language

Updated Ordinance Language	Rationale for Updates
<p>That there is an amended and revised contingency allocation of \$2,000,000 to the Katie Blessing Foundation ("KBF") to be used by the Katie Blessing Center ("KBC") for Youth Behavioral Health, however, before any portion of the \$2,000,000 allocation may be released, the Board must receive confirmation that KBC's Phase 1 capital campaign is complete, and if Psychiatric Residential Treatment Facility services are included in Phase 1 or Phase 2, KBF and KBC will negotiate in good faith with Mecklenburg County to execute an agreement for designated bed space and service capacity for youth in Mecklenburg County custody.</p>	<ol style="list-style-type: none">"Amended and revised" acknowledges changes to the original FY25 budget contingency."Released" replaces "expended" so that the ordinance dictates when the County will release funding, not when KBF can expend funding.The addition of "KBC's Phase 1 capital campaign is complete" addresses KBF's updated plan to build the facility in two separate phases.The section starting, "if Psychiatric..." is added to create the opportunity to negotiate residential treatment bed space for youth in County custody should such beds become part of the project.



Thank You

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Chair Jerrell said it was consistent with the way the County has done business relating to capital. He said the original language was conflating the capital with the beds but that wasn't the original intent, so they had to separate the two to stay consistent with the way the County did business.

County Manager Bryant said when the County provided capital, it was typically the last entity in to get that confirmation that the entity raised all the other dollars.

Commissioner Rodriguez-McDowell asked if the \$2 million for the capital campaign was the end of the County contribution and knowing there was a shortage of beds, if the County should be adding dollars to their operating costs yearly. *County Manager Bryant although he understood there was a need but they were solely focused on capital at that time.*

Commissioner Leake what the ages were for the PRTF (Psychiatric Residential Treatment Facility) beds. *Dr. Penn said there was typically ages 11-15.*

Commissioner Leake asked who Katie Blessing was. *Dr. Penn said the center was named after the mother of the founder of StarMed, Dr. Mike Estramonte.*

Commissioner Leake asked if it was a hospital. *Dr. Penn said they were seeking license as a Novant affiliated psychiatric hospital.*

Commissioner Leake asked if the children had to be residents of Mecklenburg County. *Dr. Penn said they did not and was why they were originally looking to achieve a bed reserve for youth in Mecklenburg County. County Manager Bryant said they were valid points but at this time were solely discussing the capital investment into the building.*

Commissioner Powell said it came in as a straw vote. She said she would have never voted in favor if there were not guaranteed beds for Mecklenburg County residents. *County Attorney Wade said they went through several iterations of the contract in terms of language and added language as tightly as possible to put some accountability around it for Mecklenburg County youth, and it gave some sense that they agreed they would work with the County to make those beds available.*

County Manager Bryant said they did touch on adjusting the dollar amount and the City was offering \$2.5 million but in the greater picture, it brought a mental facility to the area. He said it was a much-needed investment.

Commissioner Powell said if it did not benefit the taxpayers of the County, they were using the resident's money for something that did not benefit them. County Manager Bryant based on what they currently knew and the conversations with KBC and their challenges, the two should not have been comingled originally in the straw vote.

Commissioner Altman said the original language should not have said "in perpetuity". She said it was troubling to invest \$2 million without guaranteed access for the people in Mecklenburg and nothing was enforceable with the provided language. She said she wished there were some small baseline guarantees. *Dr. Penn said the previous draft outlined 5-years of 4 PRTF beds reserved but the problem was they did not want to enter into a legally binding agreement if they could not provide any PRTF beds due to availability or financial circumstances.*

Dr. Penn said the federal minimum daily rate for a PRTF bed was approximately \$900 a day, which is very challenging for facilities to make ends meet.

Commissioner Meier said they had given money for capital before to Steve Smith, Charlotte Rescue Mission and others with no guarantee of beds. She said they asked The Pearl, Atrium, to include affordable housing but revealed there was no contract and haven't done affordable housing. She

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said there had always been a waitlist for children who need the beds.

Commissioner Townsend-Ingram said without some type of contingency, they still had no guaranteed beds. She asked if the Board voted this down, when or if the County could pull out, what it would still be obligated to. *County Manager Bryant said if they approved the current language and met all listed conditions, they would receive the \$2 million.*

Chair Jerrell said this was not something that had not done in the past. She said they have don't capital many times. He said the largest employer in East Charlotte was Aldersgate. He said the Katies Blessing Center would provide 260 jobs, and they knew the salaries would be livable wages. He said Dr. Penn, Attorney Wade, and County Manager Bryant negotiated a deal consistent with the way the County did business. He said the area was underinvested and needed the employment opportunities. He said the strength of the language in the deal was debatable but any of their partners that had to deal with the Board would eventually have to come before the Board for something simply because of the business they were in. He said the difficulty would be in the reimbursement because it was Medicaid.

Commissioner Leake said it was a major concern that not one bed was guaranteed.

Commissioner Altman asked if the men's shelter and rescue mission was the same deal without a guarantee. *Commissioner Dunlap said that was correct.*

Commissioner Dunlap said they should remember to keep the capital and the operation separate.

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

-FORMAL SESSION-

CALL TO ORDER

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

AWARDS/RECOGNITION – NONE

PUBLIC ART MOMENT

25-0563 "HAPPY BIRTHDAY CULTURE BLOCKS" - CELEBRATING 10 YEARS OF SUCCESS

The Board received a presentation on "Happy Birthday Culture Blocks"

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

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This month's Arts & Culture Moment celebrates a decade of accessible and community-informed arts and cultural programming.

Commissioner Rodriguez-McDowell gave the presentation.

“Happy Birthday, Culture Blocks!”

ASC’s Culture Block Program

Celebrates 10 Years of Success



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CLOSED SESSION

25-0568 Closed Session

Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and unanimously carried to authorize the County Manager to negotiate and execute all documents necessary for the acquisition of tax parcels 055-145-07 and 055-159-03 (+/- 41.51 acres) from Marsh Realty Company for the purchase price of \$3,940,000 for park and rec purposes.

Motion was made by Commissioner Leake, 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 055-162-23 (+/- 0.56 acres) from Thomase S. Campbell for the purchase price of \$59,000 for park and rec purposes.

Motion was made by Commissioner Leake, 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 185-071-09 (+/- 0.450 acres) from Brian K. Caprin and Linda Chapman Caprin for the purchase price of \$90,000 for the purpose of expanding the Mullan Creek Greenway.

PUBLIC APPEARANCE

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

1. Denesha Degraffenreid	Topic: Mental Health and Substance Abuse
2. Sam Spencer	Topic: Local News Minute

APPOINTMENTS

25-0562 Human Resources Advisory Committee

Appointments were needed on the Human Resources Advisory Committee to fill four (4) terms.

On October 7, 2025, the Board nominated Janie Adams, Leshanda Davis, Jessica Lancaster, George Metz, Nehemie Owen, William Rothenbach, Shane Wilson.

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Motion was made by Commissioner Altman, seconded by Commissioner Meier and carried unanimously to appoint George Metz, Nehemie Owen, William Rothenbach, and Shane Wilson to fill four terms on the Human Resources Advisory Committee.

PUBLIC HEARINGS

25-0530 Street Lighting Final Assessment FY25

The Board acknowledged receipt of certification that a notice of the public hearing was mailed by first class mail to all property owners in the Capps Hollow, Cardinal Woods and Cardinal Woods Estate, Hearthstone, McGinnis Village, Mountain Point, Mountain Point Estates, Royal Oaks and Spicewood Subdivisions.

Motion was made by Commissioner Rodriguez-McDowell, seconded by Commissioner Altman and unanimously carried to open Public Hearing on Street Lighting Preliminary Assessment Rolls for Mecklenburg County's participation in the Street Lighting Assessment project for the Capps Hollow, Cardinal Woods and Cardinal Woods Estate, Hearthstone, McGinnis Village, Mountain Point, Mountain Point Estates, Royal Oaks and Spicewood Subdivisions.

There were no speakers for the portion of the agenda.

Motion was made by Commissioner Rodriguez-McDowell seconded by Commissioner Meier and unanimously carried to close Public Hearing and adopt the Final Assessment Resolution for Capps Hollow, Cardinal Woods and Cardinal Woods Estate, Hearthstone, McGinnis Village, Mountain Point, Mountain Point Estates, Royal Oaks and Spicewood Subdivisions.

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Mecklenburg County, NC
Ordinance Book 54
Document 108

**FINAL ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
CAPPS HOLLOW SUBDIVISION
OPERATION COSTS FY 2025**

WHEREAS, the Mecklenburg Board of County Commissioners has adopted a street lighting assessment program pursuant to North Carolina law; and

WHEREAS, the economical traditional street lighting fixtures have been installed and are being operated on streets in the Capps Hollow Subdivision; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted Final Assessment Resolutions on this project on September 2, 1997, and November 6, 2002, approving both projects for Sections 1 & 2 and requesting that Duke Power Company install and operate the economical traditional street lighting fixtures on all streets in the Capps Hollow Subdivision and that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and that the operating cost would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$2,355.46 to Duke Power Company for charges incurred for the operation of these streetlights in the Capps Hollow Subdivision during the 2025 Fiscal Year plus \$300 in legal and other costs for a total of \$2,655.46 spent for the operation of the street lights in the Capps Hollow Subdivision during the 2025 Fiscal Year; and

WHEREAS, the basis for assessment will be 100 percent (100%) of the property owner's share of the total cost to operate the street lights during the 2025 Fiscal Year, plus other costs as described in Section 153A-193 of the General Statutes of North

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Carolina, said total cost to be apportioned equally to each parcel of land on said streets;

and

WHEREAS, the proposed terms of payment of the assessment are such that each property owner must pay the total per lot share upon receipt of an assessment from Mecklenburg County, plus 8% per annum rate of interest if payment is not received by the due date as indicated on each individual assessment; and

WHEREAS, the proposed term of payment for each property owner's portion of the cost of said work must be paid by direct payment to Mecklenburg County; and

WHEREAS, the Mecklenburg County Land Use and Environmental Services Agency has prepared the Final Assessment Roll on a map showing each lot assessed, the basis for assessment, the amount assessed against each lot, and the name of the owner of each lot as shown on the Mecklenburg County tax record, which Final Assessment Roll is attached hereto and incorporated herein by reference; and

WHEREAS, after notice was duly given, a public hearing was held on October 21, 2025 at 6:30 p.m. for the purpose of confirmation, modification, or annulment of the Preliminary Assessment Roll; and

WHEREAS, there being no changes or annulment made of the Preliminary Assessment Roll, the same is hereby confirmed by this resolution.

NOW THEREFORE BE IT RESOLVED, that the Mecklenburg Board of County Commissioners does adopt this Final Assessment Roll Resolution on the Street Lighting Assessment Project for the operation of the economical traditional street lighting fixtures during the 2025 Fiscal Year in the Capps Hollow Subdivision, and requests the Mecklenburg County Land Use and Environmental Services Agency to prepare the necessary documents for transmittal to the County Tax Collector's Office to provide for

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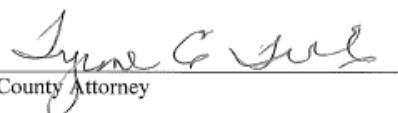
the collection from the property owners for the cost of the operation of the street lighting fixtures during the 2025 Fiscal Year which is \$2,655.46.

ADOPTED ON THE 21ST DAY OF OCTOBER 2025.


Clerk to the Board



ADOPTED AS TO FORM:


County Attorney

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Mecklenburg County, NC
Ordinance Book 54
Document 109

**FINAL ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
CARDINAL WOODS SUBDIVISION AND CARDINAL WOODS ESTATE
OPERATION COSTS FY 2025**

WHEREAS, the Mecklenburg Board of County Commissioners has adopted a street lighting assessment program pursuant to North Carolina law; and

WHEREAS, twenty-four acorn street lighting fixtures have been installed and are being operated on streets within the Cardinal Woods Subdivision and Cardinal Woods Estate; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted a Final Assessment Resolution on this project on October 20, 1998, approving the project and requesting that Duke Power Company install and operate the acorn street lighting fixtures on the streets in the Cardinal Woods Subdivision and Cardinal Woods Estate, and providing that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and that the operating costs would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$6,280.18 to Duke Power Company for the monthly operation costs incurred for these street lighting fixtures in the Cardinal Woods Subdivision and Cardinal Woods Estate during the 2025 Fiscal Year and has incurred \$300 in legal and other costs for a total of \$6,580.18 spent for the operation of these acorn street lighting fixtures in the Cardinal Woods Subdivision and Cardinal Woods Estate during the 2025 Fiscal Year; and

WHEREAS, the basis for assessment will be 100% of the property owner's share of the total costs to operate these street lighting fixtures during the 2025 Fiscal Year plus other costs as described in Section 153A-193 of the General Statutes of North Carolina, said total cost to be apportioned equally to each parcel of land on

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the streets in the Cardinal Woods Subdivision and Cardinal Woods Estate where the acorn street lighting fixtures are located; and

WHEREAS, the proposed terms of payment of the assessment are such that each property owner must pay the total per lot share upon receipt of an assessment from Mecklenburg County, plus 8% per annum rate of interest if payment is not received by the due date as indicated on each individual assessment; and

WHEREAS, the method of payment for each property owner's portion of the cost of said operation must be paid by direct payment to Mecklenburg County; and

WHEREAS, the Mecklenburg County Land Use and Environmental Services Agency has prepared the Final Assessment Roll and a map showing each lot assessed, the basis for assessment, the amount assessed against each lot and the name of the owner of each lot as shown on the Mecklenburg County tax record, which Final Assessment Roll and map are attached hereto and incorporated herein by reference; and

WHEREAS, after notice was duly given, a public hearing was held on October 21, 2025 at 6:30 p.m. for the purpose of confirmation, modification, or annulment of the Preliminary Assessment Roll; and

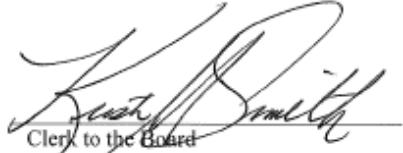
WHEREAS, there being no changes or annulment made of the Preliminary Assessment Roll, the same is hereby confirmed by this resolution; now, therefore be it

RESOLVED, that the Mecklenburg Board of County Commissioners does adopt this Final Assessment Roll Resolution on the Street Lighting Assessment Project for the operation of the acorn street lighting fixtures during the 2025 Fiscal Year in the Cardinal Woods Subdivision and Cardinal Woods Estate, and requests the Mecklenburg County

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Land Use & Environmental Services Agency to prepare the necessary documents for transmittal to the County Tax Collector's Office to provide for the collection from the property owners for the cost of the operation of the street lighting fixtures during the 2025 Fiscal Year which is \$6,580.18.

ADOPTED ON THE 21ST DAY OF OCTOBER 2025.


Leah Smith
Clerk to the Board



APPROVED AS TO FORM:


Wayne C. Suber
County Attorney

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Ordinance recorded in full in Document Book 54, Document #109.

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Mecklenburg County, NC
Ordinance Book 54
Document 110

**FINAL ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
HEARTHSTONE SUBDIVISION
OPERATION COSTS FY 2025**

WHEREAS, the Mecklenburg Board of County Commissioners has adopted a street lighting assessment program pursuant to North Carolina law; and

WHEREAS, the special street lighting fixtures have been installed and are being operated on all of the streets in the Hearthstone Subdivision; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted a Final Assessment Resolution on this project on January 19, 1993, approving the project and requesting that Duke Power Company install and operate the street lighting fixtures on all streets in the Hearthstone Subdivision and that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and that the operating cost would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$2,619.57 to Duke Power Company for charges incurred for the operation of these street lights in the Hearthstone Subdivision during the 2025 Fiscal Year plus \$300 in legal and other costs for a total of \$2,919.57 spent for the operation of the street lights in the Hearthstone Subdivision during the 2025 Fiscal Year; and

WHEREAS, the basis for assessment will be 100 percent (100%) of the property owner's share of the total cost to operate the street lights during the 2025 Fiscal Year, plus other costs as described in Section 153A-193 of the General Statutes of North Carolina, said total cost to be apportioned equally to each parcel of land on said streets; and

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WHEREAS, the proposed terms of payment of the assessment are such that each property owner must pay the total per lot share upon receipt of an assessment from Mecklenburg County, plus 8% per annum rate of interest if payment is not received by the due date as indicated on each individual assessment; and

WHEREAS, the method of payment for each property owner's portion of the cost of said work must be paid by direct payment to Mecklenburg County; and

WHEREAS, the Mecklenburg County Land Use & Environmental Services Agency has prepared the Final Assessment Roll on a map showing each lot assessed, the basis for assessment, the amount assessed against each lot, and the name of the owner of each lot as shown on the Mecklenburg County tax record, which the Final Assessment Roll is attached hereto and incorporated herein by reference; and

WHEREAS, after notice was duly given, a public hearing was held on October 21, 2025 at 6:30 p.m. for the purpose of confirmation, modification or annulment of the Preliminary Assessment Roll; and

WHEREAS, there being no changes or annulment made by the Preliminary Assessment Roll, the same is hereby confirmed by this resolution.

NOW THEREFORE BE IT RESOLVED, that the Mecklenburg Board of County Commissioners does adopt this Final Assessment Roll Resolution on the Street Lighting Assessment Project for the operation of the special street lighting fixtures during 2025 Fiscal Year in the Hearthstone Subdivision, and requests the Mecklenburg County Land Use & Environmental Services Agency to prepare the necessary documents for transmittal to the County Tax Collector's Office to provide for the collection from the

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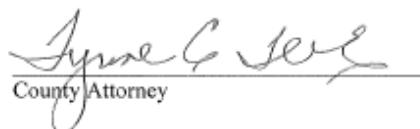
property owners for the cost of the operation of the street lighting fixtures during the 2025 Fiscal Year, which is \$2,919.57.

ADOPTED ON THE 21ST DAY OF OCTOBER 2025.


Clerk to the Board



ADOPTED AS TO FORM:


County Attorney

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Ordinance recorded in full in Document Book 54, Document #110.

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Mecklenburg County, NC
Ordinance Book 54
Document 111

**FINAL ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
McGINNIS VILLAGE SUBDIVISION
OPERATION COSTS FY 2025**

WHEREAS, the Mecklenburg Board of County Commissioners has adopted a street lighting assessment program pursuant to North Carolina law; and

WHEREAS, the economical traditional street lighting fixtures have been installed and are being operated on all of the streets in the McGinnis Village Subdivision; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted a Final Assessment Resolution on this project on October 5, 1999, approving the project and requesting that Duke Power Company install and operate the economical traditional street lighting fixtures on all of the streets in the McGinnis Village Subdivision and that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and the operating costs would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$3,785.32 to Duke Power Company for charges incurred for the operation of these street lights in the McGinnis Village Subdivision during the 2025 Fiscal Year plus \$300 in legal and other costs for a total of \$4,085.32 spent for the operation of the street lights in the McGinnis Village Subdivision during the 2025 Fiscal Year; and

WHEREAS, the basis for assessment will be 100 percent (100%) of the property owner's share of the total cost to operate the street lights during the 2025 Fiscal Year, plus other costs as described in Section 153A-193 of the General Statutes of North

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Carolina, said total cost to be apportioned equally to each parcel of land on said streets;

and

WHEREAS, the proposed terms of payment of the assessment are such that each property owner must pay the total per lot share upon receipt of an assessment from Mecklenburg County, plus 8% per annum rate of interest if payment is not received by the due date as indicated on each individual assessment; and

WHEREAS, the method of payment for each property owner's portion of the cost of said work must be paid by direct payment to Mecklenburg County; and

WHEREAS, the Mecklenburg County Land Use & Environmental Services Agency has prepared the Final Assessment Roll on a map showing each lot assessed, the basis for assessment, the amount assessed against each lot, and the name of the owner of each lot as shown on the Mecklenburg County tax record, which the Final Assessment Roll is attached hereto and incorporated herein by reference; and

WHEREAS, after notice was duly given, a public hearing was held on October 21, 2025 at 6:30 p.m. for the purpose of confirmation, modification or annulment of the Preliminary Assessment Roll; and

WHEREAS, there being no changes or annulment made of the Preliminary Assessment Roll, the same is hereby confirmed by this resolution.

NOW THEREFORE BE IT RESOLVED, that the Mecklenburg Board of County Commissioners does adopt this Final Assessment Roll Resolution on the Street Lighting Assessment Project for the operation of the economical traditional street lighting fixtures during the 2025 Fiscal Year in the McGinnis Village Subdivision, and requests the Mecklenburg County Land Use & Environmental Services Agency to prepare the

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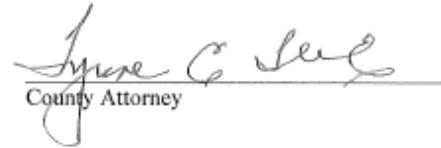
necessary documents for transmittal to the County Tax Collector's Office to provide for the collection from the property owners for the cost of the operation of the street lighting fixtures during the 2025 Fiscal Year which is \$4,085.32.

ADOPTED ON THE 21st DAY OF OCTOBER 2025.


Kristy M. Smith
Clerk to the Board



ADOPTED AS TO FORM:


Lynne C. Lee
County Attorney

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Ordinance recorded in full in Document Book 54, Document #111.

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Mecklenburg County, NC
Ordinance Book 54
Document 113

**FINAL ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
MOUNTAIN POINT SUBDIVISION
OPERATION COSTS FY 2025**

WHEREAS, the Mecklenburg Board of County Commissioners has adopted a street lighting assessment program pursuant to North Carolina law; and

WHEREAS, the acorn street lighting fixtures have been installed and are being operated on all of the streets in the Mountain Point Subdivision; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted a Final Assessment Resolution on this project on February 3, 1998, approving the project and requesting that Duke Power Company install and operate the acorn street lighting fixtures on all streets in the Mountain Point Subdivision and that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and that the operating cost would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$6,528.40 to Duke Power Company for charges incurred for the operation of these street lights in the Mountain Point Subdivision during the 2025 Fiscal Year plus \$300 in legal and other costs for a total of \$6,828.40 spent for the operation of the street lights in the Mountain Point Subdivision during the 2025 Fiscal Year; and

WHEREAS, the basis for assessment will be 100 percent (100%) of the property owner's share of the total cost to operate the street lights during the 2025 Fiscal Year plus other costs as described in Section 153A-193 of the General Statutes of North Carolina, said total cost to be apportioned equally to each parcel of land on said streets; and

WHEREAS, the proposed terms of payment of the assessment are such that each

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property owner must pay the total per lot share upon receipt of an assessment from Mecklenburg County, plus 8% per annum rate of interest if payment is not received by the due date as indicated on each individual assessment; and

WHEREAS, the proposed term of payment for each property owner's portion of the cost of said work must be paid by direct payment to Mecklenburg County; and

WHEREAS, the Mecklenburg County Land Use & Environmental Services Agency has prepared the Final Assessment Roll on a map showing each lot assessed, the basis for assessment, the amount assessed against each lot, and the name of the owner of each lot as shown on the Mecklenburg County tax record, which the Final Assessment Roll is attached hereto and incorporated herein by reference; and

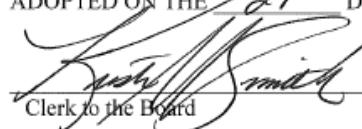
WHEREAS, after notice was duly given, a public hearing was held on October 21, 2025 at 6:30 p.m. for the purpose of confirmation, modification, or annulment of the Preliminary Assessment Roll; and

WHEREAS, there being no changes or annulment made of the Preliminary Assessment Roll, the same is hereby confirmed by this resolution.

NOW THEREFORE BE IT RESOLVED, that the Mecklenburg Board of County Commissioners does adopt this Final Assessment Roll Resolution on the Street Lighting Assessment Project for the operation of the acorn street lighting fixtures during the 2025 Fiscal Year in the Mountain Point Subdivision, and requests the Mecklenburg County Land Use & Environmental Services Agency to prepare the necessary documents for transmittal to the County Tax Collector's Office to provide for the collection from the property owners for the cost of the operation of the street lighting fixtures during the 2025 Fiscal Year which is \$6,828.40.

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ADOPTED ON THE 21st DAY OF OCTOBER 2025.


Clerk to the Board



ADOPTED AS TO FORM:


County Attorney

3

Ordinance recorded in full in Document Book 54, Document #113.

Meeting Minutes
October 21, 2025

Mecklenburg County, NC
Ordinance Book 54
Document 112

**FINAL ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
MOUNTAIN POINT ESTATES SUBDIVISION
OPERATION COSTS FY 2025**

WHEREAS, the Mecklenburg Board of County Commissioners has adopted a street lighting assessment program pursuant to North Carolina law; and

WHEREAS, the acorn street lighting fixtures have been installed and are being operated on all of the streets in the Mountain Point Estates Subdivision; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted a Final Assessment Resolution on this project on February 1, 2000, approving the project and requesting that Duke Power Company install and operate the acorn street lighting fixtures on all streets in the Mountain Point Estates Subdivision and that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and that the operating cost would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$2,246.25 to Duke Power Company for charges incurred for the operation of these street lights in the Mountain Point Estates Subdivision during the 2025 Fiscal Year plus \$300 in legal and other costs for a total of \$2,546.25 spent for the operation of the street lights in the Mountain Point Estates Subdivision during the 2025 Fiscal Year; and

WHEREAS, the basis for assessment will be 100 percent (100%) of the property owner's share of the total cost to operate the street lights during the 2025 Fiscal Year plus other costs as described in Section 153A-193 of the General Statutes of North Carolina, said total cost to be apportioned equally to each parcel of land on said streets; and

WHEREAS, the proposed terms of payment of the assessment are such that

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each property owner must pay the total per lot share upon receipt of an assessment from Mecklenburg County, plus 8% per annum rate of interest if payment is not received by the due date as indicated on each individual assessment; and

WHEREAS, the proposed term of payment for each property owner's portion of the cost of said work must be paid by direct payment to Mecklenburg County; and

WHEREAS, the Mecklenburg County Land Use & Environmental Services Agency has prepared the Final Assessment Roll on a map showing each lot assessed, the basis for assessment, the amount assessed against each lot, and the name of the owner of each lot as shown on the Mecklenburg County tax record, which the Final Assessment Roll is attached hereto and incorporated herein by reference; and

WHEREAS, after notice was duly given, a public hearing was held on October 21, 2025 at 6:30 p.m. for the purpose of confirmation, modification, or annulment of the Preliminary Assessment Roll; and

WHEREAS, there being no changes or annulment made of the Preliminary Assessment Roll, the same is hereby confirmed by this resolution.

NOW THEREFORE BE IT RESOLVED, that the Mecklenburg Board of County Commissioners does adopt this Final Assessment Roll Resolution on the Street Lighting Assessment Project for the operation of the acorn street lighting fixtures during the 2025 Fiscal Year in the Mountain Point Estates Subdivision, and requests the Mecklenburg County Land Use & Environmental Services Agency to prepare the necessary documents for transmittal to the County Tax Collector's Office to provide for the collection from the property owners for the cost of the operation of the street lighting fixtures during the 2025 Fiscal Year which is \$2,546.25.

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ADOPTED ON THE 21st DAY OF OCTOBER 2025.


Kristi Smith
Clerk to the Board



ADOPTED AS TO FORM:


Lynne C. Wren
County Attorney

3

Ordinance recorded in full in Document Book 54, Document #112.

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Mecklenburg County, NC
Ordinance Book 54
Document 114

**FINAL ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
ROYAL OAKS SUBDIVISION
OPERATION COSTS FY 2025**

WHEREAS, the Mecklenburg Board of County Commissioners has adopted a street lighting assessment program pursuant to North Carolina law; and

WHEREAS, the special street lighting fixtures have been installed and are being operated on all of the streets in the Royal Oaks Subdivision; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted a Final Assessment Resolution on this project on October 5, 1992, approving the project and requesting that Duke Power Company install and operate the streetlights on all streets in the Royal Oaks Subdivision and that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and that the operating cost would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$3,852.72 to Duke Power Company for charges incurred for the operation of these street lights in the Royal Oaks Subdivision during the 2025 Fiscal Year plus \$300 in legal and other costs for a total of \$4,142.72 for the operation of the street lights in the Royal Oaks Subdivision during the 2025 Fiscal Year; and

WHEREAS, the basis for assessment will be 100 percent (100%) of the property owner's share of the total cost for the operation of the street lights during the 2025 Fiscal Year, plus other costs as described in Section 153A-193 of the General Statutes of North Carolina, said total cost to be apportioned equally to each parcel of land on said streets; and

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WHEREAS, the proposed terms of payment of the assessment are such that each property owner must pay the total per lot share upon receipt of an assessment from Mecklenburg County, plus 8% per annum rate of interest if payment is not received by the due date as indicated on each individual assessment; and

WHEREAS, the method of payment for each property owner's portion of the cost of said work must be paid by direct payment to Mecklenburg County; and

WHEREAS, the Mecklenburg County Land Use & Environmental Service Agency has prepared the Final Assessment Roll on a map showing each lot assessed, the basis for assessment, the amount assessed against each lot, and the name of the owner of each lot as shown on the Mecklenburg County tax record, which the Final Assessment Roll is attached hereto and incorporated herein by reference; and

WHEREAS, after notice was duly given, a public hearing was held on October 21, 2025 at 6:30 p.m. for the purpose of confirmation, modification or annulment of the Preliminary Assessment Roll; and

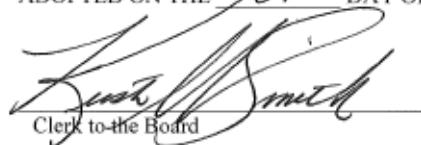
WHEREAS, there being no changes or annulment made of the Preliminary Assessment Roll, the same is hereby confirmed by this resolution.

NOW THEREFORE BE IT RESOLVED, that the Mecklenburg Board of County Commissioners does adopt this Final Assessment Roll Resolution on the Street Lighting Assessment Project for the operation of the special street lighting fixtures during the 2025 Fiscal Year in the Royal Oaks Subdivision, and requests the Mecklenburg County Land Use and Environmental Services Agency to prepare the necessary documents for transmittal to the County Tax Collector's Office to provide for the

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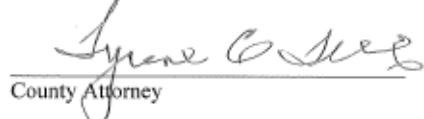
collection from the property owners for the cost of the operation of the street lighting fixtures during the 2025 Fiscal Year which is \$4,142.72.

ADOPTED ON THE 21ST DAY OF OCTOBER 2025.


Clerk to the Board



ADOPTED AS TO FORM:


County Attorney

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Ordinance recorded in full in Document Book 54, Document #114.

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Mecklenburg County, NC
Ordinance Book 54
Document 115

**FINAL ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
SPICEWOOD SUBDIVISION
OPERATION COSTS FY 2025**

WHEREAS, the Mecklenburg Board of County Commissioners has adopted a street lighting assessment program pursuant to North Carolina law; and

WHEREAS, the special street lighting fixtures have been installed and are being operated on all of the streets in the Spicewood Subdivision; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted a Final Assessment Resolution on this project on October 5, 1992, approving the project and requesting that Duke Power Company install and operate the streetlights on all streets in the Spicewood Subdivision and that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and that the operating cost would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$1,038.17 to Duke Power Company for charges incurred for the operation of these street lights in the Spicewood Subdivision during the 2025 Fiscal Year plus \$300 in legal and other costs for a total of \$1,338.17 for the operation of the street lights in the Spicewood Subdivision during the 2025 Fiscal Year; and

WHEREAS, the basis for assessment will be 100 percent (100%) of the property owner's share of the total cost for the operation of the street lights during the 2025 Fiscal Year, plus other costs as described in Section 153A-193 of the General Statutes of North Carolina, said total cost to be apportioned equally to each parcel of land on said streets; and

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WHEREAS, the proposed terms of payment of the assessment are such that each property owner must pay the total per lot share upon receipt of an assessment from Mecklenburg County, plus 8% per annum rate of interest if payment is not received by the due date as indicated on each individual assessment; and

WHEREAS, the method of payment for each property owner's portion of the cost of said work must be paid by direct payment to Mecklenburg County; and

WHEREAS, the Mecklenburg County Land Use & Environmental Service Agency has prepared the Final Assessment Roll on a map showing each lot assessed, the basis for assessment, the amount assessed against each lot, and the name of the owner of each lot as shown on the Mecklenburg County tax record, which the Final Assessment Roll is attached hereto and incorporated herein by reference; and

WHEREAS, after notice was duly given, a public hearing was held on October 21, 2025 at 6:30 p.m. for the purpose of confirmation, modification or annulment of the Preliminary Assessment Roll; and

WHEREAS, there being no changes or annulment made of the Preliminary Assessment Roll, the same is hereby confirmed by this resolution.

NOW THEREFORE BE IT RESOLVED, that the Mecklenburg Board of County Commissioners does adopt this Final Assessment Roll Resolution on the Street Lighting Assessment Project for the operation of the special street lighting fixtures during the 2025 Fiscal Year in the Spicewood Subdivision, and requests the Mecklenburg County Land Use and Environmental Services Agency to prepare the necessary documents for transmittal to the County Tax Collector's Office to provide for the

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collection from the property owners for the cost of the operation of the street lighting fixtures during the 2025 Fiscal Year which is \$1,338.17.

ADOPTED ON THE 21ST DAY OF OCTOBER 2025.


Clerk to the Board



ADOPTED AS TO FORM:


County Attorney

3

Ordinance recorded in full in Document Book 54, Document #115.

ADVISORY COMMITTEE REPORTS

25-0561 Park and Recreation Commission Annual Report

The Board received the annual report of the Park and Recreation Commission.

Background: The Board's Appointment Policy states all Committees must report at least annually to the Board of County Commissioners on the activities. Reports can be submitted to the Clerk to the Board for distribution in writing or for formal presentation at a Regular Board Meeting.

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Kipp Kiser Chair of the park and Recreation Commission and fellow members Bill Colyer, Brad Chambers, Starla Tanner, and Couden Rayburn gave the presentation.



Park and Recreation



2

Annual Report Highlights

- Fix What is Broken First (Repair and Replace)
- Revisit Decrease of \$20.0 Million from Land Acquisitions Budget
- Renew Emphasis on Parks and Facilities in the Priority Community (Equity Funding)
- Budget Adjustments Given Financial Limitations
- Facilities Study
- Wish List (Extra Large Projects)
- Athletic Fields Middle School Projects
- Safety and Security



3



Repair and Replace

On several occasions the PRC has communicated to you our consensus opinion that the BOCC should first insist on **REPAIR**, **REPLACEMENT**, and **REINVESTMENT** in greenways, parks, and facilities before authorizing spending and investments in new projects.

This is the priority of the PRC.

Picture: Little Sugar Creek Greenway



4



Land Acquisition

Land acquisition is extremely important as land is rapidly disappearing. The PRC believes that the funds allocated to Land Acquisition is a monumental step towards funding our parks and recreation system. The PRC applauds and appreciates this funding decision by the BOCC.

Acquire land for recreation, ecosystem preservation, recycling, storm water management and to protect the quality of life in our community.

5



Equity Funding - Balance in Project Funding

The PRC supports the policy of a balance in types of projects funded in the CIP.

There is also a consensus on the PRC that limited progress has been made for new parks and facilities in priority communities.

In other words, **PARK DESERTS** remain.

Everyone deserves a great park.

6

PRC Budget Adjustment Recommendations for FY2027



BUDGET ADJUSTMENT RECOMMENDATION

Increase by \$6.0 Million/year Annual Reinvestment

(Projects < \$250,000)

Total \$10 Million Annually

Increase by \$5.0 Million/year Expanded Reinvestment
Projects

(Projects \$250,000 to \$1,000,000)

Total \$5.0 Million Annually

Increase by \$20.0 Million/year Land Acquisition
From \$30.0 Million to \$50.0 Million

Decrease by \$31.0 Million/year CIP Five Year Funding and
Institute Changes in the Rolling CIP

7

FACILITIES STUDY

Lack of priority for new community recreation centers, regional recreation centers and swimming pools was an obvious oversight in the current Masterplan Playbook.



8

Wish List Requests from Mecklenburg County Residents

- Bring all existing parks to Good or Excellent Condition
- Additional Community Recreation Centers (5 to 7 needed)
- Additional Regional Recreation Centers (2 more were originally proposed)
- Nature Preserve Completion
- New County Swimming Pools (Indoor and Outdoor)
- Greenway and Trails Completion
- Additional Parks in Underserved Areas
- Additional Sportsplexes
- Meck Aquatic Center Addition
- Grady Cole Center Replacement
- Additional Children's Athletic Fields
- Indoor Running Track
- Land Acquisition \$50 Million per year



9



ATHLETIC FIELDS - MIDDLE SCHOOL PROJECT

There is a serious shortage of athletic fields suitable for children's sports teams.

10



SAFETY AND SECURITY

The PRC has continually expressed our concerns for customer safety and our customers perception of safety in the parks, facilities and greenways.

11

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Comments

Commissioners Powell and Rodriguez-McDowell thanked the presenters.

Commissioner Leake said she was concerned with the availability of parks for senior citizens. She said they should be sure to bring the parks in District 2 up to standards.

Commissioner Griffin said equity was their priority and considered regional recreational facilities to be important. He said in the northern portion of the County, several people spoke of a northern regional recreational center and, although the investment was expensive, the reward would be ten-fold. He said people needed quality recreation facilities and they were trying to fill the gaps in the County.

Commissioner Meier thanked the presenters and recommended the Board attend some of the parks and recreation committee meetings. She asked for information regarding the status of the middle school fields and was informed they were in the final stages of the development.

Commissioner Townsend-Ingram asked for further information regarding maintenance in the rolling CIP. She said she would like to see the foundation of the basic requirements for parks to have equity and a list of the parks not meeting those standards. *Mr. Kiser said they needed to determine what was needed to be done and that was something that fell into the reinvestment category. He said the deferred maintenance was about \$10 million while they typically received \$4 million.*

Commissioner Dunlap asked that they clarify that their proposal was to take \$20 million from the CIP to fund the mentioned repairs and necessities. He said he supported equity and repairing what was broken, but they said they wanted equity first and they also wanted to take \$20 million from CIP but they were also asking for several other things including recreation centers, pools, tracks, land acquisition etc. He said the CIP was supposed to cover those things and suggested they discuss amongst themselves about what exactly they wanted.

Mr. Kiser said they just provided a wish list from the residents. He said if they had a choice to keep their parks, facilities, and greenways up to par, they would rather take that money from the current CIP projects. He said they were given \$70 million per year and accepted that budget but they wanted to take about \$31 million from that \$70 million to take care of their special priorities, of which had nothing to do with the long-running wish list.

Commissioner Dunlap said he understood that, but they had to be honest with the public in that they could not always have everything that wanted as the County was responsible for many other important things as well.

Commissioner Altman said the Board strongly supported Park and Recreation and the Board increased the spending on land acquisition from \$6 million to \$50 million in fiscal years 2023, 2024, and 2025. She said she wished they could spend more but they had many other responsibilities such as CMS, affordable housing, the library, CPCC, Meck pre-K and mental health, etc. She said if anyone wanted to say what the Board was doing was unacceptable, she encouraged them go to the County's budget calculator and find it in the budget.

Deputy County Manager Leslie Johnson explained the monies in the budget for Park and Rec. She said during the recession, they were not able to make investments in their assets which accrued a large backlog and after they regained themselves and finished working through the backlog, they stopped referencing it as deferred maintenance and started calling it routine maintenance. She said the asset facility management team made their budget request and were granted additional money but didn't think they could execute all their projects in the provided timeline and in turn, the extra

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money got allocated to park and recreation of which was used on projects that only needed smaller investments to increase their rating.

Deputy County Manager Johnson said what remained were larger sized projects that needed larger investments, and their plan was to slowly work the ones rated D and F to bring them up, so they were rated A and B like the other assets in the park system.

Chair Jerrell said it was a concise report and thanked Mr. Kiser for his leadership. He said they aligned well with the Board's priorities as well as helped in reducing racial disparities. He said the Board discussed unfunded mandates that Raleigh was responsible for of which included \$484 million per year. He said to imagine what the County could do if they did not have to cover that funding. He said the Board would love to do everything for them but there were serious issues they also had to consider.

MANAGER'S REPORT

25-0580 Budget Amendment - Historic Excelsior Club Restoration and Revitalization Partnership

The Board received information regarding a Budget Amendment for the Historic Excelsior Club Restoration and Revitalization Partnership.

Background: Originally purchased in 1944 by Jimmy McKee, the Excelsior Club was a vital center for African American arts, culture, and civil rights organizing. Located in Charlotte's historic Washington Heights community, it served as a gathering space for leaders, musicians, and activists who shaped the city's cultural identity and social progress.

Over the years, several transformations took place to enhance the building façade, the most significant being a substantial remodel and expansion in 1952 that included the Excelsior Club's distinctive, Art Moderne (Art Deco) design and ziggurat-style exterior. On March 17, 1986, the Excelsior Club was designated as a historic property for its special significance in terms of history, architecture, and cultural importance. The property closed in 2016 and has remained vacant since that time.

This public-private partnership will preserve, restore, or replicate the historic façade of the building and reimagine the site as a multi-use cultural and community venue. Kennedy Property Development and Crosland Southeast (the "Developers"), or a related entity, intend to purchase the Excelsior Club property for the purposes of redeveloping it as a community and entertainment venue. Both the County's Economic Development Committee and the City's Jobs & Economic Development Committee have endorsed the project and recommended advancing for approval to their respective governing bodies.

The County and City have agreed to enter into a tri-party agreement. Under this agreement, the Developers must submit redevelopment, and restoration plans to the Charlotte-Mecklenburg Historic Landmarks Commission for review and approval before any construction begins. The County and City contributions will be made as reimbursements upon the completion of defined construction milestones, ensuring accountability and preservation compliance.

The County's participation is funded from interest returns earned on unspent ARPA funds.

Leslie Johnson, Deputy County Manager, Shawn Kennedy, Founder, Kennedy Property & Development and Tim Sittema, Managing Partner, Crosland Southeast, gave the presentation.

Dr. Johnson gave a historical overview of the Excelsior Club.

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REIMAGINING A CULTURAL LANDMARK **THE EXCELSIOR**



PRESENTED BY



CROSLAND
SOUTHEAST

DEVELOPMENT TEAM

Shawn Kennedy

FOUNDER, KENNEDY PROPERTY & DEVELOPMENT

Shawn Kennedy is a real estate investor and entrepreneur with a passion for community uplift. He leads Kennedy Property & Development, a firm dedicated to delivering affordable and workforce housing across North and South Carolina—including in Charlotte, Statesville, and Myrtle Beach. Shawn brings a mission-driven focus to real estate development, prioritizing access, equity, and long-term community benefit.



Tim Sittema

MANAGING PARTNER, CROSLAND SOUTHEAST

Tim Sittema brings over 40 years of real estate development and capital markets experience to this initiative. As Managing Partner at Crosland Southeast, he has led transformative projects throughout the Southeast and Rocky Mountain regions. Tim also serves as Founder and Board Chair for Freedom Communities, a nonprofit working to dent generational poverty in West Charlotte, and 12-year board member of Project 658, a nonprofit primarily serving the immigrant community in East Charlotte, exemplifying his commitment to place-based philanthropy and inclusive growth.

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HISTORY

A SACRED CULTURAL LEGACY SINCE 1944

Founded in 1944 by visionary Jimmy McKee, the Excelsior Club became a sanctuary for African Americans during the era of segregation. Nestled in the heart of Washington Heights, it served as a gathering space for artists, activists, and leaders—hosting jazz greats, civil rights icons, and generations of Charlotte's Black community.

Its closure in 2016 marked the end of an era. Now, through thoughtful redevelopment, we are restoring its purpose while reimagining its role in the future of the city.



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HISTORY

A BRIDGE BETWEEN SOCIAL LIFE, CIVIL RIGHTS & POLITICS

The Excelsior was a social and political crossroads. It was a civil rights incubator in Charlotte, providing space for organizing, amplifying Black political influence, and embodying the pride and resilience of a community determined to secure equal rights.

The club hosted meetings for civil rights activists, church leaders, and community organizers. Political figures—both local and national—visited to speak with Charlotte's Black community in a safe, trusted environment. Community organizers could plan voter registration drives, have rallies, and community actions without harassment.

The preservation of the Excelsior will continue the legacy that community members, professionals, performing artists can mix intergenerationally, interculturally building networks and breaking barriers that carried into the broader landscape of Charlotte and beyond.



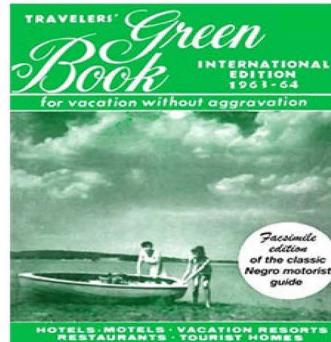
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HISTORY

PRESERVING A LANDMARK

The Excelsior Club was listed in the Negro Motorist Green Book—a guide for African-Americans to find safe places to go during Jim Crow segregation. It signaled to travelers that it was a safe, welcoming, and respectable place to stop, eat, socialize, and rest without the risk of humiliation or violence.

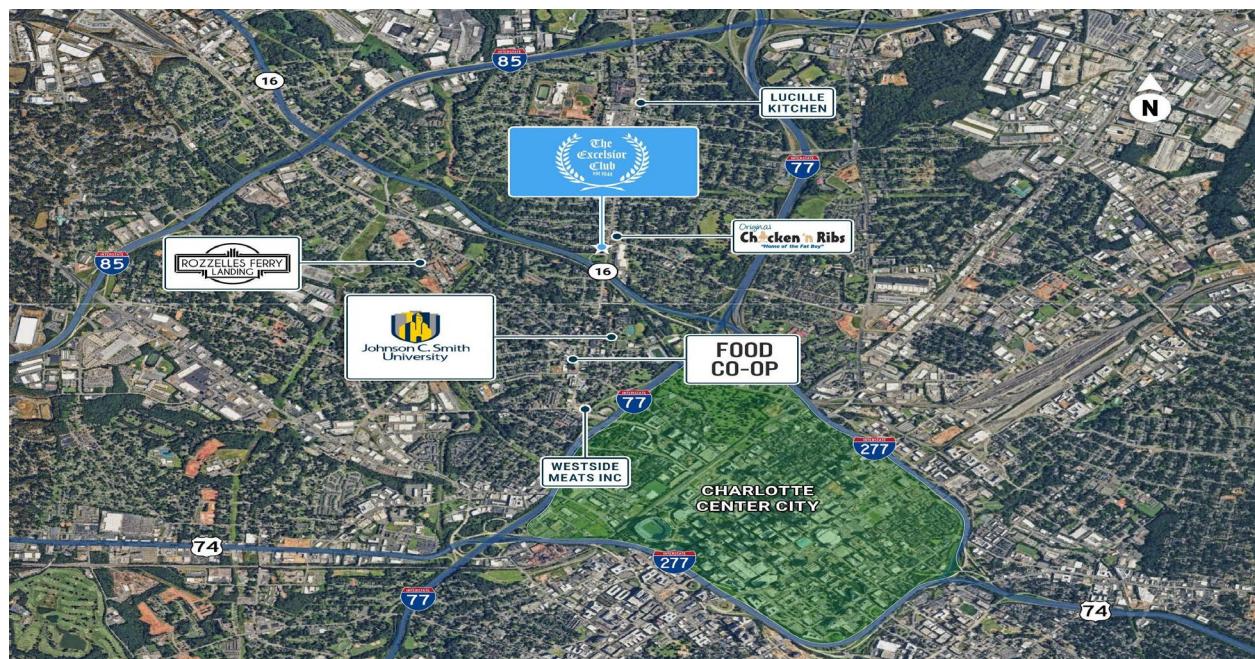
The Green Book wasn't just local—it circulated nationwide. Being listed elevated the Excelsior's reputation across the South and beyond, making it a landmark for Black dignity and culture rather than just a neighborhood club. Musicians, activists, and professionals traveling through the Carolinas could confidently plan stops there.



Its presence in the guide projected an image of Black sophistication, prosperity, and autonomy, challenging stereotypes and offering a vision of equality.

The Excelsior Club stands as one of only 7 sites left standing in Charlotte, NC. Its legacy is not only a tribute to the past but reclaimed hope for the future as a landmark preserved.

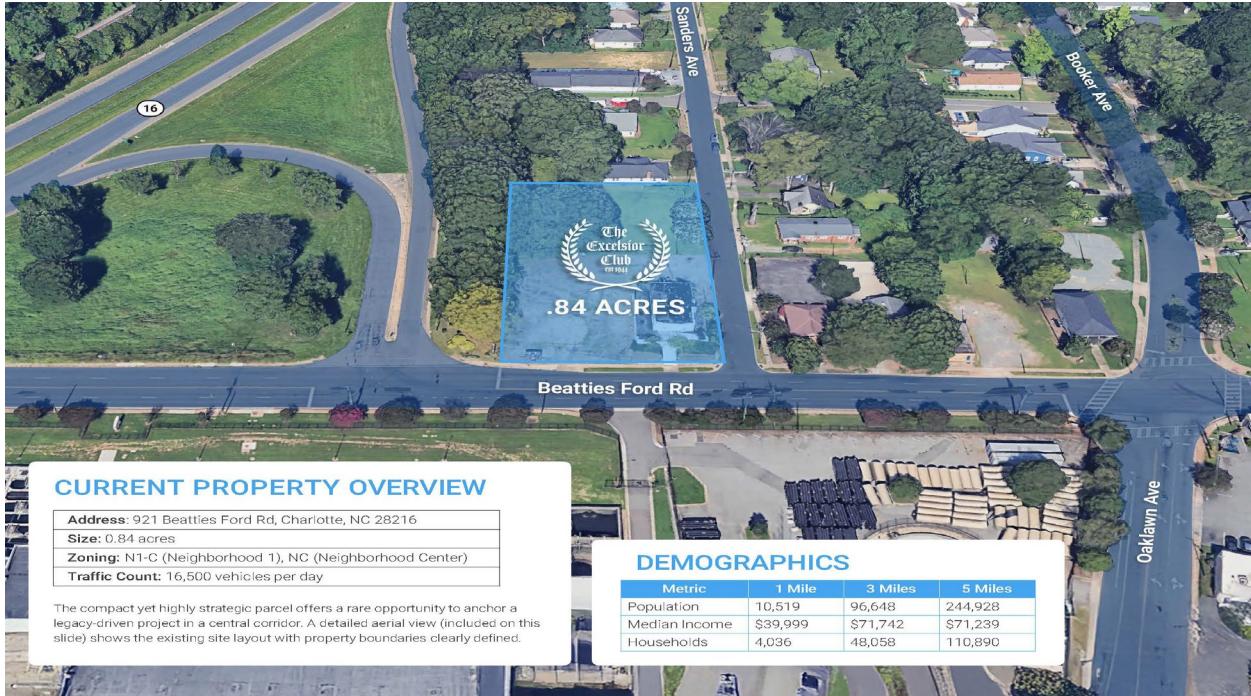
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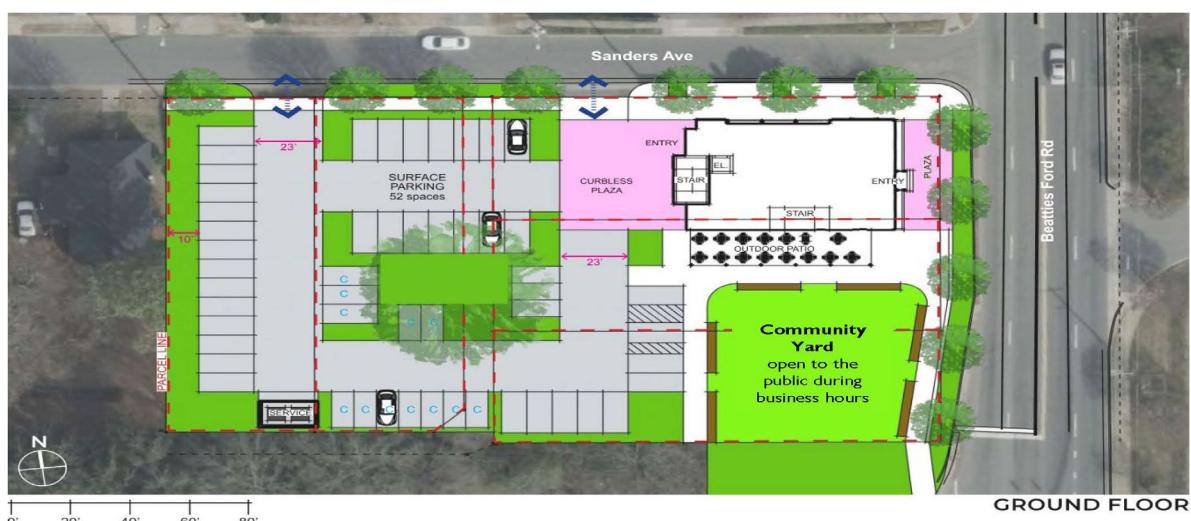
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SITE PLAN



The landscape design will prioritize locally sourced native species to support regional biodiversity, conserve water, and provide habitat for native pollinators and wildlife.

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EXTERIOR RENDERINGS



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EXTERIOR RENDERINGS



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EXTERIOR RENDERINGS



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BUSINESS VISION

WE ARE DEVELOPING MORE THAN A PROJECT - WE ARE PERPETUATING A LEGACY

Our vision is rooted in preserving the soul of the Excelsior while activating its potential as a catalyst for renewal. This is development with a conscience—prioritizing impact over profit, and community over displacement.

WE ARE COMMITTED TO:

1. Celebrating Black cultural history by restoring the Excelsior legacy
2. Establishing a destination that benefits the community for decades to come

COMMUNITY IMPACT FEATURES:

1. Celebrating the Excelsior legacy and African-American entrepreneurs in Charlotte
2. Live music performances by local artists
3. Modern Juke Joint with health-forward American cuisine
4. Second-chance hiring for individuals facing employment barriers
5. Community Gathering Space

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BUSINESS PLAN

PHASE-BY-PHASE EXECUTION WITH LONG-TERM VISION

1	Rezoning & Parcel Recombination	2Q26
2	Pursue Historic Approvals As Required	3Q26
3	Design & Permitting	3Q26
4	Site Acquisition	4Q26
5	Commence Construction	4Q26
6	Site Work and Infrastructure Upgrades	1Q27
7	Vertical Construction of New Facility	4Q27
8	Long-Term Hold and Asset Management	

WE WILL STRIVE TO ACHIEVE A MWSBE GOAL OF AT LEAST 40%

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Community Engagement: Commitment

Program	Description	Goal	Benefits
2nd Chance Hiring	Recruiting & employing individuals with criminal records, unemployed or underemployed.	To build skills & provide access to opportunities, financial literacy & professional development training.	<ul style="list-style-type: none">• Job creation boosting employment rate.• Rebuild lives & contribute positively to society.• Reduce homelessness, public burden & increase public safety.
Free Culinary Training	Certification program lead by a master chef in partnership with Lucille's Kitchen.	Train people annually to be able to advance their career as a chef, line cook or start their own business.	<ul style="list-style-type: none">• Career advancement & increased earning potential.• Protecting public health by ensuring food safety & proper sanitization.• Supports local economy & contributes to the skilled workforce.
Breakfast Forum	Free community continental breakfast open to the public multiple times per month.	To be an open forum to share ideas, concerns, discuss social issues, net work in a safe space, and build and enhance community while sharing good food.	<ul style="list-style-type: none">• Breaking down social barriers by providing an informal setting for interactions and build relationships. in the community and beyond.• Reintroducing people to the Beatties Ford corridor.• Nutritious food & promoting healthy eating habits.
Holiday Dinners	Free holiday dinners for those in need to alleviate food insecurity during the holiday season.	Programs often offer both hot meals and ingredients for families to cook at home. Open to public for volunteers and donations.	<ul style="list-style-type: none">• Resource for those who may not be able to afford a traditional meal during holidays.• Provides opportunities for others to give back increasing pride and generosity.• Reduces financial stress.• Foster social connections and community spirit.
The Upper Room	Free event space room available for community free of charge during breakfast & lunch hours.	To honor the legacy of the original space where key leaders in the community met & historic decisions were made that helped to shape the current cultural, social & political landscape in Charlotte.	<ul style="list-style-type: none">• Enhanced community engagement to bring together people with diverse backgrounds.• Networking opportunities.• Cost-effective collaboration.• Access to resources and amenities.

*We will provide reporting on community impact for up to 10 years.



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Community Engagement: Commitment

Program	Description	Goal	Benefits
Impact Mentoring	A continuation of the summer Impact Camp in partnership with Meck Investment.	Monthly mentorship dedicated to creating meaningful career pathways for every young man through our 4E program: Employment, Enrichment, Enlistment, and Entrepreneurship.	<ul style="list-style-type: none"> Culinary and dining etiquette training. Increased confidence, personal & professional development. Improvement of communication skills. Improved academic performance.
Performing Arts	Performance space for all forms of art expression - Music, Visual Art, Dance, Etc.	To be a hub for creativity & art performance in the Beatties Ford corridor.	<ul style="list-style-type: none"> Cultural enrichment & exposure to various art forms. Showcasing the talent, skills & abilities of local artists by providing a platform for exposure & exhibition. Boosting local economy by attracting visitors to the area.
Personal Finance Course	Free course offering in partnership with a local bank.	To provide multi-session semester course for a cohort of people who will receive group training & mentorship in personal finance.	<ul style="list-style-type: none"> Better financial decisions add up to great savings & investment potential over time. Economic stability & growth as they contribute to local economy. Reduced poverty & inequity by using tools to manage finances & avoid exploitative or predatory practices.
Community Festivals	Host small cultural events & festivals featuring local vendors, artisans & artists.	To bring people together & celebrate the community's culture. To support local businesses, promote community involvement, & raise awareness for important causes.	<ul style="list-style-type: none"> Creates opportunities for social connection & civic engagement. Garner participation & support in local projects, initiatives & charitable causes. Highlight & preserve heritage, traditions & history of the community. Attract visitors & boost business in local area.
Farmer's Market	Fresh produce market to address food desert in community.	In partnership with Park Church CDC & Lucille's Kitchen to provide access to fresh produce in "pay what you can type" model.	<ul style="list-style-type: none"> Promoting healthy eating habits by producing quality options for families to eat well. Exposure for local farmers & small business.

*We will provide reporting on community impact for up to 10 years.



THE ASK

Total Cost of Development		\$8,300,000
Net Operating Income (Annual)		\$57,000
Return On Investment		.69%
Ask of City	\$1,500,000	18%
Ask of County	\$1,500,000	18%
Funding by Developer/Foundations	\$5,300,000	64%

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The speakers were as follows:

Order #	First	Last	Favor
1	Angie	Drakeford	In Favor
2	Raki	McGregor	In Favor
3	Nathan	Hernandez	In Favor
4	Shederick	Mathews	In Favor
5	Rev. Corine	Mack	In Favor
6	Delores	Sobowale	In Favor
7	Jay	Ferguson	In Favor
8	Ken	Koontz	In Favor
9	Taj	Ferguson	In Favor
10	Sean	Langley	In Favor

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Comments

Commissioner Rodriguez-McDowell said, as the Chair of the Economic Development Committee, she was struggling with it because it only came before the committee one time. She said there wasn't unanimous support, and they did not have time to delve into the details. She said she previously asked for feedback and answers to questions. She said it did not sound like a nonprofit and she was struggling with that. She said the very slim return on investment was a concern and asked what would happen if the club struggled to survive. She said three out of four members of the Economic Development committee, Vice-Chair Altman and Commissioners Dunlap and Griffin, expressed support, while she did not.

Commissioner Leake thanked the speakers and discussed the history of the Excelsior Club. She asked how the County would get a return on the County's investment.

Commissioner Townsend-Ingram said she sat in on most of the Economic Development Committee meetings and believed the Excelsior Club was a sound project. She said it could have a positive impact on the community.

Commissioner Powell thanked the speakers and said it was very positive. She asked why the foundations did not step up to match funding and asked why they were coming to the County for funding. She asked where the money would be coming from. *County Manager Bryant said the source of funding would be the interest on the American Rescue Plan Act. He said they had over \$3 million and would continue to earn interest on those funds because they still had capital projects that resulted in them having cash on hand.*

Commissioner Meier said she was hesitant because they had just recently passed a budget that cut many non-profit organizations because the County did not have the money. She said it was hard to approve funding for a place that was not a non-profit and she needed more information and time.

Commissioner Altman said she was proud to share with the County that she would vote yes because the benefits to the community surpassed the threshold.

Commissioner Dunlap said the Excelsior Club had a long history and it was a clear economic development project. He said the project generated revenue and he believed there was someone committed to and understood the benefit of the club to the community.

Commissioner Griffin said the Excelsior Club was not just an event place but an institution. He said they would be able to share the history with all of Charlotte.

Chair Jerrell said, from a life and cultural experience, he understood it was an economic development focused deal. He said the investment and rate of return on the club would be the increase in quality of life to the community. He said the project aligned with several Board priorities and thanked the speakers as well as the developers of the project.

Motion was made by Commissioner Dunlap, seconded by Commissioner Griffin and Leake and carried unanimously to amend the language of item (2) "To authorize the County Manager to negotiate and execute an agreement with Kennedy Property Development and Crosland Southeast, or a to-be-formed related entity, in the amount not to exceed \$1,500,000 "to be allocated from the interest earned on unspent ARPA funds" for the redevelopment, preservation, restoration, or replication of the historic Excelsior Club.".

Motion was made by Commissioner Leake seconded by Commissioner Griffin, and carried 7-2 with Chair Jerrell and Commissioners Leake, Griffin, Altman, Dunlap, Townsend-Ingram, and Meier

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voting yes, and Commissioners Powell and Rodriguez-McDowell voting no to (1) amend the FY2025-2026 General Fund (0001) Budget Ordinance to appropriate \$1,500,000 of General Fund Balance to support the restoration and revitalization of the local historic landmark; and (2) authorize the County Manager to negotiate and execute an agreement with Kennedy Property Development and Crosland Southeast, or a to-be-formed related entity, in the amount not to exceed \$1,500,000, to be allocated from the interest earned on unspent ARPA funds for the redevelopment, preservation, restoration, or replication of the historic Excelsior Club.

25-0587 Above & Beyond @ Work Winner

The Board received information and recognized the latest Above & Beyond @ Work winner.

County Manager gave the presentation and presented the award to Carolyn Simmons, Lead HIV Linkage to Care Specialist in Public Health.

Background: The Above & Beyond @ Work Award is presented to employees who go the extra mile. Carolyn Simmons from Public Health will receive the award at the October 21st BOCC meeting.

25-0584 FY2025 Budget Ordinance Amendment Related to Katie blessing Center Restricted Contingency

Background: On June 4, 2024, the Board of Commissioners adopted the FY2025 Budget Ordinance. The FY2025 Budget appropriated funding of \$2,000,000 to support the Katie Blessing Center capital campaign, contingent upon the following restrictions adopted in Section 31 of the budget ordinance:

That there is a contingency allocation of \$2,000,000 for the Katie Blessing Center for Youth Behavioral Health, however, before any portion of the \$2,000,000 contribution is expended, the Board must approve such appropriation following confirmation that the facility's capital campaign is complete, and that an agreement has been reached between the County and the Katie Blessing Foundation which guarantees sufficient beds will be reserved at the facility for children referred by Mecklenburg County effective through the life of the facility.

The requirements to release the funding were not met in FY2025, and on June 17, 2025, the Board carried the funding forward to FY2026, re-appropriating the funds.

The Foundation's capital campaign for the first phase of the center is complete, and County staff have been in negotiations with the Foundation to reach an agreement to provide beds for children referred by the County. However, staff with the Katie Blessing Foundation have indicated that the current restrictions on the capital contribution to make beds available for the life of the facility is not an acceptable term and condition. To move forward with negotiations, an amendment to the FY2025 Budget Ordinance is required. The revisions to the ordinance are detailed in Exhibit A, and the restated language would read as follows:

That there is an amended and revised contingency allocation of \$2,000,000 to the Katie Blessing Foundation ("KBF") to be used by the Katie Blessing Center ("KBC") for Youth Behavioral Health, however, before any portion of the \$2,000,000 allocation may be released, the Board must receive confirmation that KBC's Phase 1 capital campaign is complete, and if Psychiatric Residential Treatment Facility services are included in Phase 1 or Phase 2, KBF and KBC will negotiate in good faith with Mecklenburg County to execute an agreement for designated bed space and service capacity for youth in Mecklenburg County custody.

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Commissioner Meier requested to be recused based on her affiliation with the Katie Blessing Center.

Motion was made by Commissioner Rodriguez-McDowell, seconded by Commissioner Altman, and unanimously carried to recuse Commissioner Meier from voting on this matter.

Motion was made by Commissioner Rodriguez-McDowell, seconded by Commissioner Altman, and carried 7-1 with Chair Jerrell and Commissioners Altman, Griffin, Dunlap, Rodriguez-McDowell, Townsend-Ingram, and Leake voting yes and Commissioner Powell voting no to amend the Fiscal Year 2024 - 2025 Budget Ordinance as set forth in the redline document attached as Exhibit A, to authorize release of \$2,000,000 from restricted funding for the Katie Blessing Center upon execution of an agreement with the County for bed space and service capacity for youth in Mecklenburg County custody.

DEPARTMENTAL DIRECTORS' MONTHLY REPORTS – None

STAFF REPORTS & REQUESTS - None

COUNTY COMMISSIONERS REPORTS & REQUESTS – None

CONSENT ITEMS

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

25-0545 Architectural/Engineering Consultant Selection - Roof Replacement Projects

Authorize the County Manager to negotiate fees and terms and conditions to execute contracts with selected firms for Architectural/Engineering Services for multiple roof replacement projects and in the event negotiations with the selected firms are unsuccessful, approve negotiations and contract execution with the alternate firm.

Background: Consultants are needed to provide a design for the replacement of the roofs at the Hal Marshall Center (700 N. Tryon Street) and the County and Courts Office Building (720 E. 4th Street). Full design services will be required including preliminary services (investigation of existing roof materials, environmental testing, etc.), design, construction documentation, bidding, and construction contract administration services

25-0547 Construction Contract - Valerie C. Woodard Center Deep Energy Retrofit Project

Award a construction contract to Miles-McClellan Construction Company, Inc., in the amount of \$3,695,000.00 for the Valerie C. Woodard Center Deep Energy Retrofit Project.

Background: This project is for a Deep Energy Retrofit Project at the Valerie C. Woodard Center, located at 3205 Freedom Drive, Charlotte NC. This project scope will include, but not be limited to, replacing four chillers, four air handling units and 15 split air conditioning units with more efficient units and retrofitting any remaining existing fluorescent lighting with LED lighting, thereby reducing the facility's carbon footprint. This project is part of the County's Environmental Leadership Action Plan initiative to achieve net-zero carbon by 2035

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25-0548 Stream Restoration Land Donation - Lennar Corporation

Accept donation of a portion of land (+/- 3.115 acres) from the Lennar Corporation for the future Clarke Creek Stream Restoration.

Background: The subject property owner and developer, Lennar Corporation, has proposed to donate unaccepted right-of-way (+/- 3.115 acres) to Mecklenburg County. The property was originally intended to be dedicated to the Town of Huntersville after the extension of the Ferrelltown Parkway to Holbrooks Road was constructed. However, existing development on the South side of Clarke Creek prevented extending the road, which was never constructed. Since the road was never constructed, Huntersville did not accept the right-of-way, and it remained the property of Lennar Corporation. Huntersville staff was informed of the situation and supports the donation. Staff is seeking approval to accept the donation of right-of-way, South of Hugh Dixon Way, to Mecklenburg County.

The land to be donated has direct access to Clarke Creek from Huntersville-Concord Road and is at the end of the paved section of Ferrelltown Parkway, which is maintained by the Town of Huntersville. This makes it an ideal access point for the upcoming Clarke Creek Stream Restoration Project.

The donation is consistent with Mecklenburg County Stormwater's Capital Improvement Plan that calls for stream restorations within the County. It is also consistent with the County's Environmental Leadership Action Plan.

25-0549 Grant Application - Pollution Study Funding

1) Approve submission of a sub-grant application for up to \$70,000 to the Centralina Regional Council for 205(j) Water Quality (WQ) Management Planning Grant funding. 2) Adopt the required grant project ordinance for 205(j) WQ Management Planning Grant in the Storm Water Grant Fund (G705). 3) If awarded, recognize, receive, and appropriate the award amount to the Storm Water Grant Fund (G705) within the Land Use and Environmental Services Agency.

Background: Mecklenburg County Storm Water Services (MCSWS) is requesting approval for the application, and if awarded, appropriate up to \$70,000 in WQ Management Planning Grant funds. The WQ Management Planning Grant Program (WQMPG) is a product of the Clean Water Act of 1981 and focuses on providing funding for states to conduct water quality management planning activities. The Centralina Regional Council (CRC) is the lead organization for the Charlotte-Concord-Gastonia NC/SC Metropolitan Statistical Area planning grant. Mecklenburg County's support/participation in the WQ Management Planning Grant program aligns with the County's Strategic Business Plan of the Land Use and Environmental Services Agency Goal LUE. 3.3 - Enhance Quality of Life Through Environmental Stewardship and Improve Water Quality Making Our Environment Safe and Healthy. The CRC may award a grant to MCSWS for expenses related to laboratory costs, technical support, and subject matter expertise associated with MCSWS's microplastics sampling/monitoring study within the McDowell Creek Watershed and Mountain Island Lake. The study outputs will include but not limited to public education/outreach opportunities (i.e., ArcGIS Story Map, conference presentations), a technical report identifying microplastics data, findings, and budget tracking grant funding expenditures.

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Mecklenburg County, NC
Ordinance Book 54
Document 117

GRANT PROJECT ORDINANCE

WHEREAS, Mecklenburg County is applying and/or has been awarded a grant from the Centralina Regional Council. The grant has been made available to Mecklenburg County under the 205(j) WQ Management Planning Grant - NCDEQ up to the amount of \$70,000.00; and

WHEREAS, the grant funds must be used to analyze water samples for microplastics (presence, abundance, polymer types) within the McDowell Watershed and Mountain Island Lake.

WHEREAS, the Mecklenburg County Board of County Commissioners deems this activity to be a worthy and desirable undertaking;

NOW, THEREFORE, PURSUANT TO N.C.G.S. 159-13.2, BE IT ORDAINED BY THE MECKLENBURG COUNTY BOARD OF COUNTY COMMISSIONERS that:

Section 1. The project described in the Centralina Regional Council 205(j) WQ Management Planning - NCDEQ grant application is hereby authorized to be undertaken for the duration of the grant.

Section 2. The County Manager is authorized to execute the grant agreement and other documents that are required or appropriated for the County to receive the 205(j) WQ Management Planning Grant and to undertake the project. The County Manager is directed to take steps necessary to ensure compliance with all spending and reporting requirements of Centralina Regional Council.

Section 3. The following revenues are anticipated for Mecklenburg County in the General Grant Fund (G001) to complete this project:

Grant \$70,000.00 (application/award amount)

Section 4. The following amount is appropriated in the (list fund) to complete this project:

Grant \$70,000.00 (application/award amount)

Adopted this 21st day of OCTOBER

Bush M. Smith
Clerk to the Board



Ordinance recorded in full in Document Book 54, Document #117.

25-0551 Tax Refunds

(A) Approve taxpayer refunds in the amount of \$8,268.28 for registered motor vehicles as statutorily required to be paid as requested by the County Assessor; and (B) Approve taxpayer refunds in the amount of \$80,260.82 as statutorily required to be paid as requested by the County Assessor

25-0576 Minutes

Approve the following Meeting Minutes:

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September 9, 2025, Budget Public Policy Workshop
September 16, 2025, Regular Minutes
September 24, 2025, Budget Public Policy Workshop
October 14, 2025, Budget Public Policy Workshop

THIS CONCLUDED ITEMS APPROVED BY CONSENT

25-0567 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:

25-0533 Office Space Lease – Health & Human Services

Motion was made by Commissioner Leake, seconded by Commissioner Altman and unanimously carried to authorize the County Manager to negotiate and execute a lease with H5 Data Centers-Charlotte, LLC.

Background: The County has housed various offices of Mecklenburg County's Department of Child, Family, and Adult Services (CFAS) and Economic Services, along with numerous social services, at the Catherine M. Wilson Center (formerly known as the Kuralt Center), located at 301 Billingsley Road, for several years.

As part of the overall strategy for the relocation of staff under the Community Resource Center model, the County has funded a CIP project to renovate the Catherine M. Wilson Center. This complete renovation will require the temporary relocation of all the occupants of the facility to lease space during the renovation period. The lease will have different durations for respective floors of the leased property, because the County will need to retain some lease space for a period of time until both the new East CRC and Southwest CRC are completed.

The lease space is located at 10101 David Taylor Drive in northeast Charlotte in the University Research Park area. If approved, current occupants of the Catherine M. Wilson Center will relocate to the new lease space in the spring of 2026. The lease will be negotiated according to the following major business terms with the Landlord.

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

25-0542 Budget Amendment – Sheriff's Office – Revenue and Expense Increase

Motion was made by Commissioner Leake, seconded by Commissioner Altman and unanimously carried to amend the 2025-2026 Annual Budget Ordinance to recognize, receive, and appropriate an increase of \$10,000 from Elevation Church to the General Fund (0001) within the Sheriff's Office in the Community Engagement Unit.

Background: The Mecklenburg County Sheriff's Office (MCSO) Community Engagement team has received \$10,000 in contribution from Elevation Church towards Family Empowerment initiatives. All of MCSO Community Engagement's initiatives keep Family Empowerment in focus. One of the

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major initiatives is "Shop with a Sheriff;" this initiative will largely benefit from these funds because it will allow the MCSO to purchase items for youth, ages 10-16 years old. Funds will be used towards departmental resources and supplies needed to continue moving this initiative forward.

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

25-0543 Comprehensive Plan for Unincorporated South Mecklenburg Public Hearing Request

Motion was made by Commissioner Leake seconded by Commissioner Griffin and unanimously carried to request a public hearing for the November 5, 2025, Board of County Commissioners Regular Meeting for the Comprehensive Plan for Unincorporated South Mecklenburg.

Background: During the September 24, 2025, Public Policy meeting, the BOCC heard a presentation regarding the Comprehensive Plan for Unincorporated South Mecklenburg. This is a request to hold a Public Hearing for public comment on this Plan, during the November 5, 2025, BOCC Regular Meeting.

25-0550 Grant Application - Charlotte Mecklenburg Community Foundation Fall Grant 2025

Motion was made by Commissioner Leake, seconded by Commissioner Griffin and unanimously carried to 1) affirm the submission of a grant application for the Charlotte Mecklenburg Community Foundation Fall Grant 2025 in the amount of up to \$45,000; and 2) If awarded, recognize, receive, and appropriate the award amount to the General Grant Fund (G001) within Public Health; and 3) Adopt the required grant project ordinance for the Charlotte Mecklenburg Community Foundation Fall Grant 2025 in the General Grant Fund (G001).

Background: The Mecklenburg County Public Health Department is requesting Board affirmation of its application for the Charlotte Mecklenburg Community Foundation Fall Grant 2025.

Grant funds will be used for the Children Developmental Services Agency, CDSA to include professional development training of the evidence-based intervention - Mothers & Babies Program, promotional and marketing campaign to inform residents of CDSA services available for children ages 0-3 years, and a CDSA Strategy Day to strategize improving client interactions, technological advancements, streamlined processes.

The grant deadline was October 3, 2025

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

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Mecklenburg County, NC
Ordinance Book 54
Document 118

GRANT PROJECT ORDINANCE

WHEREAS, Mecklenburg County is applying and/or has been awarded a grant from the Charlotte Mecklenburg Community Foundation. The grant has been made available to Mecklenburg County under the Charlotte Mecklenburg Community Foundation Fall Grant 2025 up to the amount of \$45,000; and

WHEREAS, the Grant funds will be used for the Children Developmental Services Agency, CDSA to include, professional development training of the evidence-based intervention - Mothers & Babies Program, promotional and marketing campaign to inform residents of CDSA services available for children ages 0-3 years, and a CDSA Strategy Day to strategize improving client interactions, technological advancements, streamlined processes.

WHEREAS, the Mecklenburg County Board of County Commissioners deems this activity to be a worthy and desirable undertaking;

NOW, THEREFORE, PURSUANT TO N.C.G.S. 159-13.2, BE IT ORDAINED BY THE MECKLENBURG COUNTY BOARD OF COUNTY COMMISSIONERS that:

Section 1. The project described in the **Charlotte Mecklenburg Community Foundation** grant application is hereby authorized to be undertaken for the duration of the grant.

Section 2. The County Manager is authorized to execute the grant agreement and other documents that are required or appropriated for the County to receive the **Charlotte Mecklenburg Community Foundation Fall Grant 2025** and to undertake the project. The County Manager is directed to take steps necessary to ensure compliance with all spending and reporting requirements **Charlotte Mecklenburg Community Foundation Fall Grant 2025**

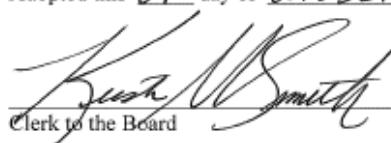
Section 3. The following revenues are anticipated for Mecklenburg County in the G001 to complete this project:

Charlotte Mecklenburg Community Foundation
G001 - \$45,000

Section 4. The following amount is appropriated in the to complete this project:

G001 - \$45,000

Adopted this 21st day of OCTOBER


Clerk to the Board



Ordinance recorded in full in Document Book 54, Document #118.

25-0552 Permanent Greenway Easement - McAlpine Creek Greenway

Motion was made by Commissioner Leake, seconded by Commissioner Powell, and unanimously carried to accept donation of a Permanent Greenway Easement on a portion of Tax Parcel 191-071-08 (+/- 1.38 acres) from Charlotte Leased Housing Associates II, LLLP, for future McAlpine Creek Greenway

Background: Park and Recreation is requesting approval to accept donation of a Permanent Greenway Easement from Charlotte Leased Housing Associates II, LLLP, on the McAlpine Creek Greenway (a portion of Tax Parcel 191-071-08 required by an approved re-zoning. The property is

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located in the City of Charlotte near Monroe Road, surrounded by multi-family residential communities.

The Donation will allow access to McAlpine Creek Greenway from the new Creekside Affordable apartment complex 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.

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

25-0553 Greenway Easement Acquisition - Walker Branch Greenway

Motion was made by Commissioner Leake seconded by Commissioner Griffin and unanimously carried to authorize the County Manager to negotiate and execute all documents necessary for acquisition of a Permanent Greenway Easement and Access Easement on a portion of Tax Parcel 219-043-86 (+/- 3.51 acres) in the City of Charlotte from Southbridge Forest Homeowners Association, Inc. for a purchase price of \$48,425.

Background: Park and Recreation would like to acquire a Permanent Greenway Easement +/- 3.24 acres and Access Easement +/- 0.27 acres of property in the City of Charlotte for future Walker Branch Greenway. The property is in south Charlotte near the South Carolina border line within the Southbridge Forest single-family residential development and adjacent to the Tealbriar single-family residential development.

Acquisition of the easement allows for future connectivity for both the Southbridge Forest and Tealbriar neighborhoods.

Acquisition of the parcels is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Additionally, the acquisition is supported by the Environmental Leadership Action Plan (ELAP).

The appraised value for the permanent and access easement is \$48,425. The seller's asking price is \$48,425. The agreed upon purchase price is \$48,425.

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

25-0554 Grant Funding from the American Heart Association for Cardiac Emergency Preparedness

Motion was made by Commissioner Leake seconded by Commissioner Griffin and unanimously carried to approve amendment of the fiscal year 2026 Annual Budget Ordinance to recognize, receive, and appropriate a grant of \$30,000.00 from the American Heart Association to the General Fund (0001) within the Park and Recreation Department.

Background: The American Heart Association has awarded \$30,000.00 in grant funding to Mecklenburg County Park and Recreation to strengthen cardiac emergency preparedness at recreation facilities and athletic venues. Funding will support the purchase of:

- *Twelve (12) Automated External Defibrillators (AEDs) and related equipment, including protective cases and signage.*
- *Ten (10) CPR & First Aid in Youth Sports Kits.*

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- *Four (4) AHA-approved AED Training Devices (i.e., one 4-pack).*
- *Guides and templates to facilitate the creation and implementation of a Cardiac Emergency Response Plan (CERP).*
- *Evaluation support.*
- *Support materials and giveaways to promote awareness through a special event.*

Funds may also be used for additional AED devices and/or to provide Cardiac Emergency Response Teams at designated locations with CPR certification.

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

25-0557 Construction Contract - Freedom Park Pond - Sediment Removal Project

Motion was made by Commissioner Leake, seconded by Commissioner Dunlap and unanimously carried to award a construction contract to Eagle Wood, Inc. in the amount of \$2,493,020.00.

Background: On August 14th, 2025, Mecklenburg County Asset and Facility Management advertised the project in the Charlotte Observer, the Charlotte Post, Greater Diversity News and the State Interactive Purchasing website. The documents were also available for viewing at the Mecklenburg County BDI office, Metrolina Minority Contractors Association, and the Hispanic Contractors Association of the Carolinas. A pre-bid meeting was held on August 21, 2025. Only two (2) bids were submitted on the first bid opening date, Thursday, September 11, 2025. Due to an insufficient number of bids, the project was re-advertised to bidders on Tuesday, September 23, 2025. Three (3) single prime bids were received on Tuesday, September 30, 2025. Eagle Wood, Inc was the lowest, responsive, responsible bidder with a total bid in the amount of \$2,493,020.00, which includes base bid and contingency.

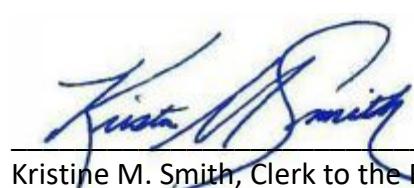
This item was pulled by Commissioner Meier for clarity and/or public awareness.

COMMISSIONER REPORTS

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

ADJOURNMENT

Motion was made by Commissioner Altman, seconded by Commissioner Powell, and unanimously carried, that there being no further business to come before the Board that the meeting be adjourned at 9:33 p.m.


Kristine M. Smith, Clerk to the Board

Mark Jerrell, Chair