

Meeting Minutes
April 7, 2026

MINUTES OF MECKLENBURG COUNTY, NORTH CAROLINA
BOARD OF COUNTY COMMISSIONERS

The Board of Commissioners of Mecklenburg County, North Carolina, met in Informal Session in the Meeting Chamber Conference Room CH-14 of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina, at 5:13 p.m. and in Formal Session in the Meeting Chamber of the Charlotte-Mecklenburg Government Center at 6:44 p.m. on Tuesday, April 7, 2026.

ATTENDANCE

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

Absent: None

-INFORMAL SESSION-

CALL TO ORDER

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

REMOVAL OF ITEMS FROM CONSENT

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

26-0100 - Commissioner Powell

26 0124 - Commissioners Powell and Dunlap

STAFF BRIEFINGS – NONE

CLOSED SESSION

26-0139 **Closed Session**

Motion was made by Commissioner Dunlap, seconded by Commissioner Rodriguez McDowell, and unanimously carried, to go into Closed Session to: Discuss Land Acquisition, and Consult with Attorney.

Meeting Minutes
April 7, 2026

The Board went into Closed Session at 5:13 p.m. and came back into Open Session at 6:35 p.m.

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

-FORMAL SESSION-

CALL TO ORDER

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

A video from Wallace Nelson, President of the North Carolina Association of Commissioners was played at this time. Chair Jerrell recognized that the incoming National President for the association is Commissioner Dunlap.

Motion was made by Commissioner Meier, 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 171-152-01 (+/- 8.2 acres) the former Smith School located at 1600 Tyvola Road from the Charlotte Mecklenburg Board of Education for a purchase price of 4.5 million dollars (\$4,500,000) for future housing purposes to be outlined in a Memorandum of Agreement among other terms and conditions, in a purchase and sale agreement between the County and the BOE contingent upon approval by the BOE.

Motion was made by Commissioner Leake, seconded by Commissioner Powell, and unanimously carried, to approve a portion of the purchase of Tax Parcel 113-271-35 (+/- 39 acres) by the Charlotte Mecklenburg Board of Education from Crescent River District, LLC, for the purchase price of 7.5 million dollars (\$7,500,000) for the construction of a replacement school for the current Berry Hill K8 School.

AWARDS/RECOGNITION

26-0152 PROCLAMATION - NATIONAL COUNTY GOVERNMENT MONTH (CHAIR JERRELL)

Background: National County Government Month (NCGM), held each April, is an annual celebration of county government. Since 1991, the National Association of Counties (NACo) has encouraged counties to actively promote county roles and responsibilities in serving residents.

Chair Jerrell read the Proclamation.

Motion was made by Commissioner Jerrell, seconded by Commissioner Griffin, and unanimously carried, to adopt a proclamation declaring April 2026 as National County Government Month in Mecklenburg County.



PUBLIC ART MOMENT – N/A

PUBLIC APPEARANCE

26-0140 PUBLIC APPEARANCE

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

Mr. Carson Cone asked if the Board could make an exception and allow him to speak regarding the budget.

Meeting Minutes

April 7, 2026

Motion was made by Commissioner Dunlap, seconded by Commissioner Meier, and unanimously carried, to amend to discuss budget closure of the Wilson Building.

1. Carson Cone Topic: Request to Notify Recipients of Public Assistance of Wilson Community Resource Center Closure

APPOINTMENTS

26-0125 Small Business and Entrepreneurship Advisory Board

Appointments were needed on the small business and entrepreneurship advisory board to fill three (3) unexpired terms.

Background: Appointments are needed on the above said board. Terms will be distributed in the order in which the applications were received.

On March 17th, 2026, the Board nominated Renee Barfield, Shey Morton, Anna Pupo, Courtney Savoy, and Jasmine Williams for appointment consideration to the Small Business and Entrepreneurship Advisory Board.

The votes were as follows:

Renee Barfield: Commissioners Dunlap, Altman, Jerrell, Leake

Shey Morton: Commissioners Townsend-Ingram, Powell, Dunlap, Altman, Jerrell, Meier, Rodriguez-McDowell.

Anna Pupo: Commissioners Townsend-Ingram, Powell, Dunlap, Altman, Jerrell, Meier, Rodriguez-McDowell

Courtney Savoy: Commissioners Powell, Griffin

Jasmine Williams: Commissioners Dunlap, Leake, Meier, Rodriguez-McDowell, Griffin, Townsend-Ingram

The Board appointed Shey Morton, Anna Pupo, and Jasmine Williams to the Small Business and Entrepreneurship Advisory Board to fill three (3) unexpired terms.

26-0135 Bicycle Advisory Committee

Appointments were needed on the above-said board. There are two (2) terms available: one (1) unexpired term expiring March 31, 2027, and one (1) three-year term expiring March 31, 2029.

The Bicycle Advisory Committee is composed of eleven (11) members. Six (6) of the members shall be appointed by the City Council. Three (3) of the members shall be appointed by the Mayor of the City of Charlotte, North Carolina (Mayor). Two (2) of the members shall be appointed by the Board of County Commissioners.

Nominations were as follows:

Rachel Adderley was nominated by Chair Jerrell

Meeting Minutes

April 7, 2026

Steffany Amador was nominated by Commissioner Powell

Gainor Eisenlohr was nominated by Commissioner Powell

Seth Martin was nominated by Commissioner Leake

Alex Wohlbruck was nominated by Commissioner Rodriguez-McDowell

Appointments will be brought back at the next Regular Board Meeting.

PUBLIC HEARINGS – NONE

ADVISORY COMMITTEE REPORTS – NONE

MANAGER'S REPORT

26-0121 FY2027 Budget Engagement Update & Survey Results

The Board received as information an update on the FY2027 Budget Engagement Strategy and Budget Survey Results.

Background: As part of the annual budget process, the County Manager has instituted a robust strategy to engage with the public. Staff will update the Board on the engagement activities to date and share the results of the Budget Survey.

Adrian Cox, Budget Director, gave the presentation.



FY2027 Budget Public Engagement Goals



To educate residents on County government and the County budget



To gather feedback on the annual County budget from residents



To provide information to decision-makers during the annual budget process

Transparency | Trust | Better Decisions

2

FY2027 Budget Engagement Strategy



Representative Budget Survey

- Budget questions were included as part of the annual Community Survey led by the Office of Strategy and Innovation



Engagement & education at community spaces and schools

- Engaged approximately 287 residents at 8 community spaces through budget education
- Engaged approximately 274 students at 7 classrooms across CMS, CPCC, & local universities to present an overview of County government and budget



Advisory Board feedback

- 16 Advisory Boards were given the opportunity to respond to a questionnaire in which
- 8 Responded & results were provided to the Board with the retreat material
- 5 Advisory Boards elected to present their priorities to the Board



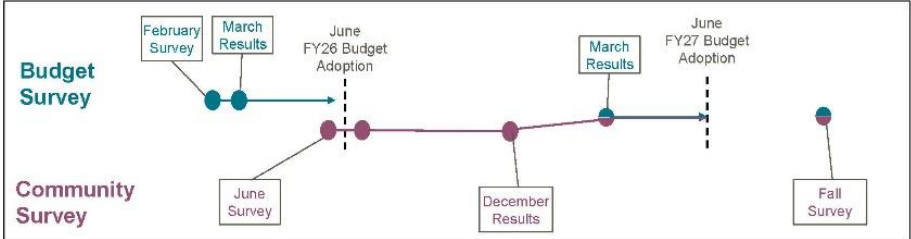
Two public hearings

- January 21, 2026
- May 21, 2026

3

Changes for FY2027

- Replaced the budget simulator with budget dashboards due to low use and budget reductions
- Transitioned Budget Survey to the combine with Community Survey to achieve efficiency and reduce survey fatigue
 - The Community Survey was conducted along with the Budget Survey in July
 - Community Survey results were reported in December
 - This transition will continue to better align questions and timing with the budget process in the upcoming year



4

Engagement & Education

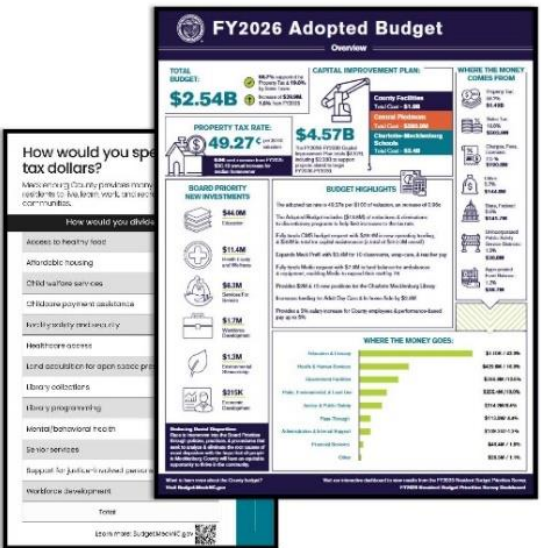
- Community Spaces
 - Eastway Recreation Center
 - Northern Regional Recreation Center
 - Central Piedmont Community College
 - Levine Campus
 - Harris Campus
 - Central Campus
 - South County Library
 - University City Regional Library
 - Steele Creek Resident Association
- Schools
 - Johnson C. Smith University
 - UNCC MPA Program (2x)
 - CPCC Merancas Campus
 - GenerationNation (Virtual)
 - Harding University High School
 - Hopewell High School



5

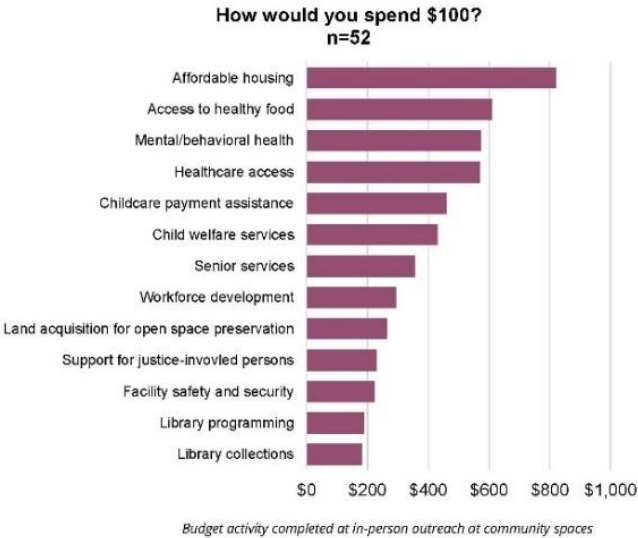
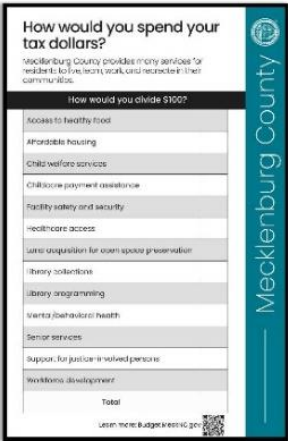
Budget Education

- Staff engaged with residents & students, answering questions and facilitating discussion about the County budget
- Provided at community tabling
 - [The Budget In Brief infographic](#) (Also shared at Board community outreach events)
 - Link to County Website
 - Budget Priority Exercise
 - Community resource information
- Provided at school outreach
 - County budget presentation
 - Budget prioritization exercise
- Other engagement tools
 - [Budget Explorer](#)
 - Website Updates



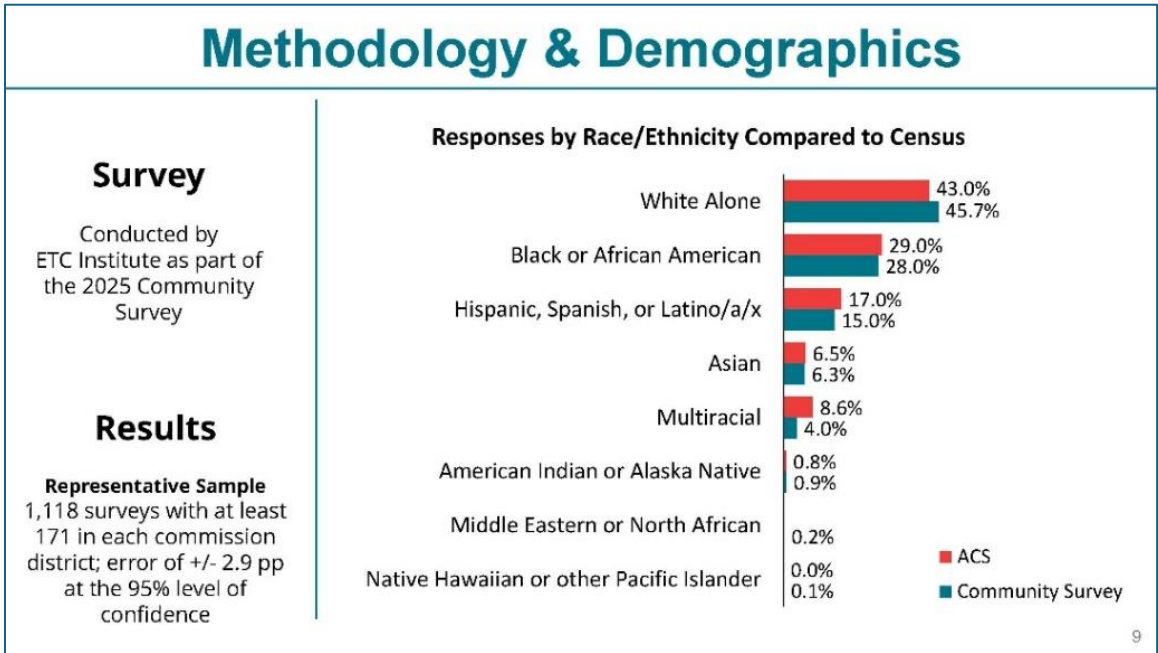
6

Budget Priority Exercise Results



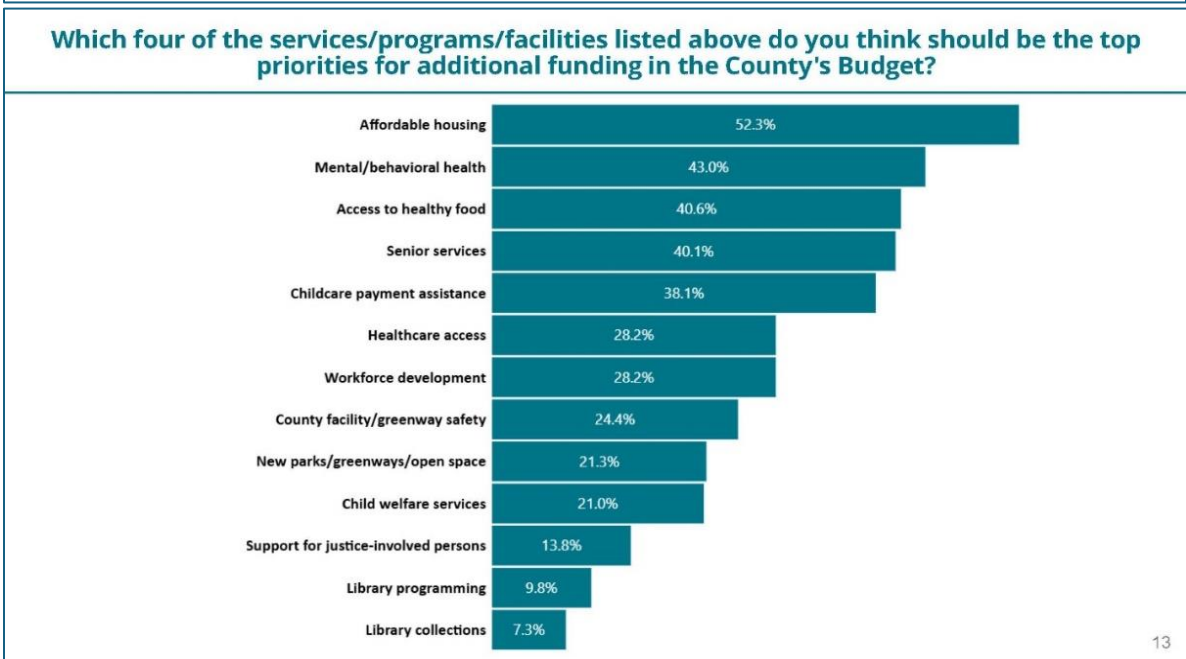
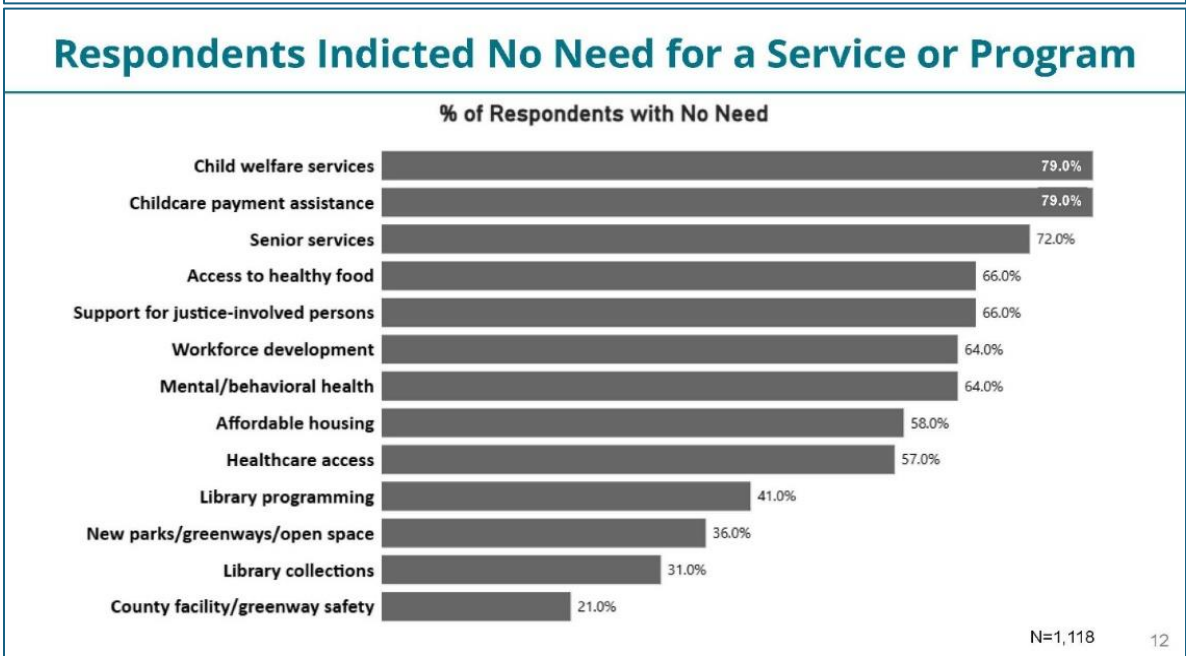
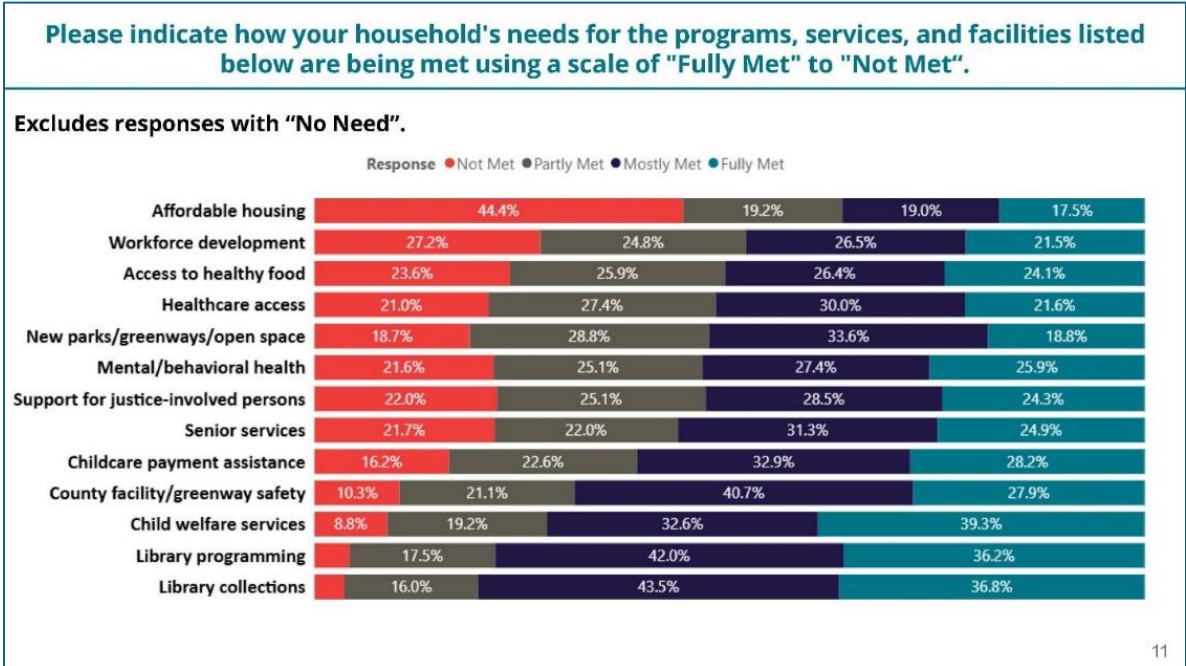
Budget activity completed at in-person outreach at community spaces

7



Commissioner District	
District	# Representative
1	172
2	174
3	180
4	208
5	213
6	171
Not Provided	0
TOTAL	1,118

10

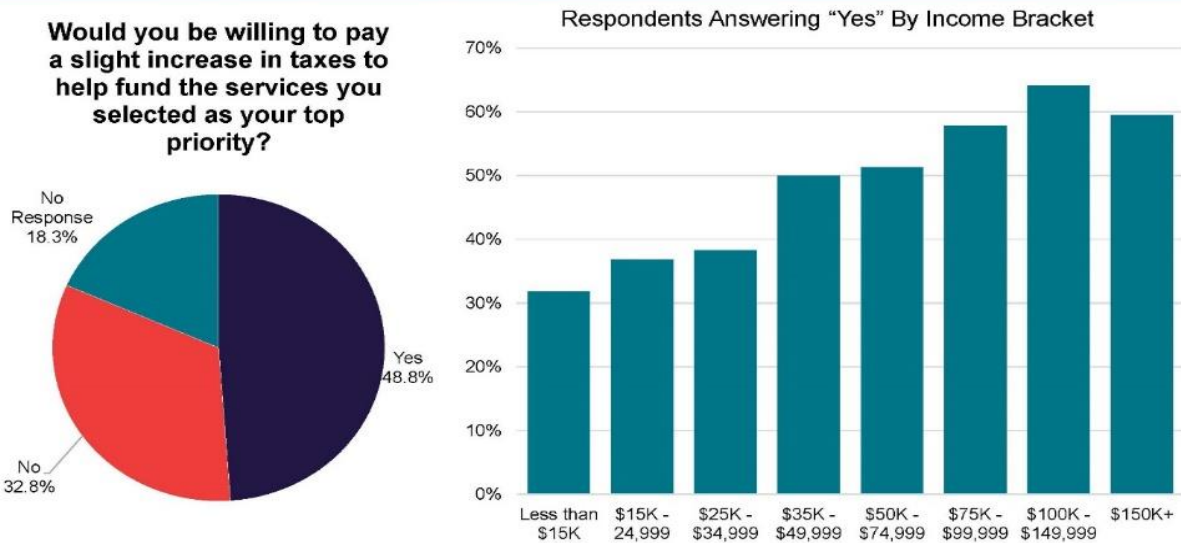


Which FOUR of the services/programs/facilities listed above do you think should be the top priorities for additional funding in the County's Budget?

Service	1st Priority	2nd Priority	3rd Priority	4th Priority
Affordable Housing	22.8%	12.6%	13.2%	7.9%
Mental/behavioral health	8.9%	13.0%	13.9%	11.0%
Access to healthy food	10.4%	11.8%	11.8%	10.2%
Senior Services	13.2%	12.6%	9.5%	8.0%
Childcare payment assistance	9.5%	12.2%	10.6%	9.2%
Healthcare access	4.1%	6.7%	8.1%	12.0%
Workforce development	4.2%	6.0%	9.9%	10.8%
County facility/greenway safety	6.6%	5.8%	7.7%	6.3%
New parks/greenways/open space	6.5%	5.5%	4.2%	7.0%
Child welfare services	7.5%	5.5%	3.3%	6.6%
Support for justice-involved persons	2.8%	3.5%	3.3%	5.4%
Library programming	1.5%	2.7%	2.8%	3.7%
Library collections	2.1%	2.2%	1.6%	2.1%
	100.0%	100.0%	100.0%	100.0%

14

Tax Increase

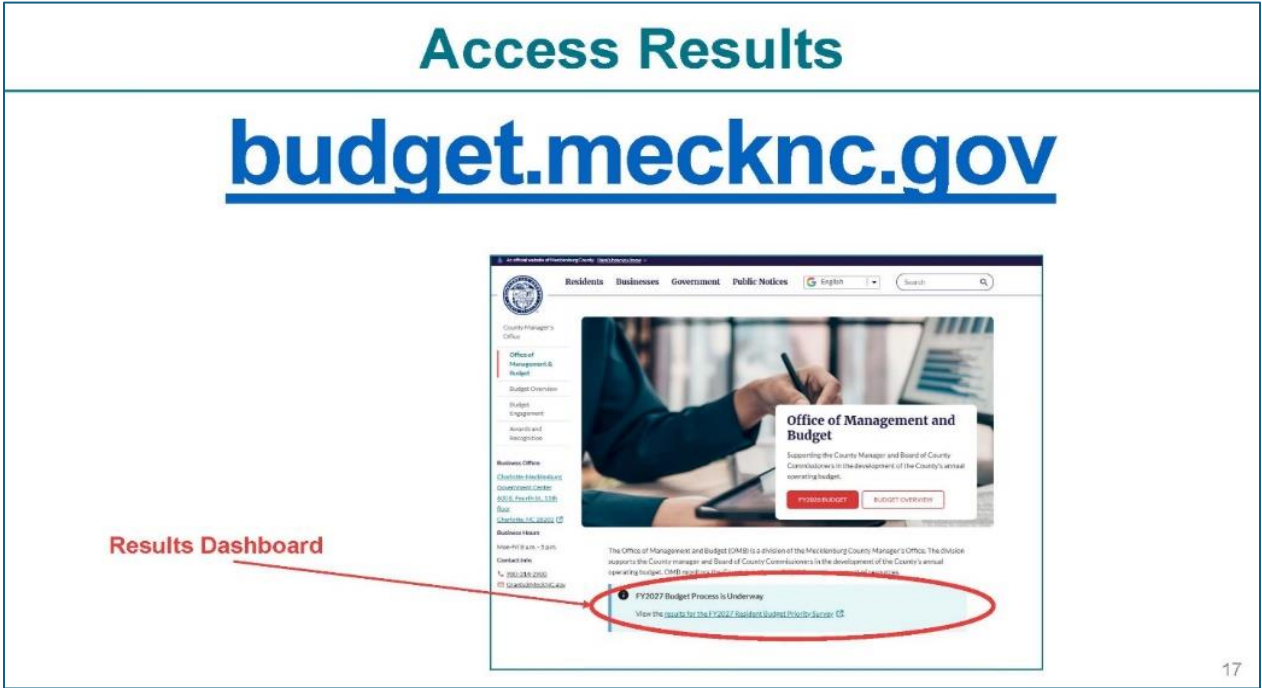


15

Comparison: Budget Survey Priorities

Ranking	Budget Priorities (Last Year)	Ranking	Budget Priorities
1	Efforts by the County to improve access to affordable housing	1	Efforts by the County to improve access to affordable housing
2	Mental health, behavioral health, and substance use services	2	Mental health, behavioral health, and substance use services
3	Services for senior adults	3	Programs/services that help residents get access to healthy food
4	Assistance with paying for childcare for low-income families	4	Services for senior adults
5	Programs/services that help residents get access to healthy food	5	Workforce development services that provide training and support to help residents get jobs and/or enhance their careers

16



Comments

Commissioner Meier asked Mr. Cox to address education, as it was not on the list. *Mr. Cox said that in past budget surveys, education often ranked at the top for CMS funding. He said they redesigned the survey to focus on things that require specific decisions and may require different options to explore.*

Commissioner Townsend-Ingram asked how they communicated the threshold for good representation, whether 170 representatives per district were enough, and what the greatest amount spent on communication was. *Mr. Cox said that when they worked with the consultant conducting the survey, they wanted a 95% confidence level and a 2% margin of error, which was geographically representative of the county. He said the survey results were a representative sample of the county. He said the simulator was fairly complicated, and people looked at it but could not get it to balance. He said they were promoting the simulator with advertising and social media, but it still had low traffic, so they moved away from that option.*

Commissioner Powell asked whether a specific number was sought for the confidence level. *Mr. Cox said the number they sought was what they had - 1118 surveys for the entire county, with at least 171 in each commission district.*

Commissioner Leaked thanked Mr. Cox for the clear presentation and said seniors were well recognized in the survey results. She also thanked Chairman Jerrell and County Manager Bryant for emphasizing seniors and their service to Mecklenburg County.

Commissioner Rodriguez-McDowell said she found filling out the survey confusing, but the infographic of the FY26 adopted budget was clear.

Chair Jerrell thanked the team for their presentation. He said it was important to try different approaches and be open to feedback.

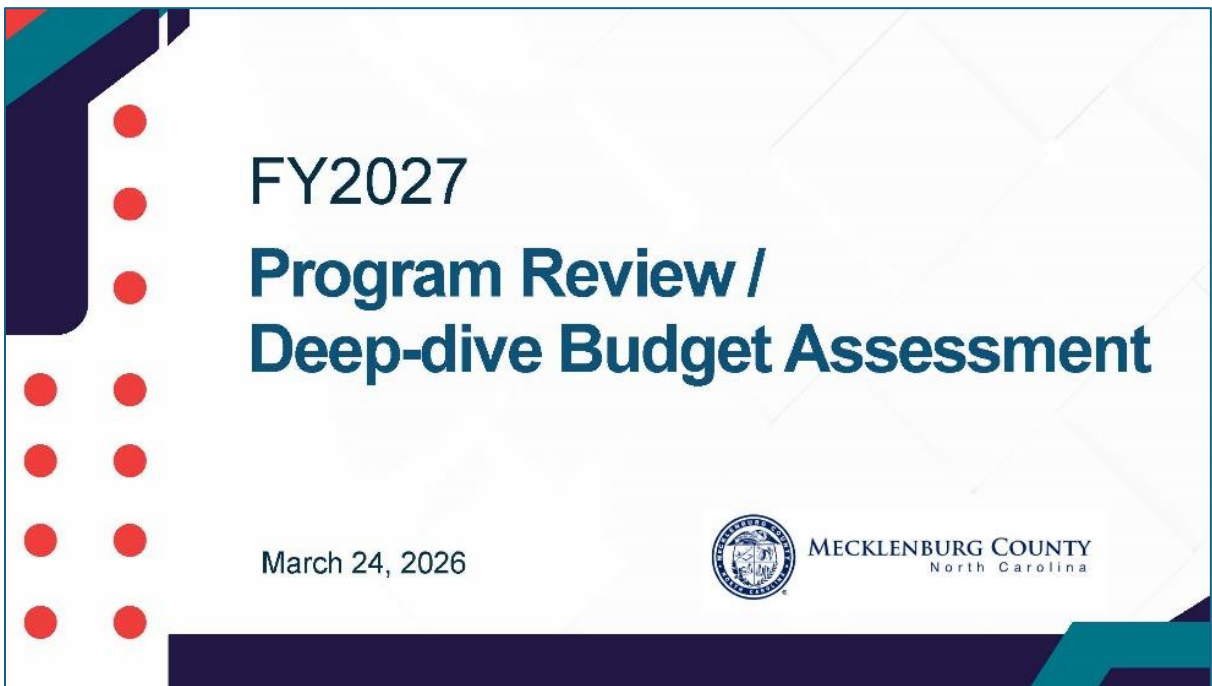
26-0122 FY2027 Program Review / Deep-dive Budget Assessment

The Board received as information an update on the FY2027 Program Review / Deep-dive Budget Assessment.

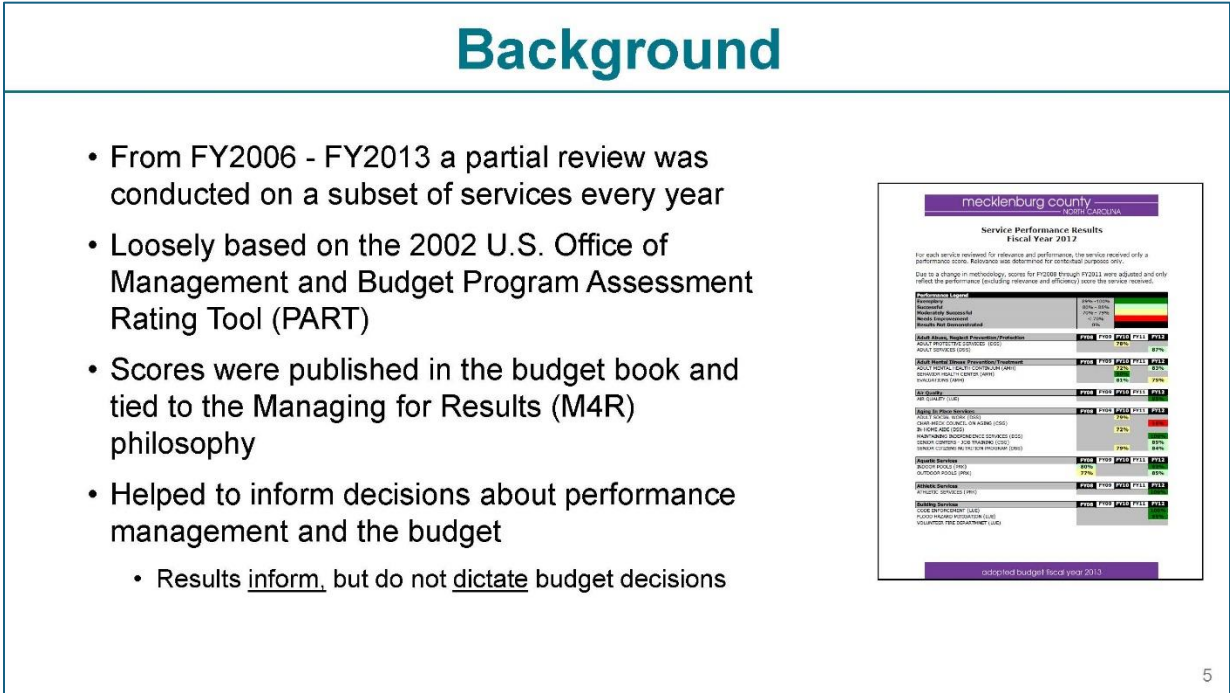
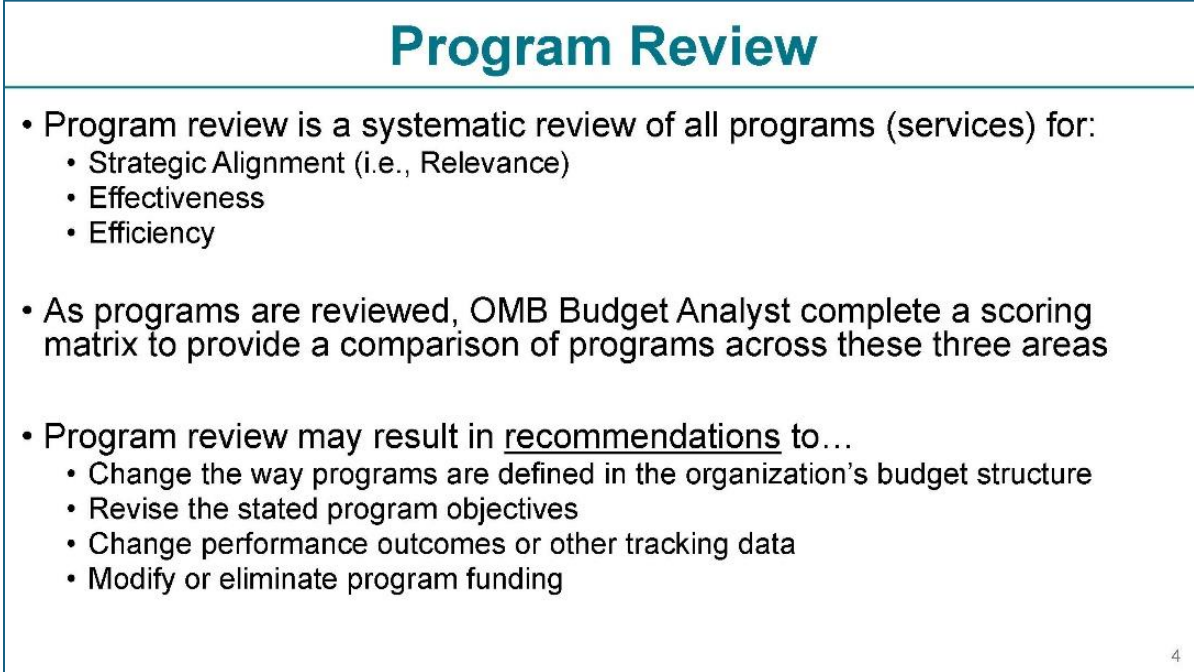
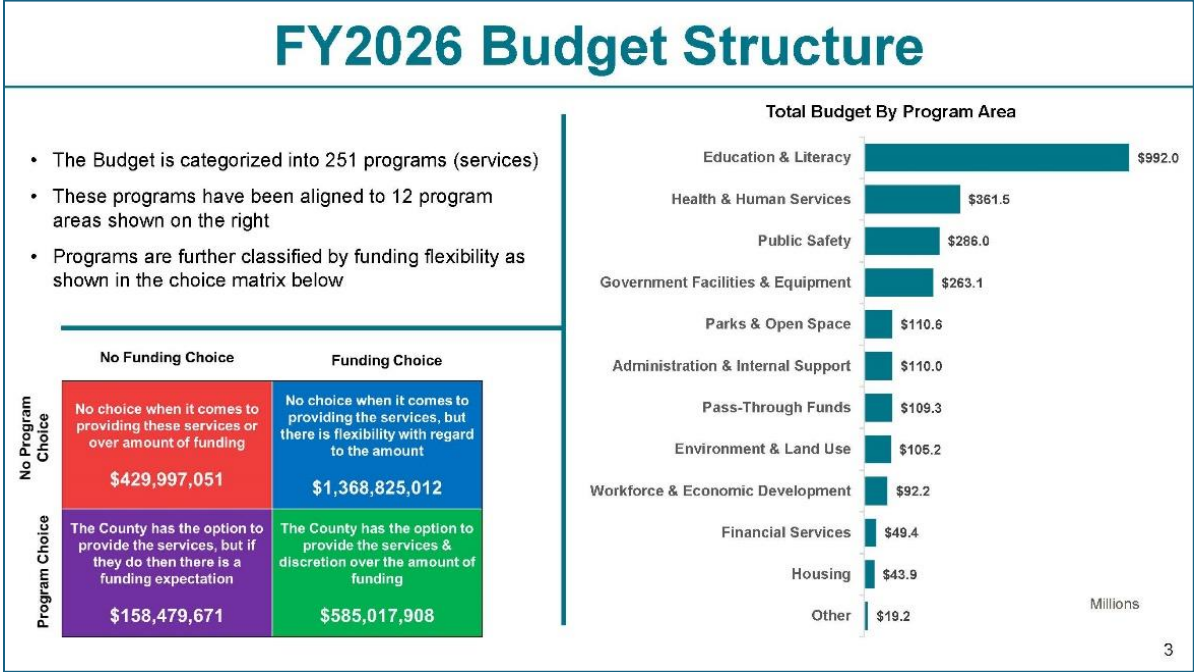
Meeting Minutes
April 7, 2026

Background: As part of the County Manager Organizational Reset Plan, the County Manager has launched a project, led by the Office of Management & Budget (OMB), to evaluate all of the County's programs and conduct a deep-dive assessment of the budget to inform the FY2027 Budget. Staff will provide the Board with an update on the Program Review work that is currently underway.

Adrian Cox, Budget Director, gave the presentation.



Program Based Budgeting	• Budget information is organized by defined programs (services) • Each program has an intended outcomes that are clearly defined and measured • These outcomes align to a comprehensive strategy of the organization • The cost for each program to achieve the intended results is clear for decision makers • Programs are assessed for effectiveness, efficiency, and continued alignment to the organization's goals and objectives 2
---------------------------------------	---



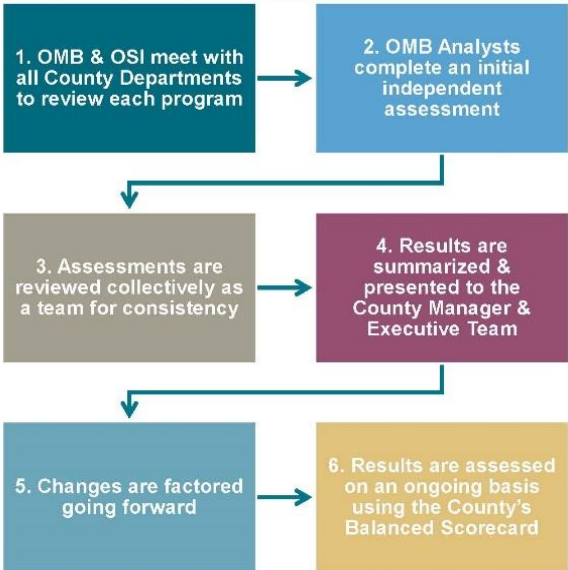
Past Review Findings

- Numerous recommendations to improve performance management through better targets, outcomes & efficiency measures
- Recommendations to update program descriptions to capture all activity
- Prompted a County security study leading to outsourcing of security functions, & savings of ~\$500K
- Inefficient technology purchasing lead to consolidation of IT procurement



6

FY2027 Review Process



Important to Note

- All programs will be reviewed using the same assessment questions, with the only difference being the questions used for internal & external facing customers
- The County does not oversee the performance or detailed spending for CMS or CPCC, which will not be included in the review
- The program review is only one of many tools to review the budget and there are many other considerations that the Manager will factor
- OMB will conduct a deep dive review of budget, but program review is not a review to “cut” the budget

7

Assessment Tool – Strategic Alignment

Assessment questions for programs with external customers

Strategic Alignment		Clearly No					Clearly Yes					
		Wt.	0	1	2	3	n/a					
1	Do the intended outcomes of the program benefit the quality of life for the broader community, Or Do the intended outcomes of the program address a problem for a specific group or those with a specific circumstance?	3										
2	Are the intended outcomes of the program aligned with the core goals of the County?	3										
3	Does the program provide a unique service that is not provided by another program in the County, or another entity outside of the County?	2										
4	Is the program required by State or Federal government?	1										
5	Does the program service a vulnerable or underserved population?	1										
6	Does the program address a need or provide a service that cannot be met by other means?	1										
7	If the program was eliminated, would it have a substantial negative impact on the lives of users?	3										

8

Assessment Tool - Effectiveness							
Assessment questions for programs with external customers							
Effectiveness		Clearly No		Clearly Yes			
		Wt.	0	1	2	3	n/a
8	Have the activities of the program been shown to effectively provide the desired results or address the identified need?	3					
9	Has the program identified the intended customers/clients/beneficiaries of the services that are being delivered?	3					
10	Does the program fully or substantially meet the level of need/demand in the County?	1					
11	Is the program meeting its target outcomes or, if recently updated, does it have a plan to achieve its outcomes?	3					
12	Are performance metrics clearly defined, tracked, & reported?	2					
13	Do the results for individuals served provide a long-term solution to their problem or provide an ongoing benefit to their quality of life?	1					
14	Does the program achieve the core goals while avoiding unintended consequences?	1					

9

Assessment Tool – Efficiency & Sustainability							
Assessment questions for programs with external customers							
Efficiency & Sustainability		Clearly No		Clearly Yes			
		Wt.	0	1	2	3	n/a
15	Is the cost to achieve the reported outcomes reasonable when compared to similar program or alternative solutions?	3					
16	Do all of the activities of the service align to achieving the identified outcomes?	2					
17	Can the program continue at the existing level into the foreseeable future with only minor inflationary increases to existing resources?	3					
18	Has the program fully leveraged all alternative funding sources, such as grants & partnerships?	2					
19	Has the program implemented any strategies to reduce or manage costs in the past 3 years?	1					
20	Has the program consistently managed within its budget while utilizing the resources that have been provided?	1					
21	Does the program have a reasonable ratio of frontline staff to managers?	2					

0

Interpreting Review Scores

LOW SCORES

- The County may lack a clearly articulated strategy tied to the program
- Program has opportunity to improve performance management by identifying and reporting outcome measures
- Programs may not fully leverage resources or have a high cost per-unit
- **Does not automatically mean the need to eliminate programs, but does indicate an opportunity to make improvements**

Program Review scores can help identify opportunities for the organization, but interpreted carefully

HIGH SCORES

- Programs have clear strategic alignment
- Existing outcome measures & targets are reported regularly
- Resources have been fully utilized in efficient manner
- **Opportunities may still exist**

Strategic Alignment	Effectiveness	Efficiency	Cumulative

11

Program Review & Balanced Scorecard Timelines

Program Review	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Preliminary Discussions With Departments												
OMB Preliminary Review												
Leadership Feedback												
Department Feedback												
Finalize Program Review												

Updates to Program Names/
Descriptions Shared with

Preliminary Results
Shared with
Departments

Balanced Scorecard	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Draft Balanced Scorecard Framework												
Strategic Objective Mapping												
Program Performance Metrics Alignment & Development												
Finalize Balanced Scorecard												

Preliminary Framework Shared
with The BOCC at Fall Retreat

12

What to Expect for FY2027

- Realignments identified through the program review will be included in the Manager’s Recommended Budget
- Some changes will be made to the program structure in the FY2027 budget based on the review
 - Descriptions will be updated to better reflect program objectives
 - Some departments may require additional program breakouts
 - Some programs may require consolidation to enhance focus and transparency regarding intended outcomes
- Outcome measures, aligned to the balanced scorecard, will be presented along with budget information
- A summary of the results will be published with the budget

14

Meeting Minutes
April 7, 2026

Resources:

- Office of Management and Budget. (2008). Program Assessment Rating Tool guidance. Executive Office of the President. https://georgewbushwhitehouse.archives.gov/omb/performance/fy2008/part_guid_2008.pdf
- Mecklenburg County. (2007–2011). Managing for Results: Program review guidance manuals (FY07, FY09, & FY11). Unpublished internal document.
- Government Finance Officers Association. (2025). GFOAs Rethinking Budgeting initiative. <https://www.gfoa.org/rethinking-budgeting>
- National Association of Counties. (2024, March 13). Conducting a program inventory. <https://www.naco.org/resource/osc-program-inventory>
- Results for America. (2025, April 9). County budgeting for what works. <https://results4america.org/tools/county-budgeting-for-what-works/>
- Program Evaluation Division, North Carolina General Assembly. (2017, July). North Carolina measurability assessment guidebook. <https://www.ncleg.gov/Files/ProgramEvaluation/PED/Reports/documents/Measurability/Guidebook.pdf>

15

Comments

Commissioner Griffin thanked Mr. Cox and his staff. He said that on Slide 2, the descriptions needed to articulate the specific outcomes they wanted to achieve, particularly regarding the Board’s goals. He said their educational goals spoke specifically to college and career readiness, so if they were not following up on performance data, they needed to bring those contracted funds back into the budget. He said he hoped the process would accomplish the goals.

Commissioner Rodriguez-McDowell thanked Mr. Cox. She said she was confused about weighting and scoring. *Mr. Cox said the logic and said the weighting was designed to get a sense of the overall budget based on the score metrics*

Chair Jerrell thanked the team and said it was a starting point. He said it was important to consider a narrative along with the data for additional context. He said that, as it related to the budget assessment, the majority of the budget was education related. He said it was difficult for him to pass on some level of outcome or program evaluation in education. He said he would like to see some assessment for those entities. *Mr. Cox said the scores on their own did not necessarily tell what should be done but they served as a tool to let them know what was going on.*

26-0160 House Select Committee on Property Tax Reduction and Reform: Proposed Legislation

The Board was informed of proposed property tax legislation from the NC General Assembly.

Background: The House Select Committee on Property Tax Reduction and Reform was created to investigate “practical ways to reduce the burden on homeowners without undermining local services.” They held four meetings and will vote on proposed legislation on April 15th. Staff will ensure the Board is informed of the proposed legislation in advance of the vote.

The County Manager thanked the Board for their feedback. He said with regard to the property tax levy limit and its potential impact on Mecklenburg County, he wanted the Board to understand the proposed language in preparation for the joint delegation meeting with the City and CMS.

Meeting Minutes
April 7, 2026

Lisette Nimmons, Intergovernmental Affairs Manager, gave the presentation.



MECKLENBURG COUNTY
North Carolina

House Select Committee on
Property Tax Reduction and
Reform: Proposed Legislation

April 7, 2026

Background & Purpose

House Select Committee on Property Tax Reduction and Reform
established December 2025

- Speaker Hall stated the intent of the Committee is to investigate “practical ways to reduce the burden on homeowners without undermining local services.”
- Mecklenburg delegation membership on the Committee includes Rep. Carney, Rep. Cunningham, Rep. Dew, and Rep. Majeed.
- Committee held four meetings and heard presentations on trends in home pricing, constitutional uniformity, governmental and nonprofit exemptions, recent federal funding, and proposed legislation.
- Purpose is to provide update on proposed legislation from the Committee presented on March 18, 2026.

Proposed Legislation

Constitutional Amendment Property Tax Levy Limit	Affordable Housing Exemption Modifications	Nonprofit Hospital Property Tax Modifications	Nonprofit Hospital Sales Tax Refund Modifications
Counties increase taxes within limits	Exemption for investor and nonprofit partnership	Zero property taxes if use is charitable purpose	Nonprofit sales tax refund for purchases
PROPOSED: Bill could result in a levy cap	PROPOSED: Bill sets ownership requirements	PROPOSED: Bill limits exemption to 50%	PROPOSED Bill limits amount and exemptions per entity

Current Law

Statute allows counties to levy property taxes up to \$1.50 per \$100 of the assessed value. The current property tax rate in Mecklenburg County is 49.27 (\$0.4927) cent per \$100 of the assessed value which is well below the statutory limit.

Impact to Mecklenburg County

There is no indication of the potential cap, but this will have a major impact on budget as 64% of the County's revenue is generated from property taxes. This will also shift more control of local property taxes to state lawmakers while counties continue to fund state responsibilities and create unreasonable administrative hurdles.

Ask of State Legislators

Vote no during the Committee meeting on April 15, 2026. In the event the bill is voted favorably out of Committee, vote no on the House floor.

Constitutional Amendment Property Tax Levy Limit

Referendum November 3rd on whether to amend the state constitution to allow the General Assembly to cap the city and county property tax levy.



Current Law

Private investors can partner with nonprofits to reduce taxes without actually providing long-term affordable housing.

Proposed Law

Property must be owned by a nonprofit OR through partnership between nonprofits and investors if government funded. Provides for a 1 yr transition period to verify incomes for Naturally Occurring Affordable Housing (NOAH). The deferred tax period is limited to 5 years instead of 10 years. Fifty percent (50%) must be affordable with incomes < 80% of the AMI. Requires application for exemption and annual reports. Effective July 1, 2026.

Affordable Housing Exemption Modifications

Amends qualifications for tax exemption for affordable housing and sets rules to ensure exemption supports long-term affordable housing.



Meeting Minutes
April 7, 2026

Current Law
Nonprofit hospitals receive a 100% property tax exemption on hospital buildings, medical equipment, land, and other property used for hospital operations if property is actually and exclusively used for charitable hospital purposes.

Charitable Hospital Purpose Defined
Any hospital activity that benefits humanity or a significant rather than limited segment of the community without expectation of pecuniary profit or reward. Hospitals may charge patients who are able to pay for services without losing the exemption.

Proposed Legislation
Bill would provide for a 50% property tax exemption effective July 1, 2026.

Considerations
Legislation accounts for growing hospital systems generating significant revenue and the creation of new property tax revenue for local governments.

Nonprofit Hospital Property Tax Modifications

Reduces the property tax exemption for nonprofit hospitals from 100% to 50%.


Current Law
Refund limits are \$31.7 million for state sales taxes and \$13.3 million for local sales taxes. Parent organization, hospitals, clinics, affiliates, and subsidiaries each qualify for tax refunds.

Proposed Legislation
Refund limits are \$10 million for state sales taxes and \$4.25 million for local sales taxes. All hospitals, clinics, affiliates and subsidiaries under the parent organization would be treated as one single entity with the entire hospital system receiving one refund. Effective July 1, 2026

Considerations
Legislation accounts for large hospital systems receiving significant tax refunds due to the number of affiliates and the potential for an increase in local government revenue.

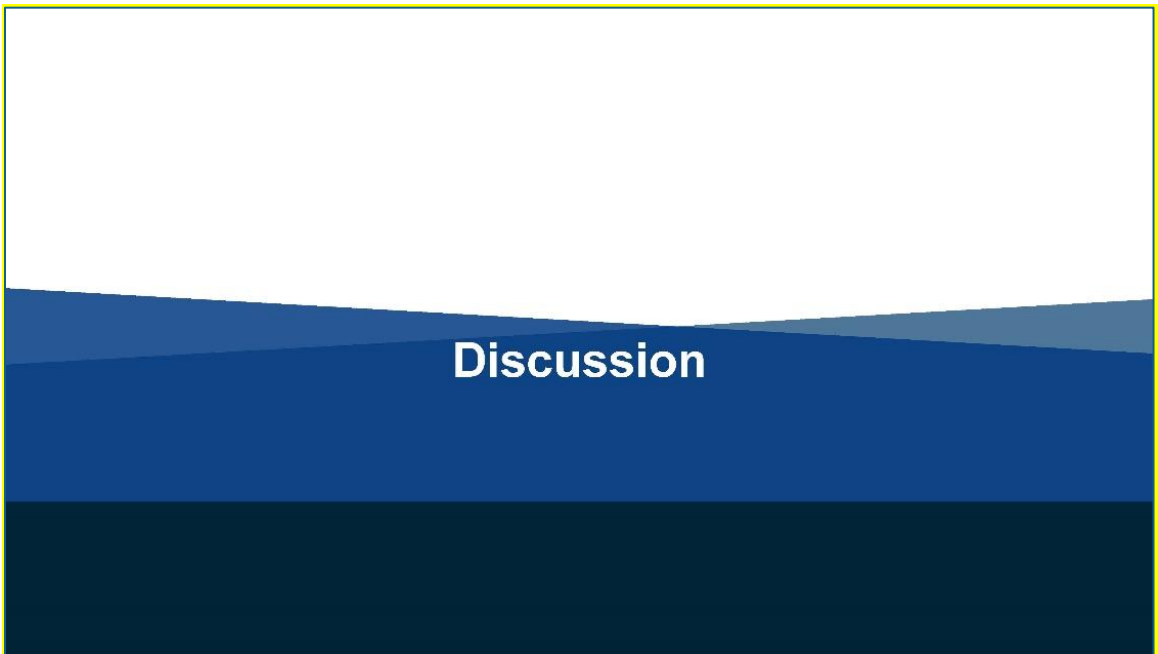
Nonprofit Hospital Sales Tax Refund Modifications

Reduces sales tax refunds and limits qualifications for refunds.


Joint Meeting of State Delegation, City, County and CMS

Purpose
To strengthen our joint legislative efforts, discuss common legislative priorities, and communicate our requests of the NC General Assembly.

Date, Time, Location
April 14, 2026
10:00 am – 12:00 pm
Charlotte Mecklenburg Government Center, Room 267



COMMENTS

Commissioner Meier asked who sponsored the bills and whether they or the hospitals were making any statements about the affordable housing bill. *Ms. Nimmons said the Count had not made any statements but had prepared a letter for members of the Committee and the delegation regarding the property tax levy limit.*

Commissioner Meier said they were asking them to vote no and asked if they were making any statements like that for any of the others. She asked if that was in our future. *County Manager Bryant said it was possible. He said they were supportive of the affordable housing exemption, but there had been abuse in the past. He said hospital funding would be impacted.*

Commissioner Meier asked whether the committee's sponsors were bipartisan. *Ms. Nimmons said they were. She said she would check who the sponsors were.*

Commissioner Townsend-Ingram said regarding the meeting with the Intergovernmental Relations Committee, she was glad they were working collaboratively. She said she felt confident they would be well represented and that their positions would be heard. She thanked the team for dissecting the information and making it understandable.

Meeting Minutes April 7, 2026

Commissioner Rodriguez-McDowell thanked the team and said she would support having a position on non-profit hospital funding for property tax modifications, and that she understood they wanted to protect their profits. She said it would be appropriate for the Board to present its position to the public as well.

Commissioner Powell said she did not know how they had filled the gap of over \$2.5 billion over the past six years. She said the void in State funding was burdening the County. She said they needed business leadership to stand with the County as partners.

Commissioner Leake expressed concern for how the community obtains the information. She said State needed to know the dire need for the funds for the school system.

Commissioner Dunlap said the community needed to understand that the discussion about property taxes was being debated not only in North Carolina, but across the country. He said there was an effort to shift taxes from the federal to the local level, and they needed to educate the public about potential referendums and the consequences if passed. He said some communities would not be able to pay their payroll because of it. He said people needed to know what was being discussed at the General Assembly so they would understand the consequences.

Commissioner Griffin said they needed to remind the public that their vote matters. He said the private sector should be engaged in getting people out to vote. He said an education campaign should be started immediately.

Vice Chair Alman said that if passed, the constitutional amendment on property taxes would be a long way from impacting how they tax or fund, but it was not a precedent that was wanted.

Manager Bryant said, for clarification, that the state legislature was also looking annually at how much property tax rates could be increased, which would limit flexibility, and that was the concern.

Commissioner Altman said she had a problem with property owners who were not doing affordable housing but were paying less than other homeowners, as well as some major hospitals that were not paying their fair share of property taxes. She said she would like to know what the numbers would be if local nonprofit hospitals started paying property taxes. *Mr. Cox said he would have to work with the assessor and do further analysis to determine that.*

Chair Jerrell said that with respect to the property tax, he said it was important to have a position, but they needed to know what other tools were in their toolbelt, explore other options, and figure things out in a different way. He said they could not continue doing things the same way and expect different results.

Commissioner Meier asked the attorney whether it was possible to litigate against the state. *Mr. Wade said he would do research and get back to the Board.*

Commissioner Dunlap said they were getting ready to go to advocacy days and needed to be in sync with other like-minded counties across the state.

DEPARTMENTAL DIRECTORS' MONTHLY REPORTS – NONE

STAFF REPORTS & REQUESTS - NONE

Meeting Minutes

April 7, 2026

COUNTY COMMISSIONERS' REPORTS & REQUESTS – NONE

CONSENT ITEMS

Commissioner Leake read four Consent Items that weren't pulled previously but wanted information on them. Those items were 26-0885, 26-0126, and 26-0128 and 26-0130.

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

26-0085 Lease Agreement - Larry King's Clubhouse: Children's Play & Care Center

Authorize the County Manager to negotiate and execute a new five-year lease agreement with the Larry King's Clubhouse: Children's Play & Care Center with option to renew for an additional period.

Background: The Larry King's Clubhouse: Children's Play & Care Center, located at 832 East 4th Street, Charlotte, NC 28202, is a nonprofit children's play and care center. It is a 2,172 square foot space located inside the Mecklenburg County Courthouse (Tax Parcel No. 125-031-01). The daycare has been operating in the courthouse for several years and this lease will formalize the arrangement with the organization. The daycare's primary mission is to provide free, drop-in childcare services in a safe enriching environment for children while improving access to the justice system for families who might otherwise face barriers to attending court-related business and proceedings due to childcare needs.

In addition to fostering a more equitable access to the justice system for litigants, the daycare supports judges, attorneys, and court staff as well by allowing for the smooth operation of court proceedings by providing an alternative location for children during proceedings. The lease terms are as follows:

Initial Lease term - Five (5) years from the effective date

Option to renew - One option to extend the Lease Term for an additional period of four (4) years and three hundred and sixty-four (364) days.

Base Rent - \$0.00

Rent Escalation - None

Hours of Operation: Monday to Friday from 8AM - 5PM

26-0104 Mecklenburg Transportation System (MTS) FY27 Fare Increase Notice of Intent and Opportunity for Comment

Receive information on a proposal to increase one-way fares from \$1.50 to \$2.25 effective July 1, 2026.

Background: Mecklenburg Transportation System (MTS), part of the CFAS Services for Adults Division, is proposing to increase one-way passenger fares from \$1.50 to \$2.25 effective July 1, 2026.

The proposed strategy ensures long-term sustainability for Non-Emergency Medical

Meeting Minutes

April 7, 2026

Transportation (NEMT) transportation for essential services such as medical appointments, adult day care, grocery sites and employment and education needs. Additionally, this fare increase is consistent with current industry standards for paratransit services throughout North Carolina.

Prior to the COVID-19 pandemic, MTS charged \$1.50 per one-way trip. During the pandemic, fares were suspended and COVID funding supported expanded trip types. As funding declined, MTS presented a plan to the Board in April 2024 and reduced trip types for long-term sustainability and service quality. At that time, it was noted that future fare increases would be proposed, as the Mecklenburg County rate was lower than other jurisdictions.

MTS reinstated the \$1.50 fare in July 2024. The current proposal is for a \$0.75 increase, effective July 1, raising the fare to \$2.25 per one-way trip. This fare is less than Raleigh (\$2.50), higher than Wake (\$2.00), and well-below CATS (\$4.00). The Federal Transportation Administration requires a 30-day public notice and comment period and an equity analysis, prior to final Board approval.

26-0126 House Appropriations Committee Community Project Funding

1) Affirm the submission of an application in the amount of up to \$484,900 in federal funds through the House Appropriations Committee Community Project Funding (CPF) process, administered by the Health Resources and Services Administration (HRSA) for the period April 1, 2027, through September 30, 2027. The application deadline was March 6, 2026.

2) If awarded, recognize, receive, and appropriate the award amount to the General Grant Fund (G001) within Public Health; and

3) Adopt a grant project ordinance for the House Appropriations Committee Community Project Funding in the General Grant fund (G001).

Background: Mecklenburg County Public Health requests approval to affirm an application up to \$484,900 in federal funding through the House Appropriations Committee Community Project Funding (CPF) process, administered by the Health Resources and Services Administration (HRSA), for the period April 1, 2027, through September 30, 2027. Per guidance from Congresswoman Alma Adams' office, local public health departments are eligible to submit requests under the "Health Facilities Construction and Equipment" category. If awarded, funds will be used to modernize and equip Mecklenburg County Public Health (MCPH) clinical and community-based services to improve accessibility/ADA compliance, patient education, and regulatory compliance. Funding will support the purchase of the following equipment: 23 powered exam tables to ensure all clinical exam rooms are fully ADA compliant and accessible to all residents, 17 digital educational display boards to provide weather-resistant LED boards to enhance patient education and interactivity in clinic waiting areas on Mecklenburg Health in Action (MHIA) mobile units and at community events, 15 display whiteboards to support care coordination and patient education within clinic settings, and 3 X-ray digitizers to convert imaging records into digital format and ensure compliance with North Carolina clinical records requirements.

GRANT PROJECT ORDINANCE

WHEREAS, Mecklenburg County is applying and/or has been awarded a grant from the House Appropriations Committee Community Project Funding, administered by the Health Resources and Services Administration (HRSA) for the period April 1, 2027, through September 30, 2027 in the amount of \$484,900. Per guidance from Congresswoman Alma Adams' office, local public health departments are eligible to submit requests under the "Health Facilities Construction and Equipment" category; and

WHEREAS, the grant funds must be used to strengthen our public health workforce; and

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 House Appropriations Committee Community Project Funding 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 appropriate for the County to receive House Appropriations Committee Community Project Funding and to undertake the project. The County Manager is directed to take steps necessary to ensure compliance with all spending and reporting requirements House Appropriations Committee Community Project Funding.
- Section 3. The following revenues are anticipated for Mecklenburg County in the General Grant fund to complete this project:
- House Appropriations Committee Community Project funding \$484,900**
- Section 4. The following expenses are appropriated for Mecklenburg County in the (General Grant fund to complete this project:
- House Appropriations Committee Community Project funding \$484,900**

Adopted this 7th day of April, 2026


Kristine M. Smith, Clerk to the Board



Ordinance recorded in full in Book 55, Document #32.

26-0127 Tax Refunds

(A) Approve taxpayer refunds in the amount of \$6,132.68 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 \$36,581.52 as statutorily required to be paid as requested by the County Assessor.

Meeting Minutes

April 7, 2026

Background: (A) This Board action is necessary to approve registered motor vehicle tax refunds in the amount of \$6,132.68 resulting from clerical errors, value changes, and appeals processed in the statewide vehicle tax system.

(B) This Board action is necessary to approve tax refunds resulting from clerical errors, audits, and other amendments, including revaluation appeals. There is accrued interest of \$693.60 to be added to the refunds of \$16,318.19. There is no accrued interest to be added to the refunds of \$36,581.52. The total refunds with interest added are \$36,581.52.

26-0128 Grant Project Ordinance Amendment - Ending the HIV Epidemic: A Plan for America - Ryan White HIV/AIDS Program Parts A and B

Amend and adopt the required grant project ordinance for the US Department of Health and Human Services Health Resources & Services Administration (HRSA) Ending the HIV Epidemic: A Plan for America - Ryan White HIV/AIDS program Parts A and B to increase the award in the amount of up to \$16,832,000 in the General Grant Fund (G001) within Public Health.

Background: The US Department of Health and Human Services Health Resources & Services Administration (HRSA) Ryan White HIV/AIDS Program grant, originally approved via RFBA #25-0172 for up to \$4,208,000, has increased federal revenue and expenses in the amount of \$16,832,000 for a total award of \$21,040,000. Grant funds will be used to fund the counties in the Charlotte-Gastonia Transitional Grant Area (TGA): Anson, Cabarrus, Gaston, Mecklenburg, and Union counties in NC and York County in SC.

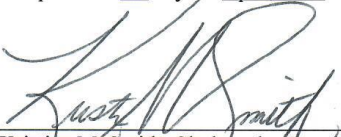
GRANT PROJECT ORDINANCE

- WHEREAS,** Mecklenburg County is applying to the US Department of Health and Human Services Health Resources & Services Administration (HRSA) for a continuation of the Ending the HIV Epidemic A Plan: Ryan White HIV/AIDS Program Parts A and B funding to Mecklenburg County under the Grant Application HIV Epidemic A Plan: Ryan White HIV/AIDS Program Parts A and B up to the amount of \$16,832,000.00; and
- WHEREAS,** the grant funds will be used to fund the counties in the Charlotte-Gastonia Transitional Grant Area (TGA): Anson, Cabarrus, Gaston, Mecklenburg and Union Counties in NC and York County in SC.
- 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 **US Department of Health and Human Services Health Resources & Services Administration** 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 **HIV Epidemic A Plan: Ryan White HIV/AIDS Program Parts A and B** and to undertake the project. The County Manager is directed to take steps necessary to ensure compliance with all spending and reporting requirements **US Department of Health and Human Services Health Resources & Services Administration**
- Section 3. The following revenues are anticipated for Mecklenburg County in the **General Fund (G001)** to complete this project:
- HIV Epidemic A Plan: Ryan White HIV/AIDS Program Parts A and B (Health) Grant \$16,832,000**
- Section 4. The following expenses are appropriated in the Mecklenburg County General Fund (G001) to complete this project:
- HIV Epidemic A Plan: Ryan White HIV/AIDS Program Parts A and B (Health) Grant \$16,832,000**

Adopted this 7th day of April, 2026


Kristine M. Smith, Clerk to the Board



Ordinance recorded in full in Book 55, Document #33.

26-0129 Budget Amendment - Department of Child, Family, and Adult Services

Amend the 2025-2026 Annual Budget Ordinance to recognize, receive, and appropriate an increase in federal revenue for non Smart Start Admin Allocation of the Child Care Subsidy in the amount of \$356,771 from the North Carolina Department of Health and Human Services to the General Fund (0001) in the Department of Child, Family, and Adult Services.

Background: The North Carolina Department of Health and Human Services, Division of Social Services, allocates funding to Mecklenburg County for Public Assistance and Social Service

Meeting Minutes

April 7, 2026

Programs. Funding authorizations have been revised to include a net increase of federal revenue for the Child Care Development Administration.

26-0130 Budget Amendment - Department of Child, Family, and Adult Services

- 1) Recognize, receive, and appropriate an increase in Adoption Promotion funding in the amount of \$349,143 to the General Grants Fund (G001) within the Department of Child, Family and Adult Services; and
- 2) Adopt a grant project ordinance for the Adoption Promotion Program in the General Grant Fund (G001)

Background: The North Carolina Division of Social Services has provided additional funding in the amount of \$349,143 for the Adoption Promotion Fund to Mecklenburg County Youth and Family Services Division of the Department of Child, Family and Adult Services. No local match is required as a condition for receipt of these funds. The purpose of the funds is to enhance and expand adoption services, to secure permanent homes for hard-to-place children, and to promote public/private partnerships. Allowable uses for these funds include Adoption Services, Adoption Recruitment, Assessment and Training of Adoptive Parents, and Post Adoption Case Management. The funds cannot be used to supplement the salaries of current county employees.

GRANT PROJECT ORDINANCE

WHEREAS, Mecklenburg County is applying and/or has been awarded a grant from the NC Division of Social Services. The grant has been made available to Mecklenburg County under the Adoption Promotion Program up to the amount of \$349,143; and

WHEREAS, the grant funds must be used to enhance and expand adoption programs.

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:

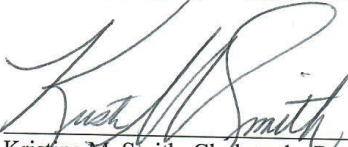
- Section 1. The project described in the NC Division of Social Services grant application is hereby authorized to be undertaken for the duration of the grant.
- Section 2. The County Manager is authorized to execute the grant agreement and other documents that are required or appropriated for the County to receive the Adoption Promotion Funds and to undertake the project. The County Manager is directed to take steps necessary to ensure compliance with all spending and reporting requirements of the NC Division of Social Services.
- Section 3. The following revenues are anticipated for Mecklenburg County in the G001 to complete this project:

Grant	\$349,143 (application/award amount)
-------	--------------------------------------

- Section 4. The following expenses are appropriated for Mecklenburg County in the G001 to complete this project:

Grant	\$349,143 (application/award amount)
-------	--------------------------------------

Adopted this 7th day of April, 2026


Kristine M. Smith, Clerk to the Board



Ordinance recorded in full in Document Book 55, Document #34.

26-0132 Health Department Amended Fee Schedule

Amend the FY26 Adopted Public Health Department Fee Schedule to add 3 new fees.

Background: The Mecklenburg County Health Department is updating the environmental health fee schedule. The state of NC recently approved implementation of a fee for review of a modified plot plan for commercial projects that include a septic permit which would need to be re-issued when a modification request is submitted by contractors.

Meeting Minutes
April 7, 2026

Due to the current nationwide shortage of Bicillin to treat syphilis infection, the FDA is allowing the temporary importation of Lentocillin. This injectable medication will be used within the STI program during the shortage of Bicillin.

A2 IP/CA New Commercial Fee \$260

A2 IP/CA Modified Plot Plan \$40

Penicillin g benzathine injection (Lentocillin per unit) \$1.21

26-0145 Grant Application - Continuation of Air Awareness Programming in the Charlotte Region

1) Approve submission of a grant application for up to \$105,000 to N.C. Department of Environmental Quality for Air Awareness grant funding to support education and outreach programs in the multi-county Charlotte region; 2) Adopt the required grant project ordinance for Air Awareness Grant in the General Grant Fund (G001); 3) If awarded, recognize, receive, and appropriate the award amount to the General Grant Fund (G001) within the Land Use and Environmental Services Agency.

Background: Mecklenburg County Air Quality (MCAQ) is requesting approval to receive up to \$105,000 in funding from the N.C. Department of Environmental Quality (DEQ) to administer the "Charlotte Air Awareness" program (CAA). DEQ will reimburse 80% (up to \$84,000) of the cost of administering the CAA program and MCAQ will provide the 20% match (up to \$21,000) from division funds.

CAA is a state program that is administered by Mecklenburg County for the seven county Charlotte region. CAA provides education to residents, businesses and schools across the region on topics including health impacts of air pollution and voluntary pollution-reduction strategies. CAA is administered by current MCAQ staff. No new County resources are needed.

CAA work aligns with the Land Use and Environmental Services Agency (LUESA) Strategic Business Plan strategy to "Listening and responding to residents, businesses, the AQC advisory board and other stakeholders." (LUE.3.1.C).

Public education and outreach programs, like CAA, are encouraged by the U.S. Environmental Protection Agency as effective tools to improve air quality and protect public health. DEQ has found that the most effective outreach programs are performed by locally based personnel who can work closely with members of the local community. Therefore, DEQ has contracted with MCAQ to administer the local CAA program since its inception in 1997.

GRANT PROJECT ORDINANCE

WHEREAS, Mecklenburg County is applying and/or has been awarded a grant from the N.C. Department of Environmental Quality. The grant has been made available to Mecklenburg County for the regional Air Awareness program up to the amount of \$84,000.00, and

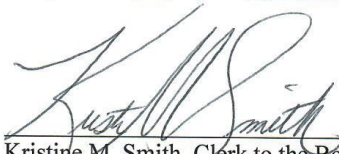
WHEREAS, the grant funds must be used to provide air quality education to residents, businesses and schools in the Charlotte region on topics including health impacts of air pollution and voluntary pollution-reduction strategies.

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 N.C. Department of Environmental Quality 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 Air Awareness program and to undertake the project. The County Manager is directed to take steps necessary to ensure compliance with all spending and reporting requirements of N.C. Department of Environmental Quality.
- Section 3. The following revenues are anticipated for Mecklenburg County in the General Grant Fund (G001) to complete this project:
- | | |
|-------|--|
| Grant | \$84,000.00 (application/award amount) |
|-------|--|
- Section 4. The following expenses are appropriated for Mecklenburg County in the General Grant Fund (G001) to complete this project:
- | | |
|-------|--|
| Grant | \$84,000.00 (application/award amount) |
|-------|--|

Adopted this 7th day of April, 2026


Kristine M. Smith, Clerk to the Board



Ordinance recorded in full in Document Book 55, Document #35.

26-0154 Minutes

Approve the following Meeting Minutes:

January 8, 2026, Joint BOCC/CMS Meeting
February 10, 2026, Budget Public Policy Workshop

THIS CONCLUDED ITEMS APPROVED BY CONSENT

26-0141 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:

26-0100 Amendment to a Dock Lease with Duke Energy and a New Dock Lease with the City of Charlotte CMPD Boathouse at McDowell Nature Preserve

Motion was made by Commissioner Powell, seconded by Commissioner Leake, and unanimously carried to approve the following item(s): 1) Authorize the County Manager to negotiate and execute an amendment to the Nature Preserve Public Recreational Facility Lease, effective March 27, 2024, between the County and Duke Energy Carolina, LLC (“Duke Energy”) for docks located on County-owned Tax Parcel 199-311-01 at McDowell Nature Preserve to remove one (1) of the five (5) dock areas from the subject Lease; and 2) Authorize the County Manager to negotiate and execute a lease and any other documents deemed necessary between the County and the City of Charlotte (on behalf of Charlotte-Mecklenburg Police Department) to construct, operate, and maintain a reconstructed boathouse for law enforcement operations along Lake Wylie.

Background: At its March 5, 2025, meeting (Item #25-0125), the Board of County Commissioners authorized 1) an amendment to the March 27, 2024, Lease between the County and Duke Energy at McDowell Nature Preserve to allow for the reconstruction, operation, and maintenance of the CMPD boathouse on “Lease Area 1” of the subject Lease and 2) a subsequent sublease with the City for Charlotte-Mecklenburg Police Department's (CMPD's) use and maintenance of the boathouse. Since then, Duke Energy has confirmed that the Federal Energy Regulatory Commission (FERC) agreed to remove Lease Area 1 from its licensing requirement which means that the area needed by the City for the boathouse is no longer required to be part of the lease between the County and Duke Energy.

Based on FERC's removal of licensing requirements, the existing lease between the County and Duke Energy will need to be modified to remove Lease Area 1, the location of the boathouse. Once the lease between the County and Duke Energy is amended, the County will execute a lease directly with the City of Charlotte (CMPD) authorizing reconstruction, operation, and maintenance of the new boathouse. While not subject to the Duke Lease and FERC licensing, the City will be subject to other shoreline regulatory permit requirements governed by Duke Energy as is the case for all shoreline activities. As previously agreed, the City will assume full responsibility for all project-related costs and activities for the boathouse.

Both Park and Recreation and Storm Water Services have reviewed and approved CMPD's proposed reconstruction plans, confirming no adverse impacts to the McDowell Nature Preserve or Lake Wylie's water quality.

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

26-0124 Mecklenburg County/CMBE Master Joint Property Use Agreement

Motion was made by Commissioner Griffin, seconded by Commissioner Meier, and unanimously carried to Authorize the County Manager to execute the Master Joint Property Use agreement with the Charlotte Mecklenburg Board of Education for joint use of identified CMS and County

Meeting Minutes

April 7, 2026

properties for recreational and school activities.

Background: Mecklenburg County and Charlotte Mecklenburg Schools/Charlotte Mecklenburg Board of Education currently hold shared use agreements for each of the 32 separate joint use properties. This Master Joint Property Use agreement will combine those individual agreements into one master agreement.

The proposed Master Joint Property Use agreement is automatically renewable annually and easily allows for the addition and removal of properties as needed from time to time.

The same general terms will apply to all properties with allowance for special provisions as needed and no use fees payable by either party.

It also provides for semi-annual meetings between CMS and Mecklenburg County to monitor impacts to both parties and improve cooperation.

Chair Jerrell would like to meet with second ward alumni with Commissioner Griffin to address their concerns and answer questions.

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

**Meeting Minutes
April 7, 2026**

Mecklenburg County, NC
Document Book 55
Document 31

MECKLENBURG COUNTY

NORTH CAROLINA

MASTER JOINT PROPERTY USE AGREEMENT

THIS MASTER JOINT PROPERTY USE AGREEMENT (this "Agreement") is made and entered into this 7th day of April, 2026, by and between **THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION**, ("CMBE"), and **MECKLENBURG COUNTY** ("County"), each a "Party"; collectively, the "Parties".

BACKGROUND

WHEREAS, CMBE and County jointly use multiple properties that are owned by one or the other Party or both Parties as set forth on Exhibits A and B, attached hereto and incorporated herein by reference (each, a "Joint Use Property"; collectively, the "Joint Use Properties"). The Joint Use Properties that are owned by CMBE are referred to herein as the "CMBE Properties" and the Joint Use Properties that are owned by the County are referred to herein as the "County Properties".

WHEREAS, the Parties desire to create a consistent, comprehensive approach to operating and maintaining the Joint Use Properties. For efficiency and administrative convenience, this Agreement is entered into by the Parties.

Definitions:

CMBE Staff: Designated staff of any subject CMBE Property or of several subject CMBE Properties, and designated staff of the CMS Facilities Management department for the administration of this agreement on behalf of The Charlotte-Mecklenburg Board of Education, collectively, ("CMBE Staff").

County Staff: Designated staff of Mecklenburg County and of Mecklenburg County Park and Recreation for the administration of this agreement on behalf of Mecklenburg County, collectively, ("County Staff").

AGREEMENT

NOW, THEREFORE, the parties hereto, for themselves and their successors and permitted assigns, agree as follows:

- 1. JOINT USE.** CMBE and County agree to jointly use the Joint Use Properties in accordance with this Agreement.

CMBE reserves the exclusive right to use the CMBE Properties (i) during regular school hours on school days (as such terms are defined by CMBE) and (ii) during certain weekend and evening

Meeting Minutes

April 7, 2026

hours during the school year at dates and times to be determined by CMBE prior to each school year ("CMBE's Reserved Hours").

County reserves the exclusive right to use the County Properties at dates and times to be determined by County prior to each school year ("County Reserved Hours").

Notwithstanding the foregoing, County may from time-to-time use the CMBE Properties during CMBE's Reserved Hours, if, and to the extent, approved by CMBE Staff in its sole discretion. Likewise, CMBE may from time-to-time use the County Properties during County Reserved Hours, if, and to the extent, approved by County Staff.

It is agreed that neither party will pay any fees to the other for the use of the other's property.

2. **TERM.** The term of this Agreement (the "Term") commences upon its execution and shall automatically renew on a year-to-year basis unless either Party gives written notice of an intent not to renew one hundred and eighty (180) days before renewal. However, both Parties agree that neither will terminate within the first 10 years of the agreement. **Except as specifically provided to the contrary in Exhibits A and B (as the same may be amended from time-to-time)**, either Party may terminate this Agreement as to any individual Joint Use Property by providing one hundred eighty (180) days advance written notice to the other.
3. **PERMITTED USE.** County may use the CMBE Properties for park purposes and CMBE may use the County Properties for school purposes.
4. **SCHEDULING.** County Staff shall be responsible for coordinating the scheduling of all the Joint Use Properties in cooperation with CMBE Staff. In no event shall County schedule any programs during regular school hours on school days on any portion of the Premises not under County's exclusive control without first obtaining approval of the CMBE Staff, except as laid out herein. CMBE staff will consider options for other facility users, including public users, before granting said approval. At the request of either County Staff or CMBE Staff, additional details as to scheduling and other operational policies and procedures may be established by the parties on a site-by-site basis in a written schedule. Such schedule may be entered into annually and amended by agreement of CMBE and County staff.
5. **RULES & REGULATIONS.** CMBE shall have the right to establish, modify, publish, and enforce reasonable and uniform policies, rules, and regulations applicable to use of the CMBE Properties, including providing options for other facility users as well as for the general public. County agrees to comply with such rules, regulations, policies, and procedures, and to use its best efforts to cause its employees, agents, guests, and invitees to comply. Likewise, County shall have the right to establish, modify, publish, and enforce reasonable and uniform rules and regulations applicable to use of the County Properties. CMBE agrees to comply with such rules, regulations, policies, and procedures, and to use its best efforts to cause its employees, agents, guests, and invitees to comply likewise. Each Party will have final approval on activities on their property.

Meeting Minutes
April 7, 2026

6. **Semi-annually, the CMS Executive Director of Facilities Management or designee and the Director, Park and Recreation or designee shall meet to review the terms of this Agreement for accuracy and compliance and recommend changes as needed. This meeting will be incorporated in the monthly CMS-MCPR meetings.**
7. **OPERATIONS, MAINTENANCE AND REPAIR.** Except as specifically provided to the contrary in Exhibit A (as the same may be amended from time-to-time), CMBE shall be responsible for the ongoing maintenance and repair of the buildings and building systems, stormwater features adjacent to and draining onto parklands, including mounted building lights located on CMBE Properties; and the County shall be responsible for the upkeep of the grounds of shared outdoor facilities, specifically including grass cutting, re-seeding, stormwater maintenance and general field upkeep on all Joint Use Properties. The Party responsible shall have 6 months to repair any item that the Party is responsible for upon being notified.
8. **IMPROVEMENTS; FUTURE CAPITAL IMPROVEMENTS.** County may not make material physical changes or improvements to the CMBE Properties and CMBE may not make material physical changes or improvements to the County Properties, without the express written permission of the other Party. For clarity, any future shared capital projects require negotiation and approval by The Charlotte-Mecklenburg Board of Education and the Mecklenburg County Board of Commissioners. Such capital improvements shall be identified through the Mecklenburg County Capital Improvement Plan process. After completion of any such shared capital project, the new joint facility shall be added to this Agreement to govern the ongoing use and operation thereof.
9. **SIGNAGE.** Either Party may have signs upon or adjacent to the Joint Use Properties at locations deemed necessary by either County or CMBE to inform the public of the location of the Joint Use Properties and the rules governing its use. The placement of such signs on CMBE Properties shall not interfere with CMBE's use of the CMBE Property for school purposes and the location thereof shall first be approved by the CMBE Staff. The placement of such signs on County Properties shall not interfere with County's use of the County Properties for park purposes and the location thereof shall first be approved by County Staff. All signage installed by County as part of this Agreement shall be maintained by County. All signage installed by CMBE as part of this Agreement shall be maintained by CMBE. All signage must comply with applicable codes and ordinances.
10. **INDEMNITY AND INSURANCE.** To the extent permitted by law, CMBE and County shall each defend, indemnify, and save harmless the other Party and its employees, agents, and officers from and against any and all losses, claims, suits, damages or expenses, arising out of or in any manner connected with the indemnitor's occupancy, use or operation of the Joint Use Properties, excepting, however, losses, damages, suits, claims or expenses caused by the sole negligence of the indemnitee, its officers, agents or employees. Each of the parties hereto shall, at its expense, procure and maintain in full force and effect, all insurances as may be recommended by the Department of Insurance and Risk Management. Each of the parties shall be responsible for the repair of any damage that occurs during shared use.

Meeting Minutes
April 7, 2026

11. **NOTICES.** Any and all notices to be given under this Agreement or otherwise may be served by enclosing the same in a sealed envelope addressed to the Party intended to receive the same, at its address and deposited in the United States Mail as registered or certified mail with postage prepaid, as follows:

If to CMBE:	Charlotte-Mecklenburg Schools 3301 Stafford Drive Charlotte, NC 28208 Attn.: Executive Director, Facilities Management
copy to:	The Premises Attn. Principal
If to County:	Mecklenburg County Park and Recreation Department 5841 Brookshire Blvd. Charlotte, NC 28216 Attn.: Director, Mecklenburg County Park and Recreation

When so given, the notice shall be effective three (3) days after the date of mailing. Either Party may change its notice address by giving written notice thereof to the other Party. Party's may also give notice by hand delivery at the above address or by facsimile at such numbers that may be established by the parties from time to time.

12. **MISCELLANEOUS.**
- A. Each Party shall incur its own costs in relation to the use, operation, and maintenance of Properties subject to this Agreement.
 - B. If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
 - C. This Agreement (specifically including Exhibit A and B) may be amended only by written instrument executed by the parties hereto.
 - D. This Agreement shall be governed and construed in accordance with the laws of the State of North Carolina, and any action brought in connection herewith shall be brought in Mecklenburg County, North Carolina.
 - E. The process for adding additional properties to this agreement will be as follows:
 - a. Requesting Party's staff designee, the Executive Director, Facilities Management for CMBE or the Director, Park and Recreation for the County, shall make a written request to the other Party's staff designee, to use the other Party's property, outlining the specific property, and the type and frequency of proposed use.
 - b. Each Party's staff designee shall consider the request and decide whether to seek approval by the CMS Superintendent, in the case of CMBE Staff, and Mecklenburg County Manager, in the case of County Staff.
 - c. Upon final approval by both Parties, the exhibit to this agreement (Exhibit A or B as appropriate, shall be revised to add the new property including any special

Meeting Minutes
April 7, 2026

- provisions.
- d. This process may be revised from time to time as needed.
- F. Any proposed 3rd party agreements for use of designated property must be approved by both Parties and will be handled on a case-by-case basis as they occur except as specified to the contrary in Exhibits A and B.

Meeting Minutes
April 7, 2026

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed in duplicate, with all the formalities required by law as of the day and year first above written.

(SIGNATURES TO FOLLOW)

Meeting Minutes
April 7, 2026

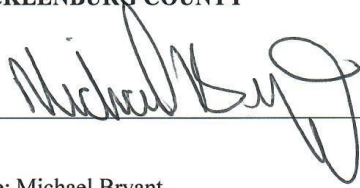
THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION

By: _____

Name: _____

Date: _____

MECKLENBURG COUNTY

By:  _____

Name: Michael Bryant

Date: 4/8/26 _____

Meeting Minutes
April 7, 2026

Exhibit A
Exhibit B

Meeting Minutes
April 7, 2026

Exhibit A: Charlotte-Mecklenburg Board of Education Property					
Site	Address	Parcel ID	Owner	Permitted Joint Uses by MCPR	Special Provisions
Berewick Elementary School	5910 Dixie River Rd Charlotte, NC 28278	14412111, 144117130	CMBE	Recreation Center	MCPR responsible for routine maintain indoor (gym/rec center) CMBE responsible for gym structural and floor maintenance, bleachers and goals
Billingsville Elementary School	124 Skyland Ave Charlotte, NC 28205	15703608	CMBE	Playground Basketball Courts	Use may be affected by CMS Bond project MCPR to maintain (mow) CMBE playground area MCPR maintains basketball courts
Bruns Academy	501 S. Bruns Ave Charlotte, NC 28208	07107453	CMBE	Recreation Complex	MCPR maintains playground equipment and area (d school playground agreement)
Coalwood Middle School	500 Kenberry Dr Charlotte, NC 28214	03127102	CMBE	Athletic Fields Gym Tennis Courts	MCPR maintains rec complex interior, except for gym floor (CMBE) CMBE maintains rec complex structural, gym floor, and exterior, bleachers and goals. Use may be affected by CMS Bond project MCPR to maintain shared athletic fields CMBE to maintain tennis courts and gym
Dilworth Elementary School	405 E. Park Ave Charlotte, NC 28203	12308102	CMBE	Recreation Center	Use may be affected by CMS Bond project MCPR is responsible for maintenance of building the recreation center MCPR responsible for maintenance of gym/rec center CMBE maintains gym floor, gym structural, bleachers and goals.
E.E. Waddell High School	7030 and 7050 Nations Ford Rd Charlotte, NC 28167 16712104, 16712106		CMBE	Football Fields Track	Use may be affected by CMS Bond project MCPR to maintain football fields while Southside Park is under repair.
Hickory Grove Elementary School	6709 Pence Rd Charlotte, NC 28215	10801323	CMBE	Recreation Center Athletic Fields	CMBE to maintain outdoor fields MCPR maintains rec center, except for floor CMBE maintains rec center floor, gym, goals and bleachers.
Irwin Academic Center	329 N. Irwin Ave Charlotte, NC 28202	07813105	CMBE	Athletic Fields Gym	MCPR maintains gym (except for structural and floor) CMBE maintains fields, gym floor, goals, and bleachers.
Lakeview School	3115 Kalyne St Charlotte, NC 28208	06559919	CMBE	Athletic Fields	MCPR maintains JU athletic area, including any designated parking, currently on street parking only.
Mallard Creek High School	3825 Johnston Oehler Rd Charlotte, NC 28269	02933107	CMBE	Athletic Fields Gym Tennis Courts	CMBE maintains its gym, athletic fields, and tennis courts.
Martin Luther King, Jr. Middle School	500 Blimark Ave Charlotte, NC 28213	08911109	CMBE	Gym Multi-purpose Room	MCPR maintains CMS rec center area CMBE maintains gym floor, goals and bleachers.
Palisades Park Elementary School	15321 York Rd Charlotte, NC 28278	21710107	CMBE	Outdoor Facilities	CMBE maintains the school/neighborhood park grounds MCPR to maintain park components
Park Road Montessori School (to be re-nam	3701 Haven Dr Charlotte, NC 28209	17518226	CMBE	Path Greenway Connection	MCPR to maintain greenway
Parkside Elementary School	2945 Johnston-Oehler Rd Charlotte, NC 28269	02942533	CMBE	Athletic Fields Playground	CMBE maintains its property, except as follows; MCPR maintains joint use field, wet pond and field area.
Phillip O. Berry High School	1430 Allegany St Charlotte, NC 28208	06714202	CMBE	Outdoor Track	CMBE maintains upkeep of track
Pineville Elementary School	204 Lowry St Pineville, NC 28134	22106440	CMBE	Baseball Fields Parking	MCPR can use outdoor restrooms and is responsible for cleanup of restrooms and track/associated areas MCPR to maintain athletic fields (Pineville Athletic Community Association) and stormwater structures
Polo Ridge Elementary School	11830 Tom Short Rd Charlotte, NC 28277	22911110	CMBE	Athletic Fields	MCPR maintains fields ⁴ ⁴ CSA maintains fields through an agreement with MCPR
South Charlotte Middle School	8040 Strawberry Ln Charlotte, NC 28277	22508201	CMBE	Outdoor Athletic Facilities	MCPR maintains all outdoor fields, restrooms, concession building CMBE responsible for maintenance of Athletic Fields CMBE responds to MCPR for the third of maintenance costs during the 9 month school year
Walter G. Byers Elementary School	1415 Hamilton St Charlotte, NC 28206	07844305	CMBE	Gym Multi-purpose Room	MCPR maintains outdoor areas and multipurpose room while using MCPR maintains agreement with City of Charlotte (PAL) for gym area and offices at Greenville Rec. Center.
Winget Park Elementary School	12235 Winget Rd Charlotte, NC 28278	19915110	CMBE	Athletic Fields	CMBE maintains its property
Winterfield Elementary School	3100 Winterfield Pl Charlotte, NC 28205	13107102	CMBE	Playgrounds	CMBE maintains its property MCPR maintains playground equipment in park area and CMBE maintains playground on campus

Exhibit B: Mecklenburg County Park & Recreation Property					
Site	Address	Parcel ID	Owner	Permitted Joint Uses by CMBE	Special Provisions
Berwick Park	5920 Dixie River Rd. Charlotte, NC 28278	14117111	MCPR	Athletic Fields	MCPR to maintain athletic fields and CMBE to maintain stormwater structures
Coalwood Park	100 Coalwood Park Dr. Charlotte, NC 28214	03127101	MCPR	Athletic Fields	MCPR to maintain shared athletic fields; CMBE to maintain tennis courts and gym.
Davie Park	4635 Pineville-Matthews Rd. Charlotte, NC 28226	22508204	MCPR	Park Facilities	MCPR maintains all outdoor fields, restrooms, concession building CMBE responsible for pre-game preparation of fields CMBE to reimburse MCPR for one third of maintenance costs during the 9 month school year
Flat Branch Park	11830 Tom Short Rd. Charlotte, NC 28277	22911110	MCPR	County Athletic Fields Park Facilities	MCPR maintains its athletic fields.
Greenville Park	1222 Spring St. Charlotte, NC 28206	07844304, 078	MCPR	Athletic Fields	MCPR maintains outdoor areas (outside of fence) and multipurpose room while using. Parcel 07844305 owned by CMBE.
Grier Heights Park	3120 Leroy St. Charlotte, NC 28205	15704101, 15704102	MCPR	Park Facilities	MCPR maintains basketball courts
Independence Park	300 Hawthorne Ln. Charlotte, NC 28204	08019201	MCPR	Chiller Storage Building Parking Lot	CMBE to maintain chiller and storage building MCPR can use parking lot after school hours
Knights View Recreation Center	11000 Beau Riley Rd. Charlotte, NC 28277	22902119	MCPR	Recreation Center	MCPR maintains Rec center, except for gym floor. Center is on CMBE land.
Latta Park	601 E Park Ave. Charlotte, NC 28203	12308101	MCPR	Athletic Fields	CMBE maintains structural and gym floor. CMS to use fields to 4:00 pm weekdays
Mallard Creek Park	3001 Johnston Oehler Rd. Charlotte, NC 28269	02934233	MCPR	County Athletic Fields Park Facilities	MCPR maintains its fields and the CMBE maintains its fields and tennis courts
Mecklenburg County Sportsplex at Matthews	2425 Sports Pkwy. Matthews, NC 28105	21508115	MCPR	Athletic Fields	MCPR maintains sports fields
Ray's Splash Planet	215 N Sycamore St. Charlotte, NC 28202	07813105	MCPR	Ray's Splash Planet	MCPR maintains its rec centers. Rec center is on CMBE land
Recreation Centers: Sugar Creek Tuckaseegee Methodist Home Elon Werry/Baker Arbor Glen Nasim Dream Second Ward Gym	943 W Sugar Creek Rd. Charlotte, NC 28213 4820 Tuckaseegee Rd., Charlotte, NC 28226 3200 Shannock Dr., Charlotte, NC 28215 1440 Audrey Rd., Charlotte, NC 28277 1920 Elmwood Park Ct., Charlotte, NC 28206 1520 Elmwood Rd., Charlotte, NC 28217 750 Baal St. Charlotte, NC 28211 710 E M.L.K. Jr Blvd. Charlotte, NC 28202	08706105 05903106 07822104 22323102 07510560 14512512 15710802	MCPR	7 County Recreation Centers for Programming	MCPR maintains its rec centers
Winger Park	12025 Winger Park Rd. Charlotte, NC 28278	12507165 10915103	MCPR MCPR	Gym County Athletic Fields Park Facilities	MCPR maintains gym MCPR maintains its property

Meeting Minutes
April 7, 2026

Cell: A1
Comment: Renee Golz
@charles.sorrell@cms.k12.nc.us
Same comment as above
3/19/2025 9:37 AM
Reply: Charles Sorrell
Didn't know they weren't maintaining any more.
3/19/2025 9:48 AM

Cell: F4
Comment: Renee Golz
@charles.sorrell@cms.k12.nc.us
I don't understand Bert's comment on this one to put in the termination date. Do you?
3/19/2025 9:29 AM
Reply: Charles Sorrell
There is a JUA in place until 2053 and they put capital in as a part of it.
3/19/2025 9:43 AM

Cell: F5
Comment: Renee Golz
@charles.sorrell@cms.k12.nc.us
Need exact "no termination" date.
3/19/2025 9:30 AM
Reply: Charles Sorrell
Same thing. They put money in the rec center.
3/19/2025 9:44 AM

Cell: F6
Comment: Renee Golz
@dennisk.lacaria@cms.k12.nc.us
MCPB says they do not maintain the athletic field.
3/19/2025 9:31 AM

Cell: F8
Comment: Renee Golz
@dennisk.lacaria@cms.k12.nc.us
They cannot maintain the track
3/19/2025 9:33 AM

Cell: F17
Comment: Renee Golz
@dennisk.lacaria@cms.k12.nc.us
Adding this after yesterday.
3/5/2025 9:42 AM

Cell: F20
Comment: Renee Golz
@charles.sorrell@cms.k12.nc.us
They said they haven't gotten any reimbursements. Should they have?
3/19/2025 9:57 AM
Reply: Charles Sorrell
Probably yes.
3/19/2025 10:03 AM

Cell: F38
Comment: Renee Golz
@charles.sorrell@cms.k12.nc.us
I don't understand his comment with this one. Is he saying the rec centers are different?
3/19/2025 10:17 AM
Reply: Charles Sorrell
Not sure, but all these do belong to them.

Meeting Minutes
April 7, 2026

3/19/2025 10:26 AM

Master Joint Property Use Agreement recorded in full in Document Book 55, Document #31.

26-0142 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 Leake, seconded by Commissioner Meier, and unanimously

Meeting Minutes
April 7, 2026

carried, that there being no further business to come before the Board, the meeting be adjourned at 9:12 p.m.



Kristine M. Smith, Clerk to the Board

Mark Jerrell, Chair