

**Meeting Minutes**  
**March 18, 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 5:12 p.m. and in Formal Session in the Meeting Chamber of the Charlotte-Mecklenburg Government Center at 6:19 p.m. on Tuesday, March 18, 2025.

**ATTENDANCE**

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

**Absent:** None

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**-INFORMAL SESSION-**

**CALL TO ORDER**

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

**REMOVAL OF ITEMS FROM CONSENT**

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

**25-0134** Commissioner Leake  
**25-0150** Commissioner Powell

**STAFF BRIEFINGS**

**25-0183      FEDERAL EXECUTIVE ORDER IMPACT UPDATE**

The Board received an update on relevant Executive Orders and discussed the impact to Mecklenburg County.

Lisette Nimmons, Intergovernmental Affairs Manager gave the presentation.

*Background: The President issued a series of Executive Orders starting on January 21, 2025. County staff will share direct and indirect impact, how we are tracking and managing the orders and County dollars tied to federal funding.*



## Federal Executive Order Impact Update

March 18, 2025  
Lisette Nimmons, Intergovernmental Affairs Manager

### Agenda

County Response/Efforts

Key Executive Orders

Direct County Impact

Indirect County Impact

Summary



### County Response/Efforts

- o Consulted with Smith Garson
- o Identified key Executive Orders
- o Requested updates from Departments
- o Reviewed current federal funding





KEY EXECUTIVE ORDERS



Health and Human Services



[Withdrawing the United States from the World Health Organization](#)

[Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government](#)

[Enforcing the Hyde Amendment](#)

[Protecting Children From Chemical and Surgical Mutilation](#)



Education

[Ending Radical Indoctrination in K-12 Schooling](#)

[Expanding Educational Freedom and Opportunity for Families](#)



Environment

Putting America  
First in International  
Environmental  
Agreements

Unleashing  
American Energy

Declaring A National  
Energy Emergency



Immigration

Protecting the  
Meaning and  
Value of  
American  
Citizenship

Protecting the  
American People  
Against Invasion

Realigning the  
United States  
Refugee  
Admissions  
Program

Declaring a  
National  
Emergency at  
the Southern  
Border of the  
United States



DIRECT COUNTY IMPACT



## Funding Uncertainty

- oBackground
- oHealth and Human Services
- oLUESA
- oFederal Grant Funding



## INDIRECT COUNTY IMPACT



### Impact to Charlotte-Mecklenburg Schools



Teacher and School Leader (TSL) Incentive Grant



Margins to Center SEED Grant



Teacher Quality Partnership (TQP) Grant



## Federal Lease Cancellations



- U.S. Geological Survey  
\$104,520 in federal spending
- Environmental Protection Agency  
\$67,647 in federal spending



## Impact to Non-Profits

Supportive  
Housing  
Communities

Lotus  
Campaign

Charlotte  
Family  
Housing



## SUMMARY



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### Comments

Commissioner Meier asked if a program was not federally funded, would it be affected. *County Attorney Wade said there was a bill in the general assembly where, if it were to pass, it would have tremendous impacts as well as impose criminal sanctions if they were to have DEI. Ms. Nimmons said it did pass but Wake County proposed altering the wording from “all public” to “State and Federal” which would leave them safe under state legislation.*

Commissioner Meier asked in terms of environmentalism if, they could prevent the County from purchasing additional electric vehicles since they weren’t using federal funds. *Ms. Nimmons said the executive order had nullified Former-President Biden’s previous electric vehicle mandate but because the County was utilizing local funds, it would not be affected.*

Commissioner Griffin asked if County Manager Diorio would include indicators to represent everything that was affected when she prepared the FY26 budget recommendation. He said the Health and Human services would be a major target as they spoke with their health partners and if anything were to happen to Medicaid, it would have a large impact on programs within the County.

Commissioner Griffin asked if funds were still in litigation by the end of the federal fiscal year without a decision, if they could they continue to use those funds. *County Manager Diorio said congress passed a continuing resolution to keep the government open until the end of the fiscal year, September 30th, so they should be fine if there were no cuts in term of locals but did not seeing anything that should affect them.*

Commissioner Griffin suggested they begin thinking creatively on ways to alter their wording but to avoid being deceptive.

Commissioner Leake said some individuals were accustomed to the changes as they had nothing to begin with and when the federal government moved money from the confines of the community, the poor were hit the hardest.

Commissioner Leake said they would have to tighten their belts and work together. She said it would change the philosophy of the County and City government but there were accustomed to change already.

Commissioner Altman said she was previously the staff attorney for the Council of Children’s Rights where she acted as legal representation, but she recently learned the State terminated a long-held contract for nearly \$700,000 which had a large and damaging impact. She asked if County Manager Diorio heard how it could be impacting Alliance Health and its ability to deliver and fund health services to their Medicaid and uninsured residents. *County Manager Diorio said they had asked and were under the impression there would be no impact.*

Chair Jerrell said he was concerned with their ability to communicate effectively with the public as there were many people who were nervous about the potential impacts. *County Manager Diorio said they had the Public Information team who would maintain those efforts but, so far, there was not much information to share. She said it would be on the other organizations to communicate their impacts with the community.*

Chair Jerrell suggested releasing a statement that, at least, told the residents that, at the moment there would be no impact.

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**25-0164      CLOSED SESSION**

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

*The Board went into Closed Session at 5:10 p.m. and came back into Open Session at 6:12 p.m.*

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

**-FORMAL SESSION-**

**CALL TO ORDER**

*Chair Jerrell called this portion of the meeting to order, which was followed by introductions, invocation by Commissioner Dunlap, and the Pledge of Allegiance to the Flag; after which, the matters below were addressed.*

Motion was made by Commissioner Dunlap, seconded by Commissioner Griffin, and unanimously carried to authorize the county manager to negotiate and execute all documents necessary for the acquisition of tax parcels 111-074-13, 111-074-14, 111-074-15, 111-074-16, 111-341-70 and 111-342-99 (+/- 1.25 acres) from AMDM Investments, LLC., for a purchase price of eighty-three thousand seven hundred dollars (\$83,700) for Park and Recreation purposes.

Motion was made by Commissioner Leake, seconded by Commissioner Meier, and unanimously carried to authorize the county manager to negotiate and execute all documents necessary for the acquisition of tax parcel 127-102-56 (+/- 0.727 acres) and a portion of tax parcel 127-102-55 (+/- 0.148 acres) from Chantilly on the Green LLC, for a purchase price of three hundred eleven thousand twenty-five dollars (\$311,025) for Park and Recreation purposes.

Motion was made by Commissioner Leake, seconded by Commissioner Meier, and unanimously carried to authorize the county manager to negotiate and execute all documents necessary for the acquisition of tax parcel 189-251-28 (+0.577 acres) and tax parcel 189-301-79 (+/-0.009 acres) from Equity Trust Company for a purchase price of two hundred four thousand four hundred and ninety dollars (\$204,490) for Park and Recreation purposes.

Motion was made by Commissioner Leake, seconded by Commissioner Powell, to authorize the county manager to negotiate and execute all documents necessary for the acquisition of a portion of tax parcel 003-361-11 (+/- 3.1 acres) for a purchase price of \$111,129 per acre for a maximum purchase price of \$344,500 and approve amending the Master Greenway lease agreement between the County and the Town of Davidson to reflect this addition.

**AWARDS/RECOGNITION – NONE**

**PUBLIC ART MOMENT – N/A**

**PUBLIC APPEARANCE**

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

1. Bill Fountain                      How CMS can help teachers.

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- 3. Betty Martin** Diabetes and Heart conditions.

**25-0110 APPOINTMENTS – INFORMATION SERVICES & TECHNOLOGY ADVISORY COMMITTEE**

**25-0129      APPOINTMENTS – BOARD OF EQUALIZATION AND REVIEW**

William Hawkins, Chair of the Board of Equalization and Review, final term ends on March 31, 2025. Zanthia Hastings is the current vice-chair and has received a recommendation from the Board for the Chair position.

**25-0130      APPOINTMENTS – HUMAN RESOURCES ADVISORY COMMITTEE**

**25-0154      APPOINTMENTS - WASTE MANAGEMENT ADVISORY BOARD**

**25-0165 APPOINTMENTS - SMALL BUSINESS AND ENTREPRENEURSHIP ADVISORY BOARD**

The votes were as follows:

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Rodriguez-McDowell voting yes and Commissioners Powell, Griffin, and Leake voting no.

**Nicholas Champion – 4-5**, with Commissioners Altman, Jerrell, Meier, and Rodriguez-McDowell voting yes and Commissioners Griffin, Townsend-Ingram, Dunlap, Powell, and Leake voting no.

**Kelley Fluharty – 7-2**, with Commissioners Altman, Townsend-Ingram, Powell, Dunlap, Jerrell, Meier, and Rodriguez-McDowell voting yes and Commissioners Griffin and Leake voting no.

**Ieesha Griffin – 9-0**, with Commissioners Altman, Griffin, Townsend-Ingram, Powell, Leake, Dunlap, Jerrell, Meier, and Rodriguez-McDowell unanimously voting yes.

**Shekinah Haywood – 7-2**, with Commissioners Altman, Townsend-Ingram, Powell, Dunlap, Jerrell, Meier, and Rodriguez-McDowell voting yes and Commissioners Griffin and Leake voting no.

**Braheen Hargrove – 5-4**, with Commissioners Altman, Townsend-Ingram, Powell, Dunlap, and Jerrell voting yes and Commissioners Griffin, Leake, Meier, and Rodriguez-McDowell voting no.

**Dr. Sarepta Issac – 7-2**, with Commissioners Altman, Griffin, Townsend-Ingram, Powell, Jerrell, Meier, and Rodriguez-McDowell voting yes and Commissioners Leake and Dunlap voting no.

**Kevin Nickson – 6-3**, with Commissioners Altman, Townsend-Ingram, Powell, Jerrell, Meier, and Rodriguez-McDowell voting yes and Commissioners Dunlap, Griffin, and Leake voting no.

**Aditya Upadhyay – 6-3**, with Commissioners Townsend-Ingram, Powell, Dunlap, Jerrell, Meier, and Rodriguez-McDowell voting yes and Commissioners Altman, Griffin and Leake voting no.

**Jamari Watkins – 8-1**, with Commissioners Altman, Griffin, Townsend-Ingram, Powell, Dunlap, Jerrell, Meier, and Rodriguez-McDowell voting yes and Commissioner Leake voting no.

Faith Butta, Kelley Fluharty, Ieesha Griffin, Shekinah Haywood, Braheen Hargrove, Sarepta Issac, Kevin Nickson, Aditya Upadhyay, and Jamari Watkins were appointed to fill the nine vacancies.

## **PUBLIC HEARINGS**

### **25-0151 BUSINESS LOCATION AND EXPANSION – RXO CORPORATE SOLUTIONS, LLC.**

Motion was made by Commissioner Griffin, seconded by Commissioner Altman, and unanimously carried to open a public hearing to receive comments on a proposed Business Investment Program grant to RXO Corporate Solutions, LLC.

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





# Business Investment Program (BIP) Grant

Public Hearing

Mecklenburg Board of County Commissioners  
March 18, 2025.

Business Investment Program Grant



RXO



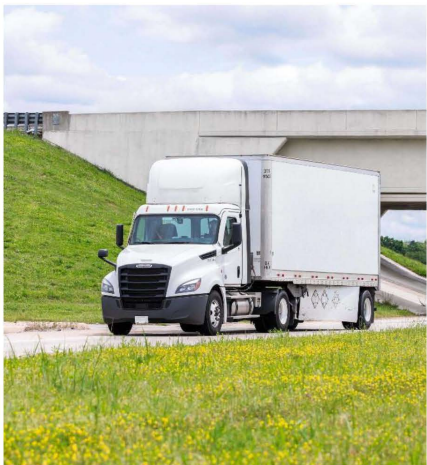
MeckNC.gov

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Business Investment Program Grant

## Company Background

## RXO Corporate Solutions, LLC



- RXO Corporate Solutions, LLC is a publicly traded high-tech transportation broker
- World's largest network of independent carriers, enabling them to match shippers' transportation needs with carriers looking to haul freight via ocean, air, and truck
- Approximate 10,000 customers
- 50% of Fortune 500 companies are customers
- +8,500 employees total



MeckNC.gov

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Project Details

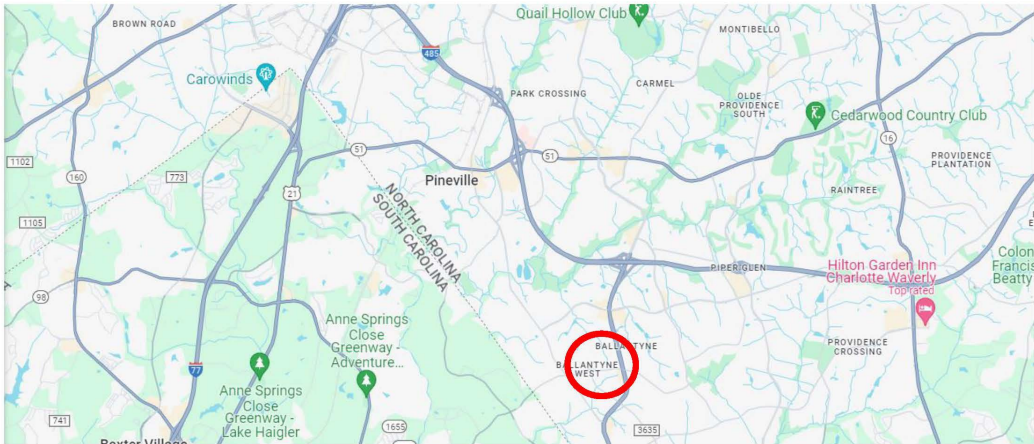
RXO Corporate Solutions, LLC

- **\$13,723,848 in New Taxable Investment**
  - \$9,823,659 in Real Property
  - \$3,900,189 Business Personal Property
- **216 New Employees**
  - \$89,769 Average Wage
- **699 Retain Jobs:**
  - \$100,605 Average Wage
- **Competition Sites:**
  - Indian Land, SC.



Project Location

RXO Corporate Solutions, LLC



Proposed Location: 11215 N. Community House Rd.  
Submarket Name: Ballantyne  
Commission District : 6



Project Incentives

RXO Corporate Solutions, LLC

Partner	Terms	Amount
County	5 years/75%	\$223,411
City of Charlotte	7 years/90%	\$166,874
State Incentives	12 years	*\$3,251,750
TOTAL		\$3,642,035

\* State incentive breakdown: \$1,914,750 JDIG; \$696,400 customized training; \$225,600 WOTC \$390,00 Fed. Bonding Pgm; \$25,000 job ready grants.



Project Employment

RXO Corporate Solutions, LLC

Position	Total	Salary Range	% of SOC	SOC Average	Standard Occupation Code
Professional-Broker	29	\$70,041	>100%	\$130,250	15-2051
Managerial-FF	6	\$175,000	>100%	\$140,110	11-1021
Sales-Brokerage	132	\$92,765	>100%	\$49,030	41-9099
Managerial-MT	1	\$110,000	<100%	\$140,000	11-1021
Managerial-Broker	3	\$107,755	<100%	\$140,000	11-1021
Professional-Corp	32	\$90,000	>100%	\$130,250	15-2051
Sales-FF	4	\$196,438	>100%	\$49,030	41-9099
Technical	14	\$60,000	<100%	\$79,190	13-1081
TOTAL	216	\$89,769			

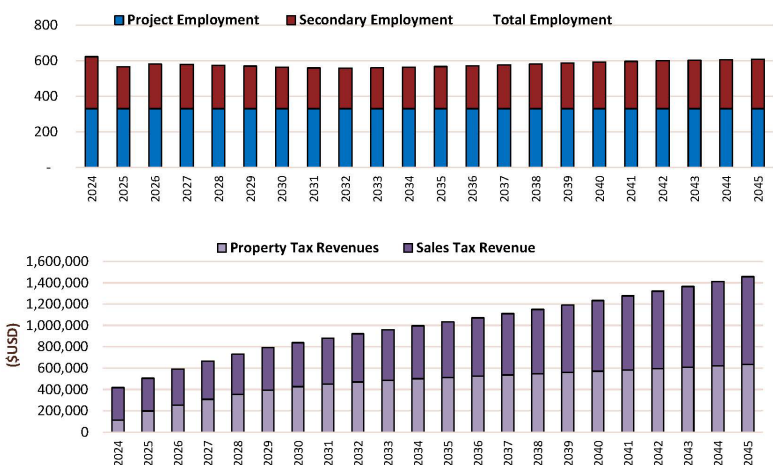
\*Technical jobs are commission-based and have bonus and overrides not included in base number.



Project Impacts

RXO Corporate Solutions, LLC

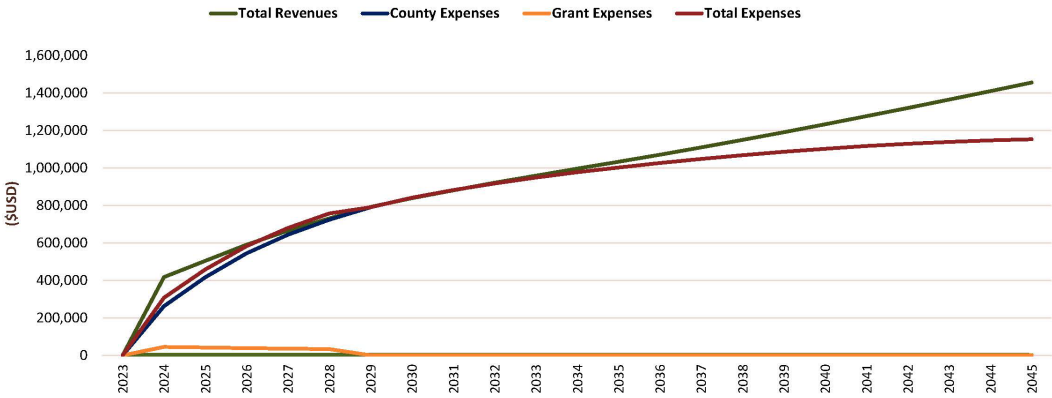
- RXO Corporate Solutions, LLC is expected to induce an additional **243 jobs** by the end of the five-year grant term.
- RXO Corporate Solutions, LLC is expected to induce an additional cumulative net of **\$1,681,314 in sales tax** revenue by the end of Year 5.



Project Impacts

RXO Corporate Solutions, LLC

**RXO Corporate Solutions, LLC** is expected to net the County **\$124,921** over five years . Once the incentives expire, the County's tax collections are expected to increase by \$64,927 per year.





Corporate Culture

RXO Corporate Solutions, LLC

Supplier Diversity

- New corporate members of the National Minority Development Council, enabling them increased opportunities to support and advance diverse suppliers

Community Engagement

- Members of Women in Trucking, Wreaths Across America, Dress for Success, Suits for Soldiers, Bright Blessings, Truckers Against Trafficking. Expanding this year with donations to the Thurgood Marshall College Fund and Girls Who Code

Employee Engagement

- Spotlight cultural heritage months, employee resource groups, employee-paid volunteer time



Local Community Engagement RXO Corporate Solutions, LLC

Community Drives

Kids in Need Foundation

- RXO gathered and shipped 37 boxes of school supplies through donations to send to the Kids in Need Foundation; an organization supporting students and teachers with back-to-school needs

Second Harvest Food Bank

- Collected and donated \$14,500 to Second Harvest Food Bank, providing 101,000 lbs. of food for the homeless

Coats for Kids

- Donated 4 boxes of coats to Steve's Coats for Kids program

Charitable Giving

Charlotte Veterans

- In 2023, sponsored USO and Veterans Bridge Home
- Corporate sponsor for Bright Blessings, a resource center for homeless families. Provided 1,000 healthcare kits for babies in need



Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and carried (8-1) with Commissioners Altman, Dunlap, Griffin, Jerrell, Leake, Meier, Rodriguez-McDowell and Townsend-Ingram voting yes and Commissioner Powell voting no to close a public hearing on a proposed Business Investment Program grant to RXO Corporate Solutions, LLC, and adopt a resolution to approve a 5-year, 75% Business Investment Program Grant to RXO Corporate Solutions, LLC, for a maximum amount not to exceed \$223,411 and to authorize the County Manager to negotiate and execute the contract.

Comments

Commissioner Altman thanked them for their work. She said It was great retaining 699 jobs in Mecklenburg County with an average wage of \$100,000 and inducing another 216 jobs to come to Mecklenburg County with an average wage of \$89,000.

Commissioner Rodriguez-McDowell thanked them and said she visited the campus, experienced their corporate culture, and spoke with some of the employees, and was a good experience. She said retention of these jobs and the additional jobs was extremely important to the Economic Development Committee.

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Commissioner Griffin said on several occasions in the last three years he talked about upward mobility and mentioned the term advantage middle class he said this was clearly an opportunity to move towards supporting and increasing the middle class in Charlotte, Mecklenburg. He spoke about the GINI index and explained where the City and the County fell. He said improving opportunities for the middle class was a priority.

Commissioner Leake said her definition of the middle class did not address what was going on today. She said they needed to do a better job. She said they needed to teach young people trade skills such as carpentry and masonry.

**MECKLENBURG COUNTY BOARD OF COMMISSIONERS  
RESOLUTION  
APPROVING BUSINESS INVESTMENT PROGRAM GRANT  
FOR RXO CORPORATE SOLUTIONS, LLC**

**WHEREAS**, RXO Corporate Solutions, LLC is seeking to expand their operations in Mecklenburg County; and

**WHEREAS**, the organization evaluated sites in Indian Land, SC; and

**WHEREAS**, this project as described by the company was determined to meet all of the criteria for a Business Investment Program Grant from the County of Mecklenburg, the Board of Commissioners voted its intent to provide a Business Investment Program grant to the company during a closed session meeting on July 2, 2024, and as authorized by the Board, the County communicated this information to the company; and

**WHEREAS**, taking into consideration the Board’s stated intent to make an economic development grant, the company subsequently decided to expand in Mecklenburg County. The project will include a capital investment of **\$13,723,848** and will create **216** new jobs within 5 years at an average annual salary of approximately **\$89,769**. The project includes the retention of **699** jobs with an average annual salary of **\$100,605**. The Business Investment Program grant is a **75%** grant over **5** years, with a not to exceed amount of **\$223,411**. The grant will be subject to the County’s standard contract provisions, including compliance requirements for the company related to job creation targets and claw back provisions; and

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

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

ADOPTED the

Approved as to Form:

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

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

**Resolution recorded in full in Ordinance Book 54, Document #4.**

25-0152 BUSINESS LOCATION AND EXPANSION – GRONIGER USA, LLC.

Motion was made by Commissioner Dunlap, seconded by Commissioner Griffin, and unanimously carried to open a public hearing to receive comments on a proposed Business Investment Program grant to Groninger USA LLC.

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



# Business Investment Program (BIP) Grant

Public Hearing

Mecklenburg Board of County Commissioners  
March 18, 2025.

Business Investment Program Grant



Groninger USA, LLC



Company Background

Groninger USA, LLC



- Groninger USA, LLC is a leading international manufacturer of filling and closing machines for the pharmaceutical, consumer healthcare and cosmetics industries.
- Groninger USA, LLC is considering an expansion of its assembly and manufacturing capabilities driven by market growth.
- More than 42 years of experience in filling and closing. Since 1980 they have brought groundbreaking patents onto the market such as the rotary piston pump, the tub opening system, and the tub decontamination chamber.
- Employ over 1,500 people at three locations: Crailsheim, Schnellendorf (Germany), and Charlotte, NC.



Project Details

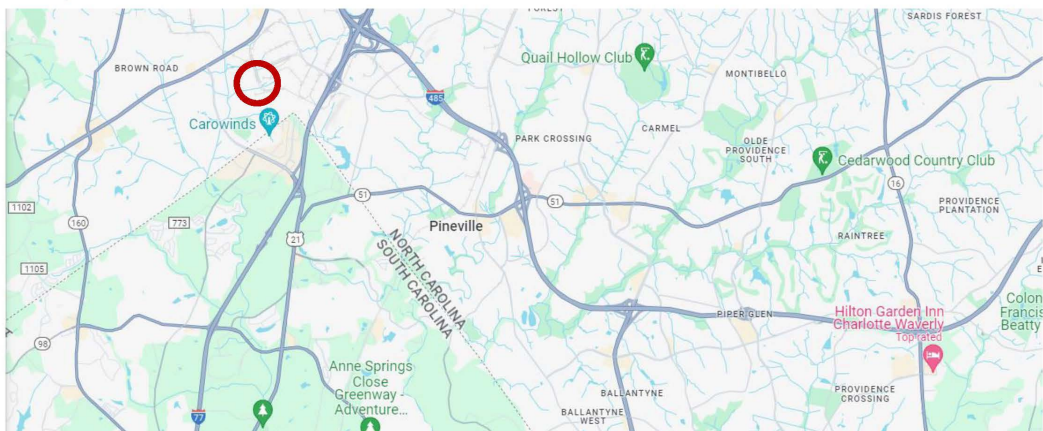
Groninger USA, LLC

- **\$15,140,000 in New Taxable Investment**
  - \$11,000,000 in Real Property
  - \$4,140,000 in Business Personal Property
- **60 New Employees**
  - \$76,037 Average Wage
- **112 Retain Employees**
  - \$84,401 Average Wage
- **Competitive Sites**
  - Greenville, SC.
  - Columbus, OH.



Project Location

Groninger USA, LLC



Proposed Location: 14045 S Lakes Dr. Charlotte, NC, 28273  
Submarket Name: Steele Creek  
Commission District : 6



Groninger USA, LLC

Project Incentives

Partner	Terms	Amount
County	5 years/50%	\$168,353
City of Charlotte	5 years/90%	\$171,936
*State Incentives	-	\$143,200
TOTAL		\$483,489

\*State Incentives: NC Job Ready, Work Opportunity Tax Credit, and Federal Bonding



Project Employment

Groninger USA, LLC

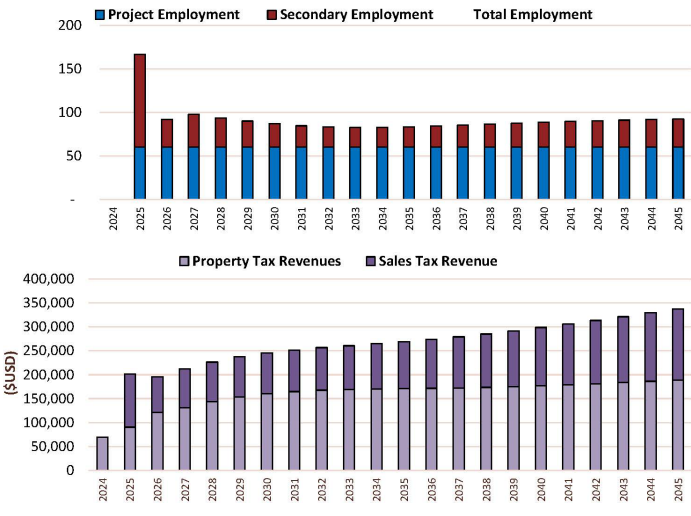
Position	Total	Salary Range	% of SOC	SOC Average	Standard Occupation Code
Director	1	\$200,000	210%	\$95,020	13-0000
Automation Engineer	4	\$104,000	82%	\$126,600	17-2061
Electrical Engineer	2	\$104,000	96%	\$108,110	17-2071
Finance	2	\$80,000	84%	\$95,020	13-0000
Field Service Technician	15	\$78,000	134%	\$57,940	49-0000
Mechanical Engineer	6	\$76,000	75%	\$100,410	17-2141
Assembly & Manufacturing Technicians	19	\$67,000	129%	\$51,590	51-2031
Machinist	2	\$66,560	126%	\$52,820	51-4041
Production Planning	1	\$65,000	119%	\$54,170	43-5061
Procurement	2	\$63,000	143%	\$44,040	43-3061
Administration	4	\$60,000	129%	\$46,460	43-0000
Quality Technician	1	\$60,000	87%	\$68,860	17-3023
Warehouse Associate	1	\$55,120	151%	\$36,380	53-7062
TOTAL	60				



Project Impacts

Groninger USA, LLC

- Groninger USA, LLC is expected to induce an additional **30 jobs** by the end of the five-year grant term.
- Groninger USA, LLC is expected to induce an additional cumulative net of **\$348,823 in sales tax** revenue by the end of Year 5.

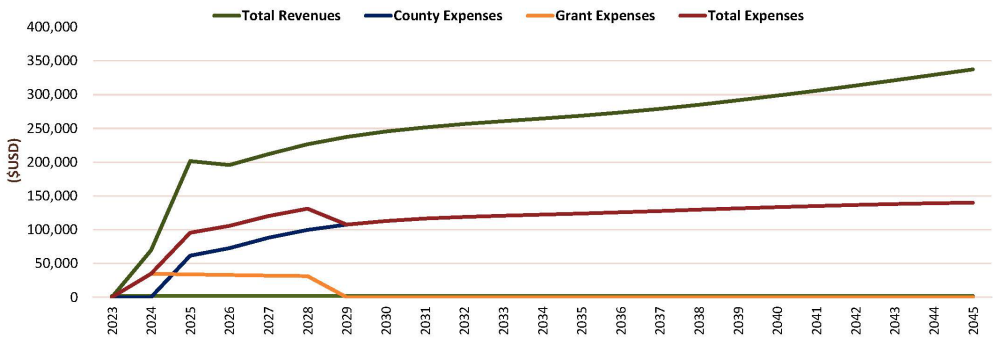




Project Impacts

Groninger USA, LLC

Groninger USA, LLC is expected to net the County \$129,693 in revenue in the final year of the grant term for a cumulative net of \$547,375 over five years



Community Engagement

Groninger USA, LLC

- **Apprenticeship Benefits:**
- Paid career opportunity with excellent benefits package
- Graduate from school debt-free
- Full-time employment opportunities after graduation, with successful completion of the program
- 4 years of advanced technical training at our facility
- Graduate from CPCC with an Associate Degree
- Receive a Journeyman Certificate from NC Department of Labor (NCDOL)
- Additional scholarship opportunities to continue education



Benefits and Corporate Responsibilities

Groninger USA, LLC

Retirement Benefits and Tuition Reimbursement:

401K Options:

- Company match is 100% of the first 3% and 50% of the next 2%

Education Reimbursements and Voluntary Time Off:

- Funding for formal training classes, courses, and conferences
- 16 hours per employee voluntary time

Fair Chance Employment:

- Every situation is reviewed (7 years back background check) but the company does not allow convictions that directly impact the position

Charitable Giving

- Classroom Central
- Nourish Up
- Boys & Girls Club
- Salvation Army
- Charlotte Works (Programs Committee)
- CPCC (Mechatronics Board)



### Groninger USA, LLC- BOCC Action

- Requesting the Board of County Commissioners to vote and adopt a resolution to approve a **5-year, 50%** Business Investment Program Grant to **Groninger USA, LLC** for a not to exceed amount of **\$168,353** and to authorize the County Manager to negotiate and execute the contract.



## Business Investment Program (BIP) Grant

### Public Hearing

Mecklenburg Board of County Commissioners  
March 18, 2025.

Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and unanimously carried to close a public hearing on a proposed business investment program grant to Groninger USA LLC.

Motion was made by Commissioner Rodriguez-McDowell, seconded by Commissioner Griffin, to adopt a resolution to approve a 5-year, 50% business investment program grant to Groninger USA, LLC, for an amount not to exceed \$168,353 and to authorize the county manager to negotiate and execute the contract.

### Comments

Commissioner Rodriguez-McDowell said Groninger was a great corporate partner, and they offered superior on-the-job paid training and upward mobility. She said the Economic Development Committee enthusiastically supported the investment.

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Commissioner Griffin said there was nothing that prevented them from supporting organizations that created pathways. He said they should continue to advocate for those types of opportunities. He said he would keep talking about the middle class and upward mobility because that was a part of the Board's mission. He said Groninger demonstrated its commitment from that perspective and supported the Board's mission to improve opportunities for the County's residents.

Commissioner Powell said the community engagement piece was outstanding. She said the list of opportunities and investments showed a true partnership. She said these were the things that should come before the Board to be easily voted on as a yes.

Commissioner Townsend-Ingram said that she was happy to see private investment in the partnerships. She said she would also like to see targeted districts in need of hiring for this type of work, or even looking for corporations like that into District 2 and District 3.

Commissioner Altman said she hoped this would incentivize other companies to follow suit.

Chair Jerrell commended the Economic Development committee and the staff for their work. He said they represented what was important to the community and had an impact.

The motion carried unanimously.

MECKLENBURG COUNTY BOARD OF COMMISSIONERS  
RESOLUTION  
APPROVING BUSINESS INVESTMENT PROGRAM GRANT  
FOR GRONINGER USA, LLC

**WHEREAS,** Groninger USA, LLC is seeking to expand their operations in Mecklenburg County; and

**WHEREAS,** the organization evaluated sites in Greenville, SC and Columbus, OH; and

**WHEREAS,** this project as described by the company was determined to meet all of the criteria for a Business Investment Program grant from the County of Mecklenburg, the Board of Commissioners voted its intent to provide a Business Investment Program grant to the company during a closed session meeting on 11/06/2024, and as authorized by the Board, the County communicated this information to the company; and

**WHEREAS,** taking into consideration the Board’s stated intent to make an economic development grant, the company subsequently decided to expand in Mecklenburg County. The project will include a capital investment of \$15,140,000 and will create 60 new jobs within 5 years at an average annual salary of approximately \$76,037. The project also includes the retention of 112 jobs at an average salary of \$84,401. The Business Investment Program grant is a 50% grant over 5 years, with a not to exceed amount of \$168,353. The grant will be subject to the County’s standard contract provisions, including compliance requirements for the company related to job creation targets and claw back provisions; and

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

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

ADOPTED the

Approved as to Form:

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

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

*Resolution recorded in full in Ordinance Book 54, Document #5.*

**ADVISORY COMMITTEE REPORTS – NONE**

**MANAGER’S REPORT**

**25-0140      VOLUNTARY AGRICULTURE DISTRICT PRESENTATION**



Meeting Minutes  
March 18, 2025

The Board received a presentation on Voluntary Agriculture Districts.

*Background: In March 2023, the BOCC endorsed Mecklenburg County's Farmland Preservation Plan. Establishment of a Voluntary Agricultural District ordinance in Mecklenburg County is a direct recommendation of the Farmland Preservation Plan. This presentation is intended to inform the BOCC of what a Voluntary Agricultural District ordinance is and how it will be utilized in Mecklenburg County.*

*The purpose of a Voluntary Agricultural District Ordinance:*

- 1) To promote the values and general welfare of Mecklenburg County agriculture by increasing the identity of, and pride in, the agricultural community and its way of life*
- 2) To decrease likelihood of legal disputes, such as nuisance actions, between farmers and their neighbors.*
- 3) To increase protection from non-farm development.*

Erin Stanforth, Sustainability and Resiliency Manager gave the presentation along with Kathleen Reed, Sustainability and Resiliency Consultant

VOLUNTARY AGRICULTURAL  
DISTRICT ORDINANCE

PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS  
MARCH 18, 2025

AGENDA

- Farmland Preservation Plan Connection
- Ordinance Overview
- Benefits of Agricultural Districts
- Program Measurement and Next Steps

MECKLENBURG COUNTY FARMLAND PRESERVATION PLAN

Farmland Preservation Plan Strategies:

- 1. Protect farmland through voluntary programs that incentivize land preservation, conservation, and succession planning.
- 2. Promote agricultural workforce development of next generation farmers.
- 3. Promote agricultural economic development.
- 4. Promote farmland preservation, conservation, and equity through innovative public-private partnership programs.

The Farmland Preservation Plan was endorsed in March 2023.



3



VOLUNTARY  
AGRICULTURAL DISTRICT  
ORDINANCE OVERVIEW

4

INTRODUCTION TO VOLUNTARY AGRICULTURAL DISTRICTS



- A Voluntary Agricultural District ordinance is adopted by the Board of County Commissioners to establish a County's Voluntary Agricultural District program.
- This ordinance, and subsequent program, is a way that local government can recognize and support local producers.
- Bona fide farms voluntarily apply to take part in the program and receive benefits from their participation.
- An 'agricultural district' is each parcel that is approved as part of the program.
- Partners in this effort are Mecklenburg Soil & Water Conservation District and NC Cooperative Extension.

5



VOLUNTARY AGRICULTURAL DISTRICTS ORDINANCE PURPOSE






Purpose of the Voluntary Agricultural District (VAD) Ordinance:

- To promote the values and general welfare of Mecklenburg County agriculture by increasing the identity of, and pride in, the agricultural community and its way of life.
- To decrease likelihood of legal disputes, such as nuisance actions, between farm owners and their neighbors.
- To increase protection from non-farm development.

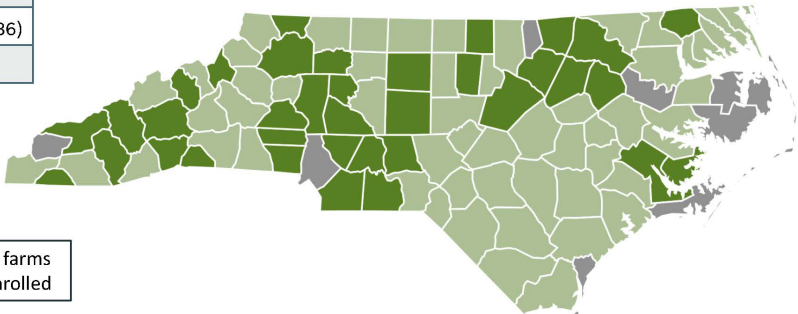
(NC GS Article 61, 106-738)

6

VOLUNTARY AGRICULTURAL DISTRICTS THROUGHOUT NORTH CAROLINA

Legend	
	VAD Programs (55)
	VAD & Enhanced VAD Programs (36)
	No VAD Program (9)

North Carolina Voluntary Agricultural  
Districts (VAD) by County



Total farms enrolled statewide: 10,895 farms  
Total acres statewide: 899,931 acres enrolled

Data and image source: <https://www.ncagr.gov/divisions/farmland-preservation/vad/county-info>

7

WHO QUALIFIES FOR VAD?

Bona fide farms are eligible for participation.

Any of the following are sufficient evidence of bona fide farm status:

- A farm sales tax exemption certificate issued by the Department of Revenue.
- A copy of the property tax listing showing that the property is eligible for participation in the present use value program.
- A copy of the farm owner or operator's Schedule F from their most recent federal income tax return.
- A forest management plan.

Bona fide, VAD-eligible farms must have production and activities relating or incidental to the production of:

- Crops, Grains, Fruits, Vegetables, Plants, Dairy, Livestock, Poultry, Forestry, Horses, Bees, Aquaculture, Agritourism, general farm operations, and all other forms of agriculture.



8

WHO QUALIFIES FOR VAD?

Highly-Erodible Land

- If the applying farm is designated by the US Department of Agriculture Natural Resource Conservation Service (NRCS) as highly-erodible land (HEL), the land must be managed in accordance with NRCS best practices for highly-erodible land.

Farm Size

- Within Mecklenburg County, farms of one acre or larger will be eligible to apply for inclusion in the VAD.



9

VOLUNTARY AGRICULTURAL DISTRICT ORDINANCE REQUIREMENTS

Required in the local VAD ordinance:

- Agricultural Advisory Board
- Conservation agreement
- Notice of proximity to farmland



10

AGRICULTURAL ADVISORY BOARD



- An Agricultural Advisory Board (AAB) must be established as part of the Voluntary Agricultural District ordinance.
- A majority of the AAB must be comprised of residents who are actively engaged in agriculture. Members will, to the extent possible, represent all geographical areas of the County as well as all sectors of agriculture.
- Confirmed ex officio members of the AAB will include NC Cooperative Extension – Mecklenburg County Center and Mecklenburg Soil & Water Conservation District.

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AGRICULTURAL ADVISORY BOARD

Responsibilities of the Agricultural Advisory Board may include:

- Review and make recommendations concerning the establishment and modification of Voluntary Agricultural Districts,
- Review and make recommendations concerning any amendments to the VAD ordinance,
- Hold public hearings on public projects involving condemnation of all or part of a VAD-enrolled farm,
- Advise the BOCC on issues affecting the agricultural economy or way of life, and
- Perform other related tasks or duties, as assigned by the Board of County Commissioners.

(NC GS Article 61, 106-739)

12

CONSERVATION AGREEMENT

- The overall goal of the conservation agreement is to prohibit nonfarm use or development.
- Conservation agreement details:
  - 10-year agreement between the landowner and County government, automatically renews until the landowner ends their participation.
  - May include restrictions on nonfarm construction; removal or destruction of vegetation; activities detrimental to water or soil conservation.
  - VAD agreements are revokable with written notice.
  - Enhanced VAD agreements are irrevocable for 10 years and recorded with the Register of Deeds.
- The formation of a 'district' is triggered by the execution of a conservation agreement between the landowner and County.



13

NOTICE OF PROXIMITY TO AN AGRICULTURAL DISTRICT



Public Record Notice of Proximity

- Land records must include some form of notice to alert a person researching the title of a particular tract that the tract is within one-half mile of a property line of a VAD-enrolled farm.
- This may be through:
  - Geographic Informational System (GIS)
  - Signage
  - Deed notation (Enhanced VAD)

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Meeting Minutes  
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Iredell County GIS  
Voluntary Agricultural Districts Layers

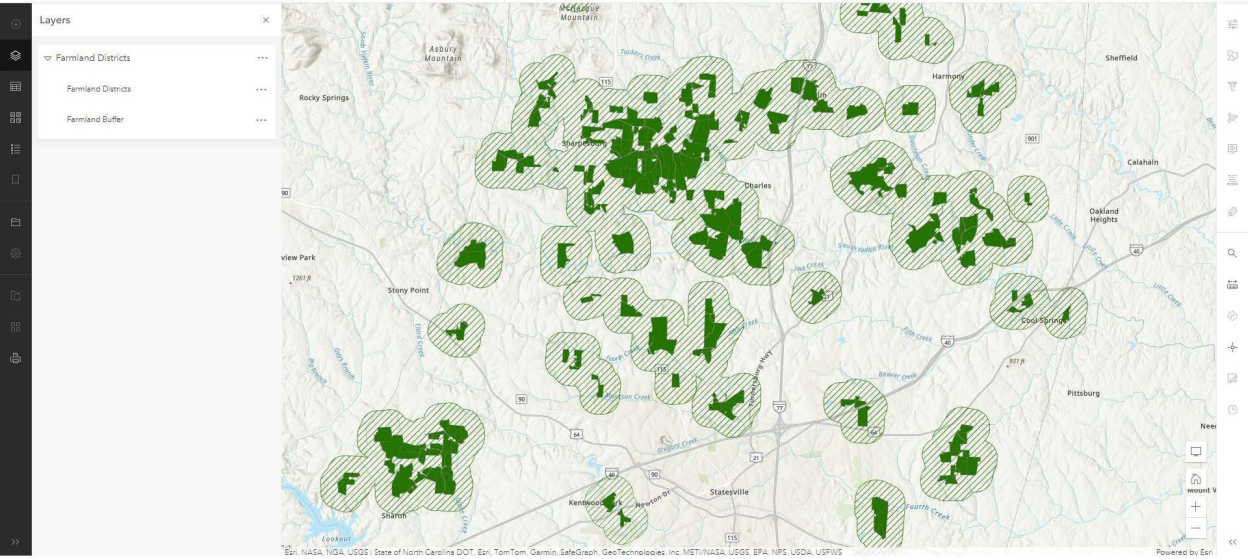


Image source Iredell County GIS: <https://maps.iredellcountync.gov/portal/apps/mapviewer/index.html?layers=f6bf81bc297943e0bfbe9a434c4c7c80>

TOWN AND CITY COLLABORATION

- In November 2024, County staff had meetings with each of the seven municipalities for an initial conversation around the ordinance. All towns and the City were supportive of establishing a VAD and an Enhanced VAD in Mecklenburg County.
- Each municipality will have the opportunity to nominate an individual actively engaged in agriculture to the AAB.
- Memoranda of Understanding
  - A Memorandum of Understanding (MOU) must be established between the County and Municipalities to allow farms within their corporate boundaries to take part in Mecklenburg County's VAD.
  - Without MOUs established, only farms situated in ETJ are eligible.



BENEFITS OF  
AGRICULTURAL DISTRICTS



BENEFITS OF THE VOLUNTARY AGRICULTURAL DISTRICT ORDINANCE



VAD Benefits for Mecklenburg County include:

- Voluntary and low-cost way to support land conservation,
- Promotes agriculture within the County,
- Maintains agricultural areas for the benefit of all Mecklenburg County residents, and
- Supports environmental sustainability and resiliency by preserving clean air and water.

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OPTIONAL BENEFITS FOR INCLUSION IN THE ORDINANCE

**Public Hearings for Condemnation:** Option to include in the ordinance that no State or local public agency or governmental unit may formally initiate an action to condemn any qualifying farmland within a VAD until a public hearing request has gone through the Agricultural Advisory Board (AAB).

**Additional details:**

- An appeal must be made to hold a public hearing.
- AAB has 30 days after receiving a request to hold the public hearing and submit findings and recommendations to the agency.
- Agency may not formally initiate a condemnation action while the proposed condemnation is moving through this process.
- AAB would take all factors into account, including timeline, whether proposed condemnation directly affects agricultural production, whether alternate options had been considered by the agency, etc.

(NC GS Article 61, 106-740)

19

OPTIONAL BENEFITS FOR INCLUSION IN THE ORDINANCE



Enhanced Voluntary Agricultural District (EVAD):

- Requires a 10-year **irrevocable** Conservation Agreement.
- This agreement automatically renews for three years after the initial period unless notice is given by the landowner and will continue to automatically renew in three-year increments until the landowner submits written notice.
- All benefits of the VAD, plus additional benefits:
  - May receive up to 25% of its gross sales from nonfarm products without losing zoning exemption,
  - Higher percentage of cost-share funds under the NC Agricultural Cost Share Program (GS 106-850), and
  - May receive priority consideration for grants from State departments, institutions, or agencies.

(NC GS Article 61, 106-743.1-5)

20

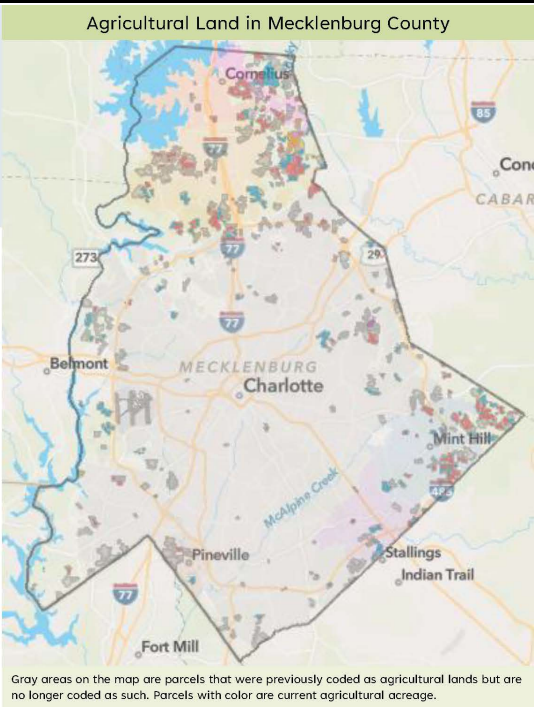


PROGRAM MEASUREMENT  
AND NEXT STEPS

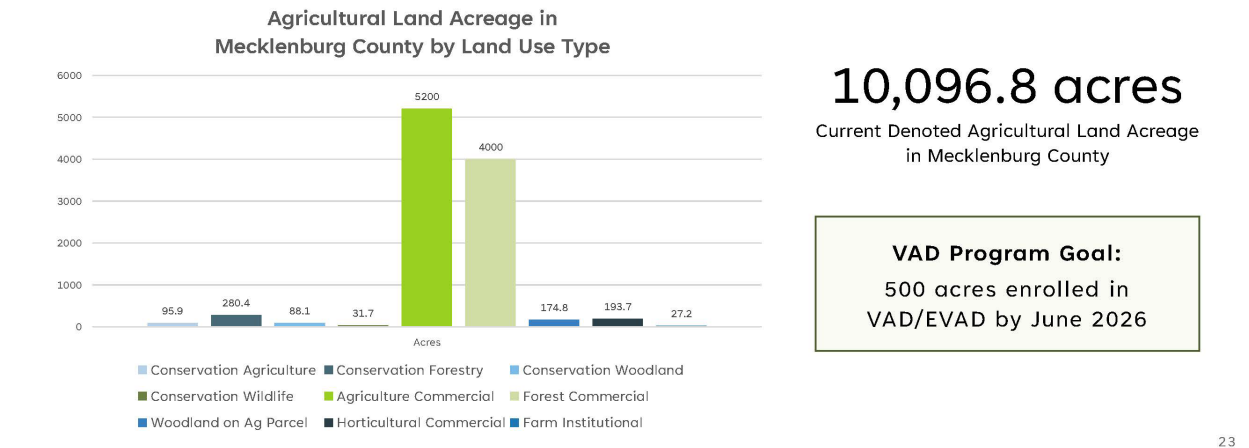
21

TRACKING VOLUNTARY AGRICULTURAL  
DISTRICT PROGRAM PROGRESS

- Online application and tracking system will be established
- Regular reports from the Agricultural Advisory Board on the number of:
  - VAD/EVAD Applicants
  - Approved farms
  - Approved acreage
- GIS layer for VAD enrolled parcels
- Outreach events for VAD promotion



VAD PROGRAM GOALS



- Municipality collaboration
  - **November 2024:** Presentations to staff of all seven municipalities within Mecklenburg County
  - **Winter 2025:** Additional presentations to Huntersville, Davidson, Mint Hill and Cornelius
  - **Spring 2025:** MOUs in place with municipalities opting to take part in VAD/EVAD
- Board of County Commissioners Endorsement
  - **December 10, 2024:** Presentation to BOCC Environmental Stewardship Committee
  - **March 18, 2025:** Presentation at BOCC general meeting
  - **Spring 2025:** Ordinance passed via consent item at BOCC general meeting to establish the VAD
- Agricultural Advisory Board
  - **Spring 2025:** Applications for AAB will open once the VAD Ordinance is passed by BOCC
  - **Spring 2025:** AAB members appointed by BOCC
- **Summer 2025:** Open Voluntary Agricultural District program for applications

Comments

Commissioner Powell stated that North Carolina was second in the nation for farmland loss. She said the County was slim on farmland and was also losing high-quality soil. She said this would protect the profession, the land, and the soil. She said Mecklenburg County was number 92 out of 100 to pass this plan.

Commissioner Meier thanked them and asked about the public hearing. *Kathleen this was a public hearing specific to the Agricultural Advisory Board, so it would happen within the confines of that Board. She said the Board would be dominated by farmers, and because of that, the purpose was to uplift the farmer's specific voice.*

Commissioner Dunlap said he appreciated the effort that was being made to preserve farmland in Mecklenburg County. He said he hopes that the number of farmers grew, but that it could not happen unless the farmers were supported. He said they needed to encourage people to go to the farmer's market and consider how money was spent on land. He said the land should be purchased and decided on how to use it and not just for parkland



Meeting Minutes  
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Rodriguez-McDowell thanked them for their work. She asked where they were thinking the goal of Slide 23, program goals, she stated that there was a little disconnect on where they were thinking 500 acres would come from. *Ms. Stanforth said stated that was encapsulating every farm in Mecklenburg County. Ms. Reed said commercial agriculture and commercial forestry would be the two largest contributors to the enrollment in the voluntary agricultural district program.*

Commissioner Griffin asked what was meant by “supporting local producers” on slide 5. *Ms. Reed said it meant to raise up through the knowledge of proximity and the public hearing process, and through increased visibility it would hopefully help support farms financially, but that financial support did not come from the County. She said this was a program that was very low-cost.*

Commissioner Townsend-Ingram commended all the farmers and thanked Barbara Bleiweis for going out of her way to be inclusive. She said education and communication were important, and people didn’t realize how important these things were until they were snatched away.

Commissioner Leake discussed the food desert and the lack of fresh food, which was a problem in the area. She said farmers were important to enhance people's lives and had a lot to share with children.

Commissioner Altman thanks the staff and noted that they visited almost every farm in the County. She said staff received great feedback from all six towns. She said when it came back on the agenda for approval, she would like to hear from farmers.

Chair Jerrell thanked them for their leadership. He mentioned the Executive orders coming out of DC, and that this was another segment of our community could potentially be impacted by what's happening. He asked that they give the Board any feedback or anything that the Board should know because this was its way of finding out what was needed

DEPARTMENTAL DIRECTORS’ MONTHLY REPORTS

25-0160 DEPARTMENT MANAGEMENT MONTHLY REPORTS

The Board received as information the department directors' monthly management reports. The monthly management reports can be accessed online via public dashboards at:

<https://meck.co/DataDashboard>


Department Management  
Monthly Reports

Beginning in Fiscal Year 2023, the Department Management Monthly Reports transitioned to a public-facing dashboard.

[Click here, or click the image to the right, to access the Department Management Monthly Report Dashboard](#)


Explore Department Data

Explore the key performance indicators (KPIs) we're measuring.




Asset and Facility Management

Mecklenburg County Asset and Facility Management plans and designs our public facilities.




Board of Elections

Be a vital part of the administration of election processes.




Community Resources

Provides access to information and services seniors, caregivers, child support and people with disabilities.




Community Support Services

Support veterans, at-risk families, teen substance use, and prevent intimate partner domestic violence.



County Assessor's Office

Provide accurate and timely discovery, filing, and appraisal of all real and personal property.



Criminal Justice Services

Improve the justice system through emergency cooperation, coordination, and planning.

**Meeting Minutes**  
**March 18, 2025**

**STAFF REPORTS & REQUESTS - NONE**

**COUNTY COMMISSIONERS' REPORTS & REQUESTS – NONE**

**CONSENT ITEMS**

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

**25-0131      AUCTION FOR DISPOSAL OF SURPLUS EQUIPMENT**

Adopt a resolution authorizing sale of surplus personal property by public electronic auction. Auction begins on March 19, 2025, and ends on March 31, 2025. Funds from this auction shall be returned to the Solid Waste Capital Reserve (Fund 8901).

*Background: The Mecklenburg County Solid Waste Management Program has used a 2008 Compost Row-Turning Machine at its composting operations since receiving it as new in 2008. The machine has now reached the end of its practical use life and will be sold.*

*Pursuant to North Carolina G.S. 160A-270(c) the County is allowed to sell this machine at a public electronic auction upon adoption of a resolution our order authorizing the County Manager, or her designee to dispose of the surplus property at auction.*

*The row-turning machine is currently located at the Compost Central Facility at 140 Valleydale Road, Charlotte. The electronic auction will be conducted by Rogers Realty and Auction Company Inc. and this electronic auction will meet the criteria for sale of public equipment.*

**MECKLENBURG COUNTY BOARD OF COMMISSIONERS**

**Resolution Authorizing Sale of Surplus Personal Property by Public Auction**

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Mecklenburg County Board of Commissioners that the County Manager or her designee is authorized to sell the surplus property described on Exhibit A at public electronic auction (beginning March 19th and ending March 31st). The surplus asset is located at 140 ~~Valleydale~~ Road, Charlotte, North Carolina, as per the terms and conditions in accordance with North Carolina G.S. 160A-270(c) and in compliance with County policies. The terms of the sale shall be net cash. The County Manager or her designee is directed to publish at least once and not less than ten (10) days before the end date of the electronic auction, a copy of this Resolution or a notice summarizing its contents.

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

\_\_\_\_\_  
Mark Jerrell, Chairman  
Mecklenburg County Board of Commissioners

ATTEST:

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

***Resolution recorded in full in Ordinance Book 54, Document #6.***



Meeting Minutes  
March 18, 2025

NORTH CAROLINA  
MECKLENBURG COUNTY

DELEGATION OF AUTHORITY  
TO TRANSFER TITLE

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

Date: March 31, 2025  
Location: Compost Central Site  
140 ~~Valleydale~~ Road  
Charlotte NC, 28214

This is the 18th day of March, 2025.

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

ATTEST:

\_\_\_\_\_  
Kristine M. Smith  
Clerk to the Board of County Commissioners

**Resolution recorded in full in Ordinance Book 54, Document #7.**

**25-0148        STORM WATER PROGRAM – HAZARD MITIGATION CATAWBA RIVER  
FLOODPLAIN ACQUISITION**

Accept the Offer of Sale of Real Estate from Todd and Carol Wilson, owner of property located at 11821 Riverhaven Drive, Charlotte, NC (tax parcel 031-211-12), for \$173,000.

Authorize the Charlotte-Mecklenburg Police and Fire Departments to use the structure for training exercises.

*Background: Since late 1999, Mecklenburg County has used storm water fee revenue to mitigate flood prone property. Buyouts reduce the risk to life and property during floods, while also enhancing the natural and beneficial functions of the floodplain. Mecklenburg County uses the land as open space, to expand greenways, to construct wetlands, etc.*

*At the November 6, 2024, Mecklenburg Board of County Commissioners (BOCC) meeting, the BOCC adopted the MECKLENBURG COUNTY RESOLUTION ADOPTING GUIDELINES FOR A VOLUNTARY BUYOUT AND RETROFIT GRANT PROGRAM FOR FLOODPLAIN STRUCTURES THAT SUSTAINED FLOOD DAMAGE FROM TROPICAL STORM HELENE ON SEPTEMBER 25, 2024, OR AFTER. The resolution set out guidelines for use of the Storm Water Capital Reserve for voluntary buyouts and retroFIT grants for floodplain structures that sustained flood damage from Tropical Storm Helene. This property was selected for possible acquisition using criteria listed in the adopted Resolution.*

## **Meeting Minutes**

**March 18, 2025**

*The requested actions will consist of acquiring the property and demolishing the existing home. The purchase price is based upon the pre-flood Fair Market Value (FMV) minus documented flood damages from the September 2024 event. The structure was washed away during the event and was therefore deemed 100% damaged. The owners have voluntarily agreed to sell to the County for the FMV minus Actual Cash Value (ACV) of insured structural losses (from owner's flood insurance claim) as outlined in the November 6, 2024, resolution.*

*Storm Water Services staff allows the Charlotte-Mecklenburg Police Department and the City of Charlotte Fire Department training opportunities for police and fire personnel prior to demolition of flood prone buildings.*

### **25-0149      TAX REFUNDS**

Approve refunds in the amount of \$2,026.05 for registered motor vehicles as statutorily required to be paid as requested by the County Assessor; and

Approve refunds in the amount of \$125,294.78 as statutorily required to be paid as requested by the County Assessor.

*Background: This Board action is necessary to approve registered motor vehicle tax refunds resulting from clerical errors, value changes and appeals processed in the statewide vehicle tax system.*

*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 \$1,004.34 to be added to refunds of \$26,630.20. There is no accrued interest to be added to the refunds of \$100,660.24. The total refunds with interest added is \$125,294.78.*

### **25-0163      MINUTES**

Approve the following Meeting Minutes:

January 22, 2025, Closed Session Minutes  
February 4, 2025, Regular Meeting  
February 4, 2025, Closed Session Minutes  
February 11, 2025, Budget Public Policy Workshop  
March 5, 2025, Closed Session Minutes

### **25-0169      BUDGET AMENDMENT – CHARLOTTE MECKLENBURG SCHOOLS OPERATING EXPENSES BY PURPOSE/FUNCTION**

Amend Schedule 3 of the Budget Ordinance for Fiscal Year 2025 by purpose/function.

*Background: The FY2025 Budget Ordinance allocates \$643,315,849 to Charlotte Mecklenburg Schools (CMS) for operating expenses. The Budget Ordinance requires Board approval to increase or decrease any purpose or function by more than 10%. CMS is seeking to increase the budget appropriation for Regular Instructional function by \$17,344,761 (9.96%) and decrease the appropriation to the Technology Support function by \$17,344,761 (-45.36%). The change is requested to align funding to the district staffing plan and reflect expenses that occur within the instructional environment as aligned to the Regular Instructional function.*

## Meeting Minutes

March 18, 2025

*Attached, is a letter from the CMS Superintendent and a table reflecting the requested amendment to Schedule Number 3 of the FY2025 Budget Ordinance. The change does not result in an increase or decrease in total funding*

### THIS CONCLUDED ITEMS APPROVED BY CONSENT

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#### 25-0161 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:

#### 25-0134 CAPITAL RESERVE EXPENDITURE – GOLF COURSE REPAIRS

Motion was made by Commissioner Leake, seconded by Commissioner Griffin and unanimously carried, to appropriate \$1,130,000 in available funds from the Public Golf Courses Consolidated Capital Reserve Fund (9002) to complete capital improvements and repairs at Charles T. Myers Golf Course, Sunset Hills Golf Course, Dr. Charles L. Sifford Golf Course, Harry L. Jones, Sr. Golf Course, The Tradition Golf Course and First Tee Learning Center at Pineville.

*Background: Fund renovations and other repairs to the six golf course properties. Work will include renovations to the irrigation systems, cart path repairs, tree maintenance, storm water mitigation, driving range and practice green renovations, lighting upgrades, and safety netting replacement at the six properties.*

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

#### 25-0150 DEVELOPMENT AND REIMBURSEMENT AGREEMENT – EASTLAND PARK

Motion was made by Commissioner Leake, seconded by Commissioner Rodriguez-McDowell and unanimously carried, to authorize the County Manager to negotiate the terms and conditions to execute a Development and Reimbursement Agreement between Mecklenburg County ("County") and C4 Development, LLC ("Developer") and all necessary documents necessary for the design and construction of Eastland Park to be located on a portion of Tax Parcel 103-041-99 on Central Avenue.

*Background: At its April 2, 2024, meeting, the Board of County Commissioners accepted the donation of a portion of Tax Parcel 103-041-99 totaling ± 4.5 acres from the City of Charlotte set aside for a future park. The park parcel fronts Central Avenue, between Sole East Avenue and Hollyfield Drive, within the mixed-use redevelopment project of the old Eastland Mall, referred to as Eastland Yards. The redevelopment project will include retail, residential, and the creation of public uses, such as parks, greenspace and public parking.*

*The Developer approached the County about planning and constructing the park parcel simultaneously with the redevelopment of Eastland Yards. The developer proposed to fund the design of the park parcel with an agreement that the County would reimburse the developer in an amount up to \$1,500,000. The reimbursement agreement would be for the design and engineering of the park parcel and any negotiated infrastructure improvements related to the development of the park. As part of its 2019 General Assembly legislative agenda, the County sought and obtained clarifying language and authorization to enter into such as agreement (See attached Senate Bill 242, Session 2019).*

## Meeting Minutes

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*The park parcel will feature two (2) multi-purpose lawn areas, walking trails, a performance stage, restroom facilities, a playground, an interactive fountain, multi-purpose sport courts, skateable elements, a fenced dog lounge, various seating areas, and landscape improvements.*

*The major business terms of the Development and Reimbursement Agreement are as follows:*

*Developer's Services and Responsibility: The developer is responsible for funding and procuring all design professionals, project engineer, general contractor and all other subcontractors necessary to deliver the completed park design documents and any associated infrastructure construction activities that have been mutually agreed upon between the County and the Developer for the development of the park parcel by the County.*

*County's Rights and Obligations: The County shall cooperate with the Developer on the review and approval of the park's design through the schematic design documents, design development documents, and the construction documents phases of the project.*

*Park Reimbursement Amount: The County is responsible for reimbursing the Developer up to \$1,500,000 for successful completion of the park design. During the design period, the Developer shall prepare and submit proposed park invoices monthly for design services. Upon approval of the invoice(s), the County shall submit its reimbursement payment to the Developer.*

*Final Design Completion Date: The Developer shall use commercially reasonable efforts to cause the Design Services and Work to be completed on or before December 2026.*

*Anticipated Final Completion Date: The County shall use commercially reasonable efforts to perform Final Completion of the project anticipated December 2027.*

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

## **COMMISSIONER REPORTS**


### **25-0162      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 Rodriguez-McDowell, and unanimously carried, that there being no further business to come before the Board that the meeting be adjourned at 8:11 p.m.

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

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