

Meeting Minutes
October 14, 2025

MINUTES OF MECKLENBURG COUNTY, NORTH CAROLINA
BOARD OF COUNTY COMMISSIONERS

The Board of Commissioners of Mecklenburg County, North Carolina, met in Budget/Public Policy Session in Conference Center Room 267 on the 2nd floor of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina at 2:33 p.m. on Tuesday, October 14, 2025.

ATTENDANCE

Present: Chair Mark Jerrell and Commissioners
Arthur Griffin, Vilma D. Leake, Laura J. Meier,
Elaine Powell, Susan Rodriguez-McDowell,
County Manager Michael Bryant
County Attorney Tyrone C. Wade
Deputy Clerk to the Board Arlissa Eason

Absent: Vice-Chair Leigh Altman, Commissioner George Dunlap,
Yvette Townsend-Ingram, and Clerk to the Board Kristine M. Smith

CALL TO ORDER

The meeting was called to order by Chair Mark Jerrell, which was followed by reading of the County's Mission and Vision and the FY2026 Board Budget Priorities, introductions, and the Pledge of Allegiance to the Flag.

25-0570 Vacant Lasalle Building - Follow-Up and Usage Recommendation

Seek approval from the Board for the recommended usage for the vacant county facility on 2324 Lasalle Street.

This presentation is a follow-up item from the 9/9/25 Public Policy meeting where a working recommendation was shared regarding potential uses of the vacant county facility located at 2324 Lasalle Street. This presentation provides follow-up information as requested by the BOCC from the original presentation, as well as a finalized recommendation for board approval, and next steps once approved.

Zach Lewis, Senior Assistant to the County Manager, gave the presentation.



Lasalle Building

BOCC Follow-Up
&
Usage Recommendation

Mecklenburg County BOCC
Public Policy Meeting
10/14/2025

Purpose

The purpose of this presentation is a follow-up from the September 9th BOCC Public Policy meeting regarding a working recommendation for a community center in the vacant county property at 2324 Lasalle Street, where the Board directed a couple of follow-up items from the initial recommendation.

This update provides information on those follow-up items, as well as **seeks approval on the updated recommended usage** of the Lasalle building based, on BOCC & community leader feedback.

2

Agenda

- Brief Recap of 9/9 Presentation
- Community Leader Engagement
- Refined Recommendation
- Next Steps

Brief Recap from 9/9 BOCC Public Policy Meeting

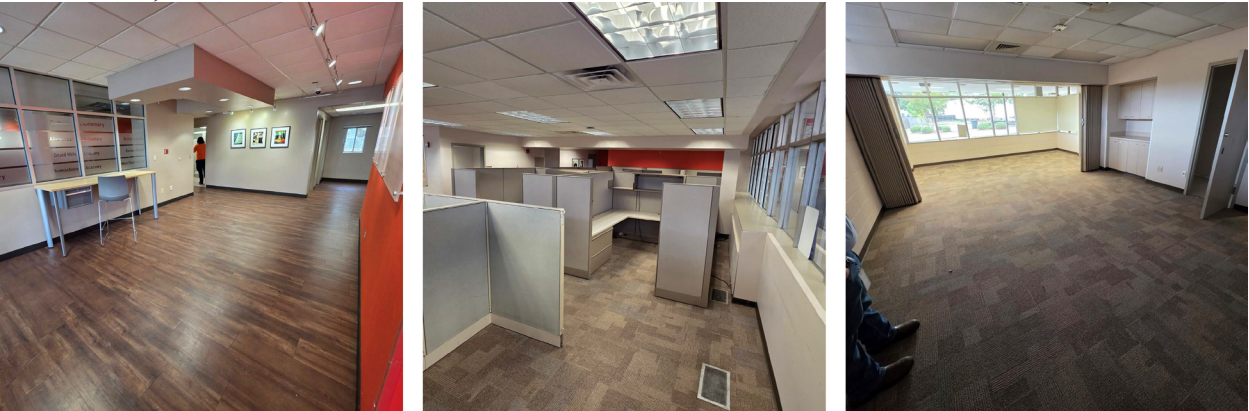
4



Building Recap

- Usage of the building passed around between the Charlotte Mecklenburg Library, City of Charlotte, and Charlotte-Mecklenburg Schools from 1956-2024.
- Library donated the property to the County in November 2024 due to no usage needs.
- Several CMS schools in the immediate surrounding area, neighbors the Lincoln Heights neighborhood, CATS bus stop directly in front of the property.

*Detailed breakdown in the Appendix on page 27.



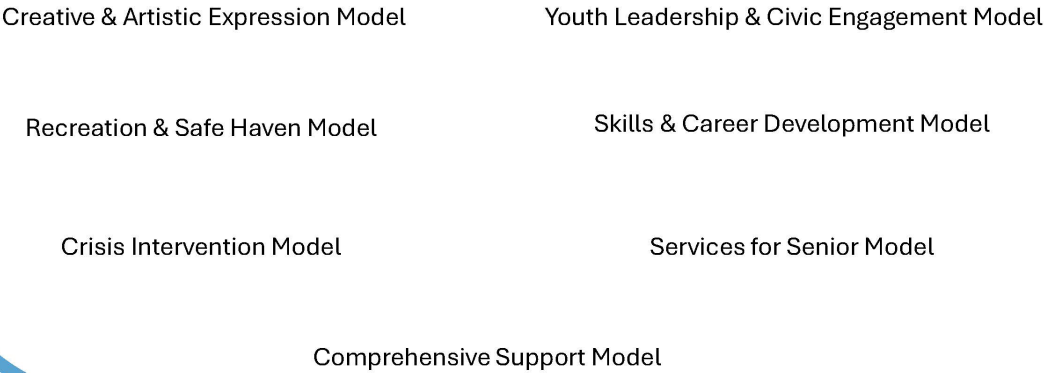
Building
Characteristics

- 3,667 Sq. Feet.
- Single Floor.
- 8 dedicated parking spaces and adjoins a Food Lion with a large parking lot.
- Current facility layout includes office area, open space, and restrooms.

*Detailed breakdown in the Appendix on pages 28.

7

We reviewed several Community Center
models



*Detailed information on each model and examples found in the Appendix on pages 29-50.

8

There were several
key considerations
examined when
drafting a
recommendation.

Key considerations identified while reviewing models and programs:

- Target Population:** Who/where should the offerings be targeted towards?
- Community Needs:** What is needed for the target audience?
- Model:** Which model(s) best fit the needs of the community
- Adjacent Services:** What services currently exist in the area - Libraries, Park & Rec, Churches, etc.?
- Service Hours:** All day service offerings vs. After School/Summer?
- Service Offerings:** In-house vs. referral services?
- Participation:** “drop-in” services and programs vs. registration based?
- Program Administration:** County vs. Sole nonprofit administration vs. partnership based?
- Governance Structure:** Who/what entity directs center strategy and operations?
- Cost:** Most are no cost, but some have fees.

9

**Initial Working
Recommendation:**

Lasalle Community
Center

This recommendation focuses on identifying a primary non-profit partner to manage and oversee the center and identify additional partners to facilitate programming and services across a program areas.

Primary Target population: Youth-teens and Families in the Lincoln Heights neighborhood.

Goal: Providing convenient, accessible, and **safe** opportunities for the whole family to increase their **upwards economic mobility**.

Primary Center Model(s) to consider: Hybrid Model

- Skills & Career Development
- Youth Leadership & Civic Engagement
- Comprehensive Support

Service Offerings: Maximize facility usage, tailoring primary services to families and adults throughout the day, and youth-teens afterschool, and weekend/summer offerings.

Governance Structure: Sole non-profit operator, with partnership programming, governed by a community steering committee.

10

Follow-Up Items

11

BOCC
Requested
Next Steps

- Meet with community leaders, gain feedback on initial working proposal, and seek additional feedback on community needs.
- Consider an option of “multiple operators” within the facility – i.e., a “hub” model.

12

Several
Community
Leaders and
Representatives
Met

- Friendship Community Development Corporation
- My Sister’s Place
- Northwest Council of Elders
- Lincoln Heights Neighborhood Association
- Charlotte-Mecklenburg Schools Strategic Partnerships
- Life for Hopeless Foundation

General
Feedback

- Initial recommendations **align** with feedback from all groups met.
- Absolutely a need for a community center in the community, particularly for youth-teens.
- Need for academic and skills assistance.
- Boys & Girls Club used to be in the area and offered a significant number of services to youth-teens but has left a void since leaving.
- Significant energy and alignment among community leaders to bring programs to this area.
- Law Enforcement must be involved in some capacity in this location.
- Medical Services gap in the area.
- Business owners in the area expressing significant concerns regarding lack of services for youth-teens.
- Various potential workforce development program ideas on the horizon in the area.

Additional
Recommendations

- Inside = focused, “set” services.
- Outside = “pop-up” services.
 - Food boxes, clothing closet, health screenings (mobile mammograms), etc.
- Quarterly community resources fairs.
- On-site information re: county services.
- Law enforcement involvement – Police Athletic League, etc.
- Mental health resources/referrals.

Updated Recommendation

16

There were several **key considerations** examined when drafting a recommendation.

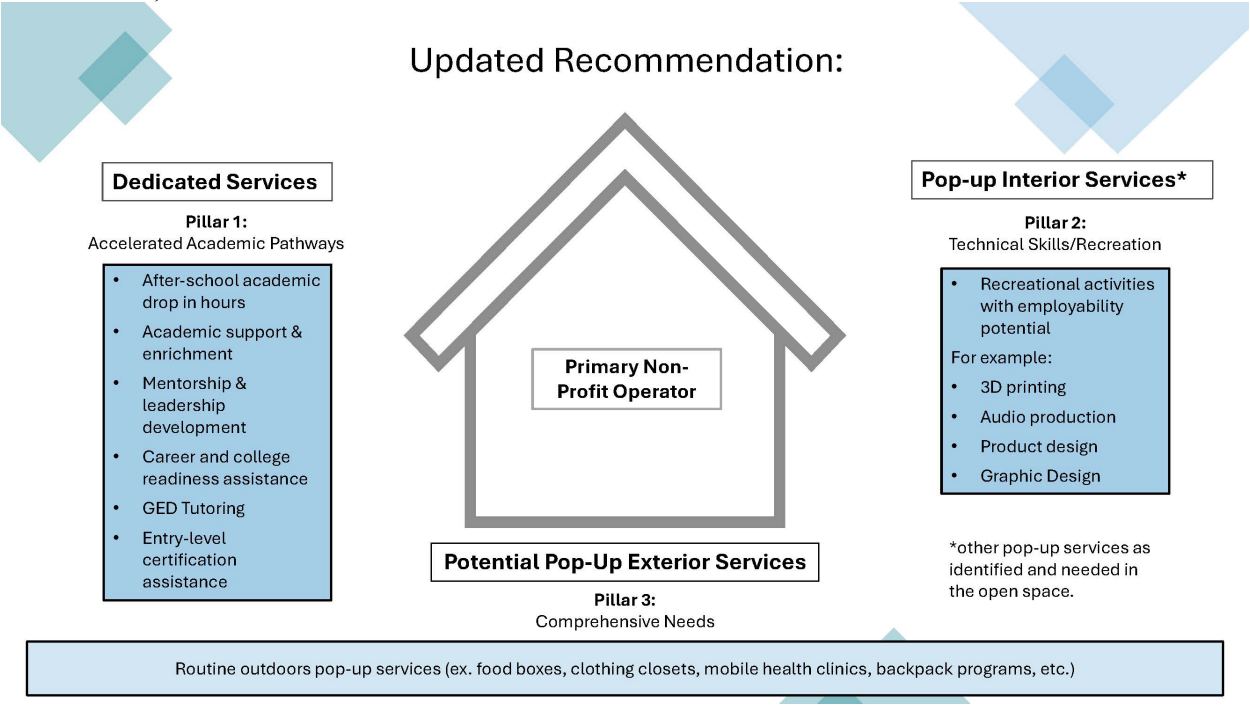
- Key considerations identified while reviewing models and programs:
- Target Population:** Who/where should the offerings be targeted towards?
 - Community Needs:** What is needed for the target audience?
 - Model:** Which model(s) best fit the needs of the community?
 - Adjacent Services:** What services currently exist in the area -Libraries, Park & Rec, Churches, etc.?
 - Service Hours:** All day service offerings vs. After School/Summer?
 - Service Offerings:** In-house vs. referral services?
 - Participation:** “drop-in” services and programs vs. registration based?
 - Program Administration:** County vs. Sole nonprofit administration vs. partnership based?
 - Governance Structure:** Who/what entity directs center strategy and operations?
 - Cost:** Most are no cost, but some have fees.
 - Adjacent Programs on the Horizon:** What programs are in the works?
 - Physical Space Limitations:** What is actually feasible in the building?

17

Initial Programs and Services Options

Bucket 1: Youth/Teen Academic & Life Skills	Bucket 2: Adult & Family Empowerment	Bucket 3: Workforce Readiness Pathways	Bucket 4: Community & Family Engagement
• After-school drop in hours • Academic support & enrichment • Creating a “Safe Place” • Mentorship & leadership development • Recreation & creative expression programs • Personal development • Mindfulness and mental health workshops	• Financial literacy • Career coaching • Parent & family support workshops • Legal workshops • Resource assistance	• Workforce readiness programs • Hard skills & certifications (technical & trade) • Entrepreneurship and business fundamentals • Apprentice academies • Personal finance	• Community projects • Service & volunteer initiatives • Parent-child activities • Youth & family events

18

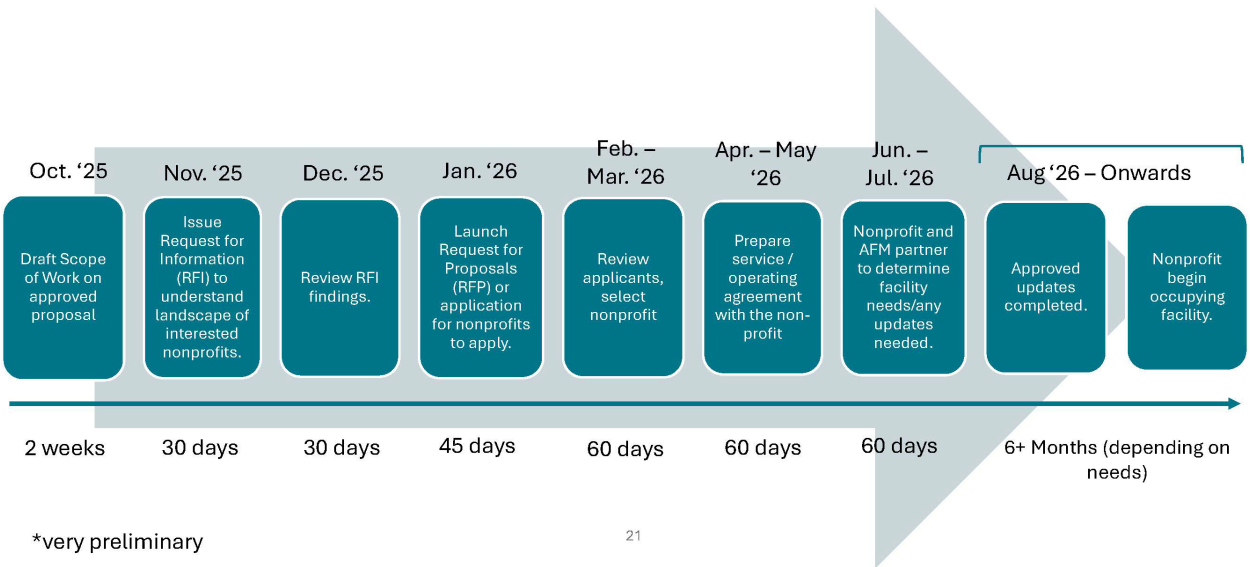


Recommendation

Governance Structure

Role	Stakeholder	Responsibilities (generally)
Lead Entity	Mecklenburg County	• Provides facility and maintenance • Provides funding and approves Lead Operator budget • Identifies activity scope • Manages application process for identifying Lead Nonprofit Operator • Oversees performance • Assists in outreach and communications
Lead Operator	Primary Non-Profit	• Establishes and manages operations • Identifies and maintains partners for pop-up services • Develops program scheduling and pop-up calendar. • Identifies additional funding streams • Establishes performance indicators and reports
Advisory Board	Neighborhood residents (teens & seniors), county representative, and nonprofit community, CMPD, MCSO, etc.	• Often established during planning stages • Direct activities and major decision points in operations • Provides recommendations on programmatic changes

High Level Timeline of Events*



Operating Model Considerations

Operating Model	Building Operators	Pros	Cons
Single Primary Operator	1	• Clear accountability • Operational simplicity • Consistent culture	• Risk of over extension • Limited specialization • High dependence
Dual Operators	2	• Balanced expertise • Clear partner scope • Maximized facility usage	• Significant physical space limitations • Dual accountability • Requires smooth partnership • Potential for scheduling gaps
Hub Model	3+	• Maximized specialization • Shared risk and resilience • Increased additional funding reach	• Significant physical space limitations • Fragmented “community center” culture • Administrative burden

Biggest Con: Physical Space Limitations

Recommendation: Single Primary Operator

22

Next Steps

- With Board of County Commissioner Approval, the county will begin drafting the scope of work to issue a Request for Information and begin the formal process of identifying and preparing the facility for use.

23

Lasalle Building

BOCC Follow-Up
&
Usage Recommendation

Mecklenburg County BOCC
Public Policy Meeting
10/14/2025

Appendix

25

Lasalle Building Overview and History

26



Lasalle Building History

- **1956** – Charlotte Mecklenburg Library acquired property to build the North Branch Library.
- **1998** – Allegra Westbrooks Regional Library opens (formerly, Beatties Ford Rd. Branch), and the property deeded to the City of Charlotte as the library no longer needed it.
- **1998-2012** – The City of Charlotte utilized the building for the Neighborhood and Business Services Northwest Area team.
- **2012-2019** – City of Charlotte allowed Charlotte-Mecklenburg Schools to house Project L.I.F.T. in the building.
- **2019-2024** – Charlotte-Mecklenburg Schools used the building for the Northwest Learning Community.
- **2024** – City of Charlotte deeded the property back to the Library, who determined no program needs for the property, and donated the property to Mecklenburg County.



Lasalle Building Characteristics

- Located near the intersection of Lasalle Street & Beatties Ford Road.
- Location borders the Lincoln Heights neighborhood (.3 miles away).
- W. Charlotte High School, NW School of the Arts, & University Park Creative Arts school nearby.
- CATS Bus Stop directly in front of the building.
- New retail centers directly across the street.
- 8 dedicated parking spaces and an adjoining parking lot attached to a Food Lion next door.
- Single Floor.
- 3,667 square feet.

Community Center Model and Program Frameworks

Staff researched “design frameworks” of community centers and programs, and existing centers/programs in both Mecklenburg County and other cities

- **Creative & Artistic Expression Model (pg. 30-31):** This model uses the arts, from music and visual arts to media production, as a primary vehicle for engagement, personal growth, and providing a safe, non-violent outlet for expression.
- **Recreation & Safe Haven Model (pg. 32-33):** This model's core purpose is to provide a safe, supervised space with a variety of recreational activities, offering a positive alternative to negative influences and simply providing a place for kids to be kids.
- **Crisis Intervention Model (pg. 34-35):** This is a specialized, 24/7 model that provides immediate on-site care, temporary shelter, and professional support for those facing acute crises, such as homelessness, family conflict, or mental health emergencies.
- **Services for Seniors Model (pg. 36-37):** This is also a specialized model, tailoring services specifically to Senior Citizens to support health, independence, and social well-being, through activities such as health, wellness, social, and recreation.
- **Skills & Career Development Model (pg. 11-13):** This model focuses on preparing teenagers for future employment by offering vocational training, job readiness workshops, and internship opportunities to build marketable skills.
- **Youth Leadership & Civic Engagement Model (pg. 14-16):** This model empowers teenagers to become active community leaders by teaching them about civic processes and giving them a voice in decisions that affect their neighborhood.
- **Comprehensive Support Model (pg. 17-18):** This model provides a wide range of services, including academic help, mentorship, health services, and life skills, to address all aspects of a teenager's well-being and promote holistic development.

*Detailed information and examples found in the Appendix – see pg. numbers by each model.

Skills and Career Development Model

This model focuses on preparing teenagers for future employment and career paths, often with a specific emphasis on in-demand skills.

Typical Services:

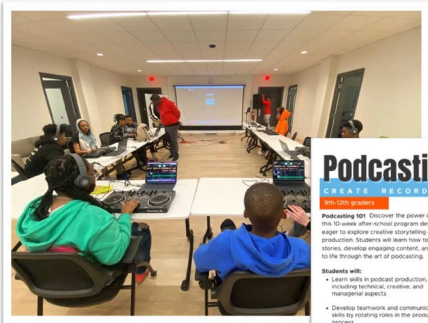
- **Vocational Training:** Hands-on training in trades like coding, graphic design, culinary arts, or automotive repair.
- **Internship and Job Placement:** Connecting teens with local businesses for internships or part-time jobs.
- **Entrepreneurship Programs:** Workshops on how to start a small business, manage a budget, and market a product.
- **Digital Literacy:** Training on computer software, online safety, and digital media creation.

Example: A center might have a dedicated computer lab with industry-standard software, or a kitchen for culinary training. They would build strong partnerships with local employers or educational institutions to create a pipeline for their participants.



Skills and Career Development Program Model

Organization building creative confidence in underserved and under-resourced communities through design, entrepreneurship and innovative technology. The foundation provides advanced technology tools, creative spaces and a nurturing community.

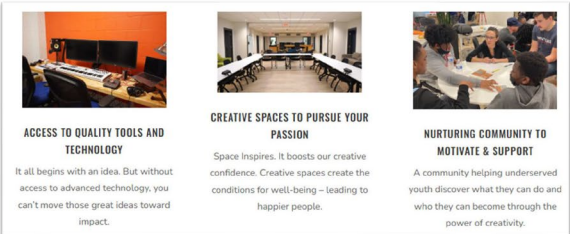


Currently located in Shiloh Institutional Baptist church.

“Creative Lab” under construction in uptown.



- Technical classes and trainings
- Summer camps
- Open studio and design spaces
- Real world work experience



Skills and Career Development Program Model



Junior Achievement offers programs and classes to all grade levels focusing on:

- Financial Literacy
- Entrepreneurship
- Work Readiness

These programs are designed to connect real-world experiences to school curriculum.



What is Junior Achievement?

Junior Achievement of Central Carolinas helps students identify, navigate, and achieve a fulfilled future.

Alongside our many volunteer mentors, Junior Achievement provides hands-on curriculum programs surrounding preparation for the workforce, personal finance, and being entrepreneurial that help youth unleash their own boundless potential and achieve a fulfilled future.

Purpose

Junior Achievement's purpose is to inspire and prepare young people to succeed in a global economy.

Youth Leadership
and Civic
Engagement
Model

This model empowers teenagers to become active and positive change agents in their own community. It teaches them about civic processes and the power of their own voices.

Typical Services:

- **Youth Council:** A group of teens who help make decisions about the center's programming and rules.
- **Community Organizing:** Training on how to identify a community problem and organize a campaign to address it (e.g., a park cleanup, a petition for better streetlights).
- **Leadership Workshops:** Public speaking, conflict resolution, and team-building exercises.
- **Volunteer Opportunities:** Connecting teens with local non-profits and community events where they can volunteer.

Example: A center might host forums with local politicians or community leaders, allowing teens to ask questions and voice their concerns directly. The center's mission is to develop the next generation of leaders.



Youth Leadership and Civic
Engagement Program Model
(and Skills and Career Development)

National program with local chapters (existing Charlotte chapter), dedicated to identifying, educating, and developing young Black leaders to have a positive impact in their community and beyond. YBLA focuses on helping our young people become leaders who are college and career ready and giving back to their community.



Ambassador Program: Provides leadership development, community service projects, networking opportunities with leaders, and travel experiences for high achieving, college bound students.

Black Talent Pipeline: Provides professional trainings and development opportunities to prepare students for internships and employment.

YoPro: Young Black Professionals program (35 & under), providing networking, learning, and social activities to build connections and foster community.



Youth Leadership and Civic
Engagement Model Program



**YOU can be the next school board
STUDENT ADVISOR**

Role

- Serve as the Student Advisor to the Charlotte-Mecklenburg Board of Education (CMS school board)
- Actively prepare for and attend school board meetings twice a month
- Share student views in board discussions and policy-making
- Lead as an officer of the Charlotte-Mecklenburg Youth Council (the CMS student advisory council)

Who can be a candidate?

- CMS students in grade 10 or 11
- Sign up to be a candidate before September 20

Timeline

- 8/25-9/20 Candidate application open
- 9/30 Finalists announced
- 10/20-11/4 Election (all CMS HS students can vote!)
- 11/5 Winner announced
- 1/1-12/31 Student Advisor term of office

Information and application
application opens 8/25 @cmsboard @generationnation

Provides children of all ages opportunities to build social capital, learn about civics, government, community, decision making, etc., leading to a career of leadership success.

- Youth Council
- YouthLead
- KidsLead
- CMS Board Advisor
- Kids Voting
- Civics704

Comprehensive Support Model

This model is designed to address a wide range of a needs, often with the goal of holistic development and stability.

Typical Services:

- **Academic Support:** Tutoring, homework help, college application assistance, and SAT/ACT prep.
- **Mentorship:** Pairing teens with adult mentors from the community to provide guidance and positive role models.
- **Socializing:** Supervised “hang out” location.
- **Mental and Physical Health:** On-site or referral-based counseling, health screenings, and wellness workshops (e.g., nutrition, stress management).
- **Life Skills:** Workshops on financial literacy (budgeting, opening a bank account), job readiness (resume writing, interview skills), and healthy relationships.
- **Recreational Activities:** Sports, video games, arts and crafts, and open-ended social time.
- **Visual Arts:** Painting, drawing, sculpture, and graphic design classes.

Example: A center might partner with several external community partners to offer each specific service, housed in a dedicated location, or offer referrals to partners offering each service.



Comprehensive Support Model

Holistic support for youth of all needs, specifically geared towards LGBTQ+ youth in Charlotte and surrounding communities.



- “Drop In” Location
- Crisis Intervention
- Safe Space
- Recreational Activities
- Support Services
- Academic Support
- Social Activities
- Leadership Development
- Health and Wellness
- Mental Support
- Artistic Programming

In-house and referral-based services

Creative and Artistic Expression Model

This model uses the arts as a primary vehicle for engagement, personal growth, and self-expression. It provides a non-violent outlet for emotions and creativity.

Typical Services:

- **Visual Arts:** Painting, drawing, sculpture, and graphic design classes.
- **Performing Arts:** Theater, dance, music lessons, and performance opportunities (e.g., open mic nights, talent shows).
- **Media Production:** Filmmaking, photography, podcasting, and creating a community newspaper or zine.
- **Creative Writing:** Poetry slams, short story workshops, and journaling.

Example: A center could have a dedicated art studio, a small performance stage, and recording equipment. The focus is less on academic achievement and more on building confidence and finding a voice through art.



Creative and Artistic Expression Model

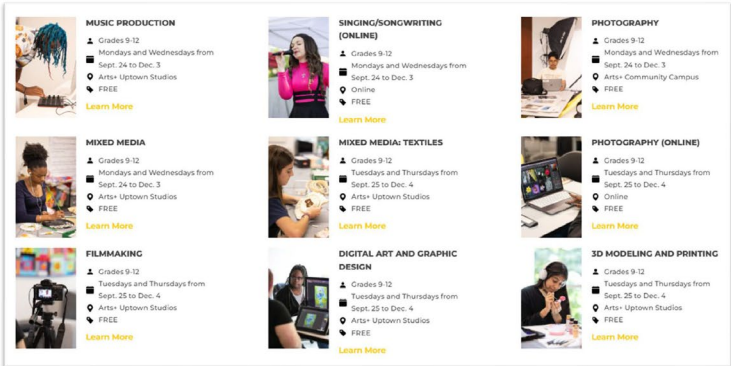
“Providing unique experiences for high school students in Charlotte-Mecklenburg schools, Studio 345 fosters a sense of belonging and interconnectedness and provides an avenue for students to build social capital. Taught and mentored by professional working artists who are part of the Charlotte artist community, students gain invaluable experiences enabling them to become creative risk-takers and craftspeople while growing emotionally, intellectually, and artistically.”



*Inspired by the Bill Strickland youth program model that “environment shapes behavior.”

**Located inside Ascend Nonprofit Solutions Center

***Free for CMS 9-12 grade students



Recreation and Safe Haven Model

This is often the most straightforward model, focusing on providing a safe, supervised space with a variety of recreational activities. Its primary goal is to offer an alternative to street violence and boredom.

Typical Services:

- **Organized Sports:** Basketball, volleyball, soccer leagues.
- **Game Room:** Pool tables, foosball, board games, video game consoles.
- **Open Social Space:** A lounge area with comfortable seating where teens can just hang out and talk with friends.
- **Supervised Free Time:** Adult supervision is a key component, but the activities are often less structured than in other models.

Example: A center could be a simple gymnasium with a few classrooms and a lounge. The emphasis is on keeping the doors open and providing a consistent, safe place for teens to simply be kids, away from negative influences.

*This model is often the foundation upon which more structured services are built.

two.fifty.four

Gahanna’s Teen Center

Recreation and Safe Haven Model

“Owned and operated by the ‘Gahanna Ages and Abilities Partnership,’ a local community nonprofit dedicated to relational needs in the community, including social, educational, recreational, cultural, vocational, and spiritual needs, with a special emphasis on the needs of particular age groups.”



“Hangout” space for teenagers in Gahanna, Ohio and surrounding communities that is free of charge.

- Safe Space
- Recreational Activities
- Academic Support
- Social Activities
- Artistic Programming

Crisis Intervention Model

This model is the most specialized, requiring a very specialized level of infrastructure and expertise to address crisis needs.

Typical Services:

- **24/7 Availability:** Often some form of 24/7 support, whether a hotline or intake center.
- **Immediate, On-Site Support:** Trained professionals of varying needs available or on-site at all times equipped to interact with individuals in crisis situations.
- **Short-Term Housing or Shelter:** A core component of this model, typically on-site and not a referral-based service due to immediacy.
- **Family Mediation & Reunification:** If safe, a primary goal is often helping resolve a crisis and reunifying a family back together.
- **Connecting to Long-Term Resources:** Crisis centers are often first-stops for long term needs.

Example: A center may offer 24/7 support for teenagers in need, providing temporary housing, a variety of social determinant of health services, and family intervention.



Crisis Intervention Model

The relatives offers programs and services geared specifically towards young people aged 7-24 experiencing crisis needs.

- Safe space
- Crisis support
- Social Determinants of Health needs
- Emergency housing
- Education & Skills training
- Case Management
- Recreational Activities

The “On Ramp Resource Center” helps young people prepare and transition to adulthood.



Services for Seniors Model

This is also a specialized, tailoring services specifically to Senior Citizens to support health, independence, and social well-being, through activities such as health, wellness, social, and recreation.

Typical Services:

- **Recreation & Social Activities:** Card games, low-impact sports, puzzles, etc.
- **Technology Classes:** How to use smartphones, computers, etc.
- **Health & Wellness:** Screening classes and resources around nutrition, fitness, and disease prevention (ex. diabetes, high blood pressure, etc.).
- **Resources Assistance:** Help navigating resources and programs such as Social Security, etc.
- **Hobby Classes:** Learning how to paint, sew, knit, etc.
- **Field Trips:** Group outings to various destinations, either for learning and enrichment or activity.

Example: A center may provide recreational and wellness activities geared towards senior citizens, and also have space for classes, social activities, and even offer field trips.



Comprehensive Support Model

Senior Support

Dedicated location for seniors to participate in a variety of activities daily, including:

- Health and Wellness screenings
- Recreation Activities
- Social Activities
- Technology classes
- Educational seminars
- Visual and Performing arts
- Field Trips



46

Matthews, NC [Website](#)

Hybrid Model

Many successful communities use a **hybrid model**, blending elements of several model categories.

- Typical Services:**
- **Game Rooms:** Pool tables, foosball, board games, video game consoles.
 - **Academic Support:** Tutoring, homework help, college application assistance, and SAT/ACT prep.
 - **Visual Arts:** Painting, drawing, sculpture, and graphic design classes.
 - **Mental Health:** : On-site or referral-based counseling and wellness resources

***Recreation and Safe Haven models** often offer a great starting point, immediately addressing the need for a “safe space,” and allows for gradual inclusion of other elements as needed as learning about the specific community needs.

47



Afterschool program, geared more towards elementary school children, but does have a monthly program fee.



Hybrid Model Center

Recreation & Safe Haven / Skills & Career Development



- Recreational Activities
- Social Activities
- Educational Activities

48

Charlotte, NC [Website](#)



Hybrid Support Program

Program administered inside of partner locations – **Albemarle Rd. Rec Center**

Programming focused in 3 primary areas:

- Mentorship
- Anti-Violence
- Educational

Programs delivered in partnership with other groups, such as CMPD



49

Charlotte, NC [Website](#)



Formed through partnership with:



Hybrid Support Program

Excel Beyond the Bell Elementary is a comprehensive, high-quality after-school program that provides opportunities for academic and recreational enrichment, in an environment that stimulates learning and harnesses the power of play. This program has been designed to remove barriers to participation and promote pathways to student success.

Offerings

- Recreational Activities
- Academic Support
- Career Exploration
- Social/Emotional Learning
- Artistic Programming
- Health & Wellness

50

Montgomery County, MD [Website](#)

Comments

Commissioner Leake thanked the County Manager and staff. She said she heard from the public about what they could use their resources for. She said that with the wealth of the County, they had to do what was right for their people. She said whatever they put there had to meet the needs of the seniors and citizens.

Commissioner Griffin said they had to figure out something to make the area an asset and not a liability for the community. He asked them to include the footprints of University Park in the next presentation so that everyone would know the distinction between University Park and Lincoln Heights. He also added that security had to play a role. He mentioned the Police Activities League (PAL) and asked if they owned the building. *County Manager Bryant said yes, the County still owned it.* Commissioner Griffin said he supported the positive assets of the location, and it was worth the dedication. He said it was a tough area and needed attention.

Commissioner Meier said she supported the plan. She also agreed with Commissioner Griffin's

Meeting Minutes

October 14, 2025

comments. Commissioner Meier asked if it had to go into the CIP or the 2027 budget. *County Manager Bryant said he didn't think it would qualify to go into the CIP. He said, depending on which program they selected, it may have needed some renovations, but there may have been a placeholder somewhere in the Operating Budget, depending on the timing of when it was completed.*

Commissioner Rodriguez-McDowell said she supported the plan for utilizing the space for the community, which was a no-brainer. She asked if it would take a year to get to the next phase. *County Manager Bryant said it may have been sooner, but it may take up to a year, and they wanted to be persistent now that they had their feedback.*

Commissioner Powell said she supported the plan and asked if there was an estimate of the funding required. *Mark Hahn, Director of Assets and Facilities Management (AFM), said no.* Commissioner Powell mentioned how the community said law enforcement needed to play an important role in this. She said Park and Recreation didn't have any security; she said it was important to include them.

Chair Jerrell said he hoped that, from a community perspective, they realized how important it was and how seriously staff and the Manager took the matter. He highlighted how the vision statement highlighted a sense of pride in the community. He said the community needed investment and to know that the County cared, and stood by what they said their principles, values, and priorities were. He said that he would suggest a coordinated effort was needed to stand up the community, and they needed law enforcement, and the need to clean up and make sure they were coordinating with the other stakeholders.

County Manager Bryant said they were working with AFM to develop the other facilities that the Board wanted to include.

Commissioner Leake asked if there were any schools available. *County Manager Bryant said he would contact Dr. Hill, the Superintendent of the Charlotte-Mecklenburg School System.*

25-0571 Commercial Property Assessed Capital Expenditure (C-PACE) program

The Board received a presentation on Commercial Property Assessed Capital Expenditure (C-PACE) program.

C-PACE was presented to the Board of County Commissioners' Economic Development Committee and approved to advance to the full BOCC. This presentation will provide an overview of C-PACE to the full BOCC and request the BOCC to hold a public hearing regarding C-PACE.

Roger Johnson, Director of Economic Development, and Erin Stanforth, Sustainability Manager, gave the presentation.



C-PACE Basics

What is C-PACE?



Commercial Property Assessed Capital Expenditure (C-PACE)



Fully **voluntary** program



Provides eligible property owners with access to **long-term financing from private capital providers for up to 100% of qualified improvements**

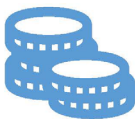


Financed amounts are secured as a lien on the property



C-PACE Basics

What is C-PACE?



Alternative financing mechanism

For commercial properties
Long-term, low-cost private capital
For energy efficiency, renewable energy, water conservation, and/or resilience projects



Recently authorized in North Carolina ([SB 802](#))



C-PACE Basics

Benefits of C-PACE



ENERGY/UTILITY
BILL SAVINGS



INCREASED
CASH FLOWS



ENHANCED
BUILDING
RESILIENCE



INCREASED
PROPERTY
VALUES



REDUCED
CARBON
EMISSIONS



ASSESSMENTS
RUN WITH THE
PROPERTY



NC Context

Program Administration

Economic Development
Partnership of North
Carolina (EDPNC) is
statewide administrator

- Accepts, reviews, and approves project applications
- Submits documents to local government
- Records assessment
- Collects fees

Local government

- Accept approved project applications and execute related documents
- **Cost-neutral** (reimbursed for actual & reasonable costs)
- **No liability or financial responsibility**



Mecklenburg County Context

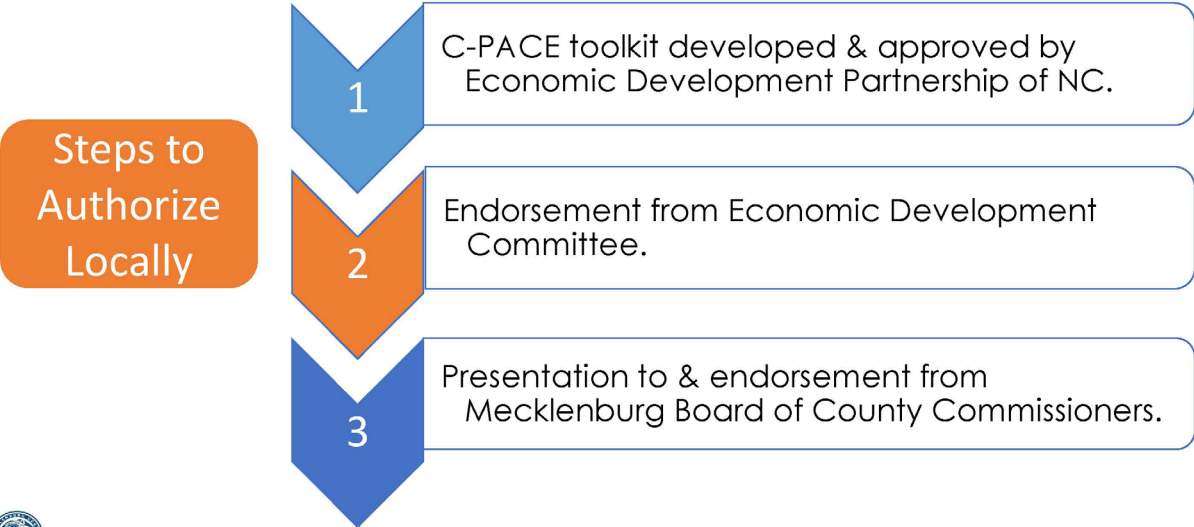
- Prior to presenting C-PACE to the EDC, this topic was presented and was received favorably to all Town Managers as well as the City of Charlotte's Economic Development Committee.
- Throughout the State, at least 2 counties have endorsed C-PACE. Those counties include New Hanover and Gaston, with a recent redevelopment project financed partly by C-PACE.
- There are 23 other states that have current, active C-PACE programs.



Mecklenburg County Policy Context

- The C-PACE initiative aligns to the BOCC’s Environmental Leadership Policy as updated in March 2021. Relevant and supportive excerpts are as follows:
 - Protecting the environment for the benefit of future generations is in the public’s interest and key to Mecklenburg County’s Community Vision;
 - Mecklenburg County strives to provide all residents an equitable opportunity to thrive and has committed to addressing inequities through systems, policies and practices; and
 - Partner with municipalities, businesses, nonprofits and other organizations that have common goals and interests to efficiently implement this policy

Next Steps



Next Steps



Steps to Join

- 1. Pass a resolution of intent to join, setting public hearing date
- 2. Hold a public hearing
- 3. Pass a resolution to join

Context

- If the County follows these steps to join, the program is effective for all eligible properties in the County
- If the City or Towns follows the steps to join, they must also obtain a resolution of concurrence from the Mecklenburg Board of County Commissioners.



Questions?

10

Comments

Commissioner Powell thanked them. She said it could be positive for the County. She asked if they could add native plants and trees to it.

Commissioner Rodriguez-McDowell agreed they should support it.

Commissioner Meier also provided her support. She thanked the General Assembly for passing this.

Commissioner Griffin supported moving in this direction as well. He said it would benefit all of the small towns to participate, too. He also agreed with Commissioner Powell's stance on adding native plants and trees.

Commissioner Powell asked who monitored the loans for CPACE. *Ms. Stanforth said the Economic Development Partnership of North Carolina (EDPNC) was the administrator and provided oversight to ensure there wasn't any greenwashing.* Commissioner Powell said they wanted to ensure that people were doing the right thing with it.

Chair Jerrell said he also supports Commissioner Powell's stance on including native trees and plants. He said they were sticking to their priorities concerning Environmental Stewardship.

Aaron Tauber, Senior Energy Sustainability Coordinator (City of Charlotte), said the City was thankful for the support.

Meeting Minutes
October 14, 2025
25-0573 COMMISSIONER REPORTS

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

ADJOURNMENT

With no further business to come before the Board, Chair Jerrell declared the meeting adjourned at 3:36 p.m.

Arlissa Eason, Deputy Clerk to the Board

Mark Jerrell, Chair