

**Meeting Minutes
July 6, 2023**

**MINUTES OF MECKLENBURG COUNTY, NORTH CAROLINA
BOARD OF COUNTY COMMISSIONERS**

The Board of Commissioners of Mecklenburg County, North Carolina, met in Informal Session in the Meeting Chamber Conference Room CH-14 of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina, at 5:00 p.m. and in Formal Session in the Meeting Chamber of the Charlotte-Mecklenburg Government Center at 6:00 p.m. on Thursday, July 6, 2023.

ATTENDANCE

Present: Chair George Dunlap, Vice Chair Elaine Powell
and Commissioners Leigh Altman, Patricia “Pat” Cotham,
Arthur Griffin, Mark Jerrell, Vilma D. Leake, and Laura J Meier
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: Commissioner Susan Rodriguez-McDowell

-INFORMAL SESSION-

CALL TO ORDER

The meeting was called to order by Chair Dunlap, 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:

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23-0397 Commissioner Leake
23-0419 Commissioner Leake
23-0420 Commissioner Leake & Jerrell
23-0423 Commissioner Jerrell
23-0424 Commissioner Leake
23-0440 Commissioner Leake

STAFF BRIEFINGS - None

23-0436 CLOSED SESSION

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

The Board went into Closed Session at 5:21 p.m. and returned to Open Session at 6:02 p.m.

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

-FORMAL SESSION-

CALL TO ORDER

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

23-0436 CLOSED SESSION

Motion was made by Commissioner Leake, seconded by Commissioner Jerrell, and unanimously carried, to authorize the County Manager to negotiate and execute all documents necessary for the acquisition of Tax Parcels 013-131-03 and 013-131-04 (+/- 38.01 acres) in the Town of Huntersville for park and recreation purposes from Daniel E. Phillips and spouse, Madeline T. Phillips for a purchase price of \$3,500,000.

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AWARDS/RECOGNITION

23-0412 PROCLAMATION – DECLARING JULY AS PARK AND RECREATION MONTH (VICE CHAIR POWELL)

Background: Each year since 1985, Americans have celebrated National Park and Recreation Month during the month of July to recognize the importance of parks and recreation in establishing and maintaining the quality of life for and contributing to the physical, economic, and environmental well-being of communities.

Through efforts by the National Recreation and Park Association, the U.S. House of Representatives passed an official resolution for Park and Recreation Month in 2009. The NRPA supports the national park and recreation community and the general public in promoting summer programming and celebrations in support of the field.

The Co-Sponsors for this proclamation were Commissioners Meier and Jerrell.

Vice Chair Powell read the proclamation.

Motion was made by Commissioner Powell, seconded by Commissioner Jerrell, and unanimously carried, adopting a joint proclamation designating July as Park and Recreation Month.

Lee Jones, Park and Recreation Director, accepted the Proclamation and made remarks.

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Mecklenburg County North Carolina Proclamation

WHEREAS park and recreation is an integral part of communities throughout this country, including Mecklenburg County; and

WHEREAS park and recreation promotes health and wellness, improving the physical and mental health of people who live near and use parks; and

WHEREAS park and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses; and

WHEREAS park and recreation encourages physical activities by providing space for popular sports, hiking trails, aquatic facilities and many other activities designed to promote active lifestyles; and

WHEREAS park and recreation programming and education activities, such as out-of-school activities, youth sports and environmental education, are critical to childhood development; and

WHEREAS park and recreation is fundamental to the environmental well-being of our community; and

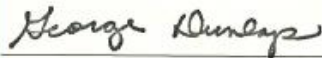
WHEREAS park and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS our park and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS since 1985, people in the United States have celebrated Park and Recreation Month in July to promote building strong, vibrant, and resilient communities and to recognize the more than 160,000 park and recreation professionals-along with hundreds of thousands of part-time and seasonal workers - that maintain our recreational spaces; and

WHEREAS Mecklenburg County recognizes the benefits derived from park and recreation resources.

NOW THEREFORE, BE IT RESOLVED by Mecklenburg County that July is recognized as Park and Recreation Month and is celebrating with the national theme of Where Community Grows, in the County of Mecklenburg, North Carolina.



George Dunlap, Chair
Mecklenburg Board of County Commissioners



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23-0457 PROCLAMATION – NATIONAL DISABILITY INDEPENDENCE DAY (CHAIR DUNLAP)

Chair George Dunlap read the proclamation.

Motion was made by Commissioner Jerrell, seconded by Commissioner Vice-Chair Powell, and unanimously carried, adopting a joint proclamation designating July 26, 2023, as “National Disability Independence Day” in the City of Charlotte/Mecklenburg County.

Lezlie Briggs, City of Charlotte, accepted the proclamation and made remarks.

Background: On July 26, 1990, the Americans with Disabilities Act (ADA) was signed into law, ensuring the civil rights of people with disabilities. This legislation established a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities. Mecklenburg County and the City of Charlotte celebrate the passage of the landmark legislation and reaffirm to continue work to improve the quality of life for all people with disabilities in our community.



City of Charlotte and Mecklenburg County



JOINT PROCLAMATION

WHEREAS, on July 26, 1990, President George H.W. Bush signed into law the Americans with Disabilities Act (ADA) to ensure the civil rights of people with disabilities; this legislation established a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities. On July 26, we will celebrate the 33rd anniversary of the signing of the ADA; and

WHEREAS, the ADA has expanded opportunities for Americans with disabilities by reducing barriers, changing perceptions, and increasing full participation in community life, however, the full promise of the ADA will only be reached if we remain committed to continue our efforts to fully implement the ADA; and

WHEREAS, Mecklenburg County and the City of Charlotte celebrate the contributions and achievements of people with disabilities and honor the goals of this landmark legislation; and

WHEREAS, on the anniversary of the Americans with Disabilities Act, Mecklenburg County and the City of Charlotte celebrate and recognize the progress that has been made by reaffirming the principles of equality and inclusion and recommitting our efforts to reach full ADA compliance; and

WHEREAS, we celebrate those positive changes in our community so people with disabilities can be free from negative attitudes and architectural barriers; we honor businesses in our community for complying with the Americans with Disabilities Act by making their establishments accessible and usable to all patrons with disabilities; and

WHEREAS, we envision a community in which every resident is accepted for who they are, where all are welcomed with respect and given equal opportunities to contribute to the human experience;

NOW, THEREFORE, WE, Vi Alexander Lyles, Mayor of Charlotte and George Dunlap, Chair of the Mecklenburg County Board of Commissioners, do hereby reaffirm to continue to work toward full ADA compliance hereby proclaim July 26, 2023 as

"NATIONAL DISABILITY INDEPENDENCE DAY"

in the city of Charlotte and Mecklenburg County and encourage all residents of the city and county to recognize that the Americans with Disabilities Act has and will continue to improve the quality of life for all people with disabilities in our community.

WITNESS OUR HANDS and the official Seals of Mecklenburg County and the City of Charlotte.


Vi Alexander Lyles, Mayor
City of Charlotte


George Dunlap, Chair
Mecklenburg Board of
County Commissioners

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PUBLIC ART MOMENT – N/A

23-0437 PUBLIC APPEARANCE

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

1. Dr. Douglas Robinson Topic: Why the Commission should support a resolution in favor of a national single-payer health program: Medicare for all.
2. Christopher Edwards Topic: Asking the Commissioner to start a County Reparation Task Force.

APPOINTMENTS

23-0389 STORM WATER ADVISORY COMMITTEE

Appointment was needed on the Storm Water Advisory Committee to fill one (1) three-year term expiring June 30, 2026, Residential Neighborhood Representative slot.

Motion was made by Commissioner Jerrell, seconded by Commissioner Powell, and unanimously carried, appointing Nestor Hernandez, to the Storm Water Advisory Committee, for one (1) three-year term expiring June 30, 2026.

23-0417 GROUNDWATER ADVISORY COMMITTEE

Reappointment was needed on the Groundwater Advisory Committee for one (1) three-year term effective August 1, 2023, expiring July 31, 2026.

Motion was made by Commissioner Leake, seconded by Commissioner Meier, and unanimously Carried, reappointing David Hanley on the Groundwater Advisory Committee to fill one (1) three-year term expiring July 31, 2026

Motion was made by Commissioner Powell, seconded by Commissioner Altman, and unanimously carried, appointing Dawn Crowell, to the Groundwater Advisory Committee for (1) three-year term expiring July 31, 2026, for the Industry slot.

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23-0430

CENTRAL PIEDMONT COMMUNITY COLLEGE BOARD OF TRUSTEES

Appointment was needed on the Central Piedmont Community College Board of Trustees to fill one (1) unexpired term expiring June 30, 2026.

Background: On May 16, 2023, the Board of County Commissioners nominated the following candidates for appointment consideration to the Central Piedmont Community College Board of Trustees: Alysia Osborne and Alison Summerville.

Per Board policy, the Ad-Hoc Interview Committee interviewed both nominees on Tuesday, June 27, 2023.

The Ad-Hoc Interview Committee was comprised of the following Commissioners: Mark Jerrell (Chair), Leigh Altman, Arthur Griffin, and Laura Meier. Commissioner Vilma D. Leake was also in attendance for a portion of the interviews.

Ad-Hoc Committee Chair, Commissioner Jerrell, gave the committee's report and recommendations.

Motion was made by Commissioner Jerrell, and with the nomination coming from a committee it did not require a second. Motion was carried (5-3) with Commissioners Dunlap, Altman, Cotham, Jerrell, and Meier, voting yes, and Commissioners Griffin, Powell and Leake voting no to appoint Alison Summerville, to the Central Piedmont Community College Board of Trustees to fill one (1) unexpired term expiring June 30, 2026.

23-0453

CHARLOTTE-MECKLENBURG COMMUNITY RELATIONS COMMITTEE

The Board received a report from County Manager, Dena Diorio regarding the status of the Charlotte-Mecklenburg Community Relations Committee.

Background: On May 16, 2023 the Board voted to delay appointments to the Charlotte-Mecklenburg Community Relations Committee (CRC) for 60 days, and asked that County Manager Dena Diorio meet with the Committee and provide the Board with an update of the research conducted.

Ms Diorio began her report with an overview of the committee's membership makeup and the current vacancies and what led to them.

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County Manager, Diorio said she met with Willie Ratchford and Terry Bradley from the Community Relations Department, to see what the concerns were on the Community Relations Committee. Some of the concerns that were expressed are as follows:

1. In 2022 the Sub-Committee structure was revised, and some members expressed their dissatisfaction with the process and the way that it was communicated. The committee members had very little input into the process of that committee structure.
2. In-person meetings and Hybrid meetings, some committee members said that having a hybrid solution was more convenient for them and the in-person meetings caused many scheduling issues.
3. Community Relations Committee leadership issues.

In terms of solutions, the current Chair ends his role at the end of July, the new Chair has been identified and has accepted the role, but that Chair has to be approved by Chair Dunlap and the Mayor. They have done some team-building work and plan on doing more team-building work and will review the ordinance to determine if any revisions need to be made to make the committee more functional. The initial ordinance was adopted in 1961 and has not been amended in many years, so at this time, there is no mechanism in place to move the leadership around if there were issues.

Motion was made by Commissioner Leake, seconded by Commissioner Powell, and unanimously carried, to move forward with the appointments and advertising for the open slots on the Community Relations Committee.

Commissioner Jerrell asked for clarification on hybrid working. Chair Dunlap stated that per the committee, If an individual could not meet in person, then this committee is not the one for them.

Chair Dunlap also asked the Clerk to make sure that when advertising for the appointments, it is specified that the expectation is that to serve on this committee, the individual would be expected to attend the meetings in person.

PUBLIC HEARINGS – 6:30 PM

23-0427 BUSINESS LOCATION AND EXPANSION – ATOM POWER, INCORPORATED

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Background: Atom Power, Incorporated was founded by Ryan Kennedy, a CPCC and UNC Charlotte Alum, in 2014 at PORTAL on the UNC Charlotte campus. The company is currently based in Huntersville at 13245 Reese Blvd (The Park at Huntersville) and employs 82 people. The company invented the world's first and only digital breaker switch. It recently founded PURPL- the world's safest and most unique EV charging equipment.

The company is planning on expanding its operations. No new investment in building and real estate - the company plans to lease additional space in the business park. The proposed project meets all the following grant guidelines for a five-year Business Investment Grant, specifically:

- *A taxable investment of up to \$4,180,000 in personal property to be completed in the next five years*
- *Creation of 205 new jobs with an average wage of \$95,379 (which is equal to 100% of the average SOC codes for each job position for the Charlotte-Gastonia-Rock Hill M.S.A.).*
- *There is competition for this project from York County SC, and Jackson County, GA.*

The general terms and condition of this grant include:

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

The Board of County Commissioners indicated their intent to approve this grant in a closed session on March 21, 2023.

Motion was made by Commissioner Altman, seconded by Commissioner Meier, and unanimously carried to open the public hearing to receive comments on a proposed Business Investment Program grant to Atom Power, Incorporated.

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

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Business Investment Program Grant
Public Hearing

Mecklenburg Board of County Commissioners
Open Session
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Public Hearing Business Investment Program Grant



ATOM
POWER

RETHINKING HOW WE RECHARGE.

The only EV charging solution powered by digital circuit breakers.

80A Product Data & Specifications



EV

EPURPL



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Public Hearing


Business Investment Program Grant

Project Switch

About the Company

- Founded by UNC Charlotte Alum Ryan Kennedy in 2014 at PORTAL
- Currently based in Huntersville at 13245 Reese Blvd (The Park at Huntersville)
- Company invented the world's 1st & only digital breaker switch
- Recently founded PURPL-The world's safest and most unique EV charging equip.

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Public Hearing

Business Investment Program Grant

Project Switch

Project Details

- **\$4,180,000 in new taxable investment**
 - \$4,180,000 personal
 - \$0 Real Estate
- **205 New Employees**
 - (\$95,379 Average Wage)
- **Existing Industry**
 - 82 Employees

Competitive Sites:

- York County, SC
- Jackson County, GA

Location:

- 13245 Reese Blvd
(The Park at Huntersville)

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Public Hearing
Business Investment Program Grant

Project Switch

Project Employment






Proposed Location: 13245 Reese Blvd (The Park at Huntersville)


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Public Hearing
Business Investment Program Grant

Project Switch

Project Employment



Position	Total	Wage	SOC Average	% of SOC	SOC
Managerial	3	\$158,080	\$61,580	256%	43-1011
Professional	68	\$124,800	\$103,770	120%	17-2071
Mechanical Engineers	10	\$124,800	\$92,320	135%	17-2141
Software Quality Assurance Analysts	11	\$124,800	\$97,460	128%	15-1253
Technical	12	\$66,560	\$62,070	107%	17-3023
Sales	25	\$149,760	\$76,180	196%	41-4012
Clerical	15	\$83,200	\$42,960	194%	43-9199
Operators (materials eng)	10	\$74,800	\$90,300	82%	17-2131
First Line Super. Of Housekeeping	3	\$74,800	\$42,760	175%	37-1011
Laborers	60	\$41,600	\$38,060	109%	51-2092
Total	205	\$95,379	\$57,270 (MSA avg)	165% of avg	



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Public Hearing
Business Investment Grant Program

Project Switch

Community Engagement and Corporate Culture

- Full benefits incl: medical, dental, vision and employee assistance program
- 401K
- Paid time off & 8 paid holidays
- Electric/Hybrid Vehicle rebates (\$2,500 - \$5,000)
- Educational assistance
- They have hired 10 people from UNC Charlotte and/or CPCC
- Owner started at CPCC and graduated from UNCC Magna Cum Laude
- He serves on the board of the Lee College of Engineering at UNC Charlotte
- Fed families through Angels & Sparrows program (ARPA grant recipient)
- Sponsor a Sr. Design project at UNC Charlotte



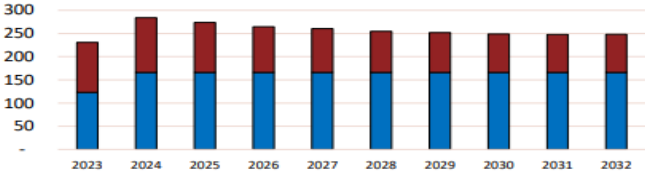

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Public Hearing
Business Investment Program Grant

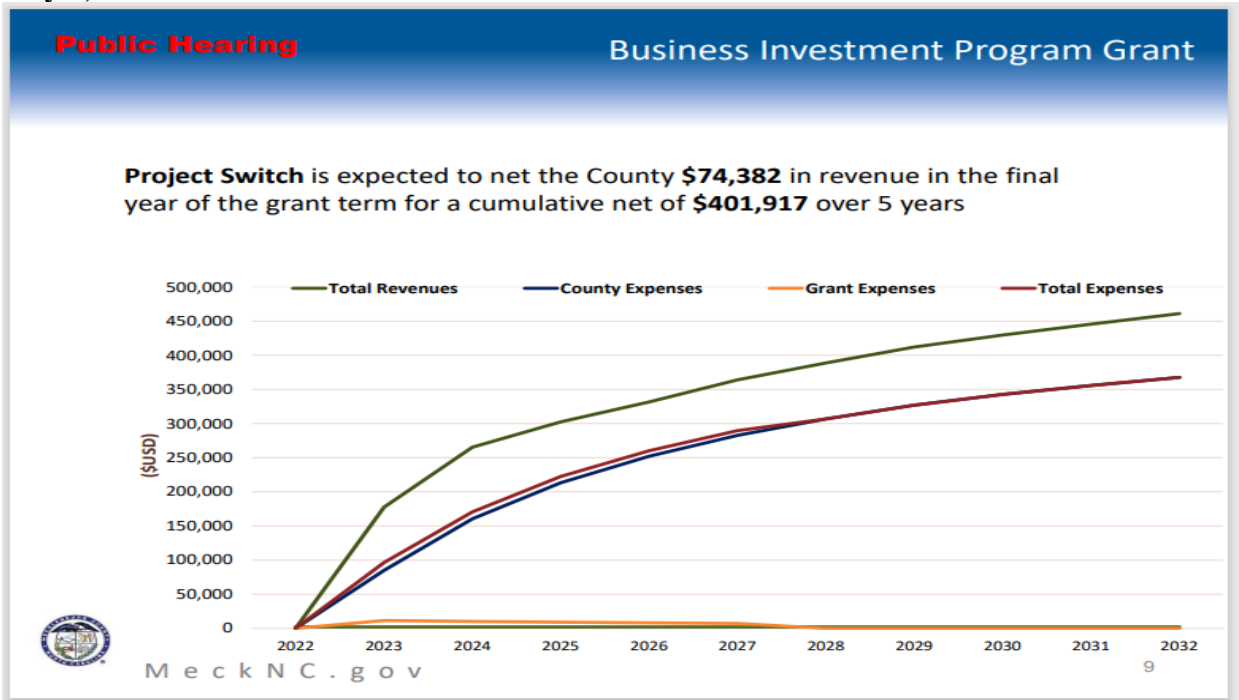
Project Switch

Project Impacts

- The project is expected to induce an additional **94 jobs** by the end of the five-year grant term.
- The project is expected to induce an additional cumulative net of **\$740,950** in sales tax revenue by the end of Year 5.




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Public Hearing Business Investment Program Grant

Project Switch

Partner Incentives

Partner	Terms	Amount
County*	5 yrs./50%	\$45,771
State JDIG	12 yrs.	\$1,198,500
State Job Training	-	\$389,500
Total		\$1,633,771


*Standard Grant (3r-50%) + 2yr (Business Expansion)= 5yr-50%

Mecklenburg County is the singular local match


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Public Hearing Business Investment Program Grant

Project Switch
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 Atom Power for a not to exceed amount of **\$45,771** and to authorize the County Manager to negotiate and execute the contract.

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Business Investment Program Grant
Public Hearing

Mecklenburg Board of County Commissioners
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There were no public speakers for this portion of the Public Hearing.

Motion was made by Commissioner Meier, seconded by Commissioner Jerrell, to close public hearing and adopt a resolution approving a Business Investment Program grant to Atom Power, Incorporated for a not to exceed amount of \$ 45,771 and authorize the County Manager to negotiate and execute the contract.

Comments

Commissioner Leake asked have we afforded a program like this before. *County Manager Diorio answered Yes, there has been many.*

Commissioner Leake asked how many people were they looking for. *Clay Andrews said that they currently have 88 but will be looking for a total of 205.*

Commission Leake asked where this is located. *Clay Andrews responded that the work site is in Huntersville, but we would draw the labor from nearby communities such as Cornelius, Lake Norman, Charlotte, or Gaston County.*

Commissioner Griffin asked if there could be alignment created for people in the Unified Workforce Development program. It would be nice to have an alignment with CPCC, etc., for the future for some of the job opportunities.

Commissioner Vice Chair Powell gave remarks stating it was nice to see they had been sponsoring a Senior Design Project at UNCC and the kids, when they are looking for a project, it's really nice to have somebody who has had the experience who understands how important that is for the students.

Motion carried 7-1 with Commissioners Altman, Cotham, Dunlap, Griffin, Jerrell, Meier, and Powell voting yes, and Commissioner Leake voting no, to adopt a resolution approving a Business Investment Program grant to Atom Power, Incorporated for a not to exceed amount of \$ 45,771 and authorize the County Manager to negotiate and execute the contract.

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**MECKLENBURG COUNTY BOARD OF COMMISSIONERS
RESOLUTION
APPROVING BUSINESS INVESTMENT PROGRAM GRANT
FOR ATOM POWER, Incorporated**

WHEREAS, Atom Power, Incorporated is seeking to expand their operations in Mecklenburg County; and

WHEREAS, the organization evaluated sites in York County, SC, and Jackson County, GA; 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 March 21, 2023, 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 \$4,180,000 and will create 205 new jobs within 5 years at an average annual salary of approximately \$95,379. The Business Investment Program grant is a 50% grant over 5 years, with a not to exceed amount of \$45,771. 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 ____ day of July _____

Approved as to Form:

Clerk to the Board

County Attorney

Resolution recorded in full in Ordinance Book ---, Document #---

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ADVISORY COMMITTEE REPORTS - NONE

MANAGER'S REPORT

23-0455 FY2023 FOURTH QUARTER BOARD BUDGET PRIORITIES UPDATE

The Board received as information a status update on the Board's FY2023 Budget Priorities.

Background: Staff will provide the Board with the fourth and final quarterly update on the status of the approved FY2023 budget items associated with each of the Board's FY2023 Budget Priorities.

BOCC FY2023 Budget Priorities:

- *Affordable Housing*
- *Educational Attainment*
- *Environmental Leadership*
- *Meck Pre-K*
- *Workforce Development*
- *Racial Disparities*

Adrian Cox, Budget Director gave the presentation.

NOTE: Commissioner Altman left the dais during this portion of the meeting at 7:08 p.m. and returned at 7:18 p.m.



FISCAL YEAR 2023 BOARD PRIORITY UPDATE



Fourth Quarter

Board of County Commissioners July 6th, 2023

FY2023 BOARD PRIORITIES



Affordable Housing: Evaluate new housing opportunities that are affordable to residents in need.



Education Attainment Gaps: Link existing allocations to strategies and targets to improve college and career readiness outcomes for all students.



Environmental Leadership: Implement the Environmental Leadership Action Plan.



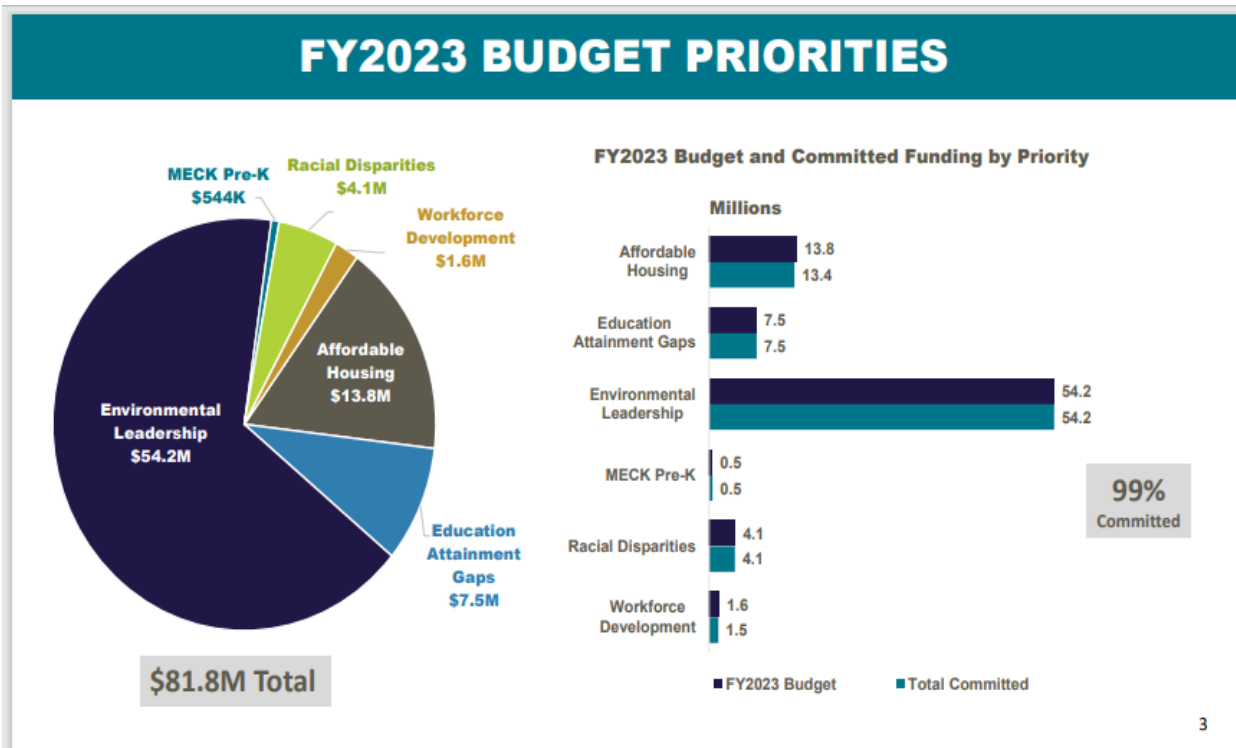
Meck Pre-K: Continue implementation of voluntary, universal public pre-k for all eligible 4-year-old children.



Workforce Development: Provide leadership and align communication with jobseekers and employers.



Racial Disparities: Ensure that investments by the County focus on closing racial and ethnic gaps so that race does not predict one's success, while also improving outcomes for all. Race will be interwoven into the Board Priorities through policies, practices, and procedures that seek to analyze and eliminate the root causes of racial disparities with the hope that all people in Mecklenburg County will have an equitable opportunity to thrive in the community.



AFFORDABLE HOUSING

Affordable Housing Fund- \$8.2M

- Programs are being implemented with the \$8.2M of additional funding added in FY2023 to implement NOAH projects, development projects, Critical Home Repair, and Rental Subsidies (See appendix for a table of programs and spending).

Corporate Homeownership- \$500K

- The community engagement phase has been completed, and the County is analyzing the results.
- A presentation to the Board is tentatively scheduled for September.

Anti-displacement Funds (Peppertree Apartments)- \$4M

- BOCC has approved the project plan with \$4M allocated for capital.
- This project will provide a total of 292 units. A total of 204 will be 1 bedrooms, and 88 will be 2 bedrooms.

A Home for All Framework - \$778K

- The technical committee held meetings and launched the implementation plan at the end of Q4, including \$2.1M in investment from the County in the FY24 budget.
- Program includes efforts to increase homeless prevention assistance, increase temporary shelter, expand affordable housing, provide housing for justice involved adults, and increase the use of data to prevent homelessness.



EDUCATION ATTAINMENT GAPS

PACE Global Academy- \$1.1M

- Scheduled to open in August, the academy will be located at E.E. Waddell High School and welcome students learning English, new to the community, and new to public education in America.
- County funding has been fully spent for furniture, technology, supplies and specialized curriculum development.

Carolinas Aviation Museum- \$3M

- Construction is underway and expected to be completed this calendar year.
- \$860,243 has been provided for the project & remaining funds are committed to support the museum as construction is completed.

Out Teach- \$250K

- 1,737 individuals participated in 3 events to help design the learning labs at Greenway Park Elem, Oakhurst STEAM Academy, and Montclair Elementary.
- Construction of the Oakhurst & Montclair labs are complete, & Greenway Park is underway.

GenOne- \$55K

- 225 1-on-1 advising sessions were given to students this year and all (15) college-bound scholars have received financial aid or scholarships and have been enrolled in college.

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ENVIRONMENTAL LEADERSHIP

Land Acquisition - \$50M

- All \$50M of FY23 approved funds were committed to purchase approximately 460 acres.

Facility Upgrade Planning and Project Manager - \$1.7M

- A Project Manager was hired in November 2022.
- Both the Deep Energy Retrofit Master Plan and the Solar Master Plan have been completed.
- Bette Rae Rec. Center & Judge Johnson Courthouse have been selected as the first facilities to undergo retrofit and are currently in design phase. Upgrades will include high-efficiency heat pump units and improved roofing insulation. Construction will commence following final design.

Invasive Species Control - \$743K

- 888 total acres were treated for invasive species in FY2023.

Idle Reduction Technology - \$625K

- Medic expects to have all 24 Zero RPM units installed and in service by the end of August to reduce emissions from ambulances when idle.

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MECK PRE-K

MECK Pre-K Program Expansion - \$544K

- Program served 1,840 children during FY2023
- Over 95% of the available seats were filled, on average, during the school year.
- Over 95% of teaching positions were filled, on average, during the school year.



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RACIAL DISPARITIES

Generational Wealth Investments - \$3M

- The Equity Investment Ad Hoc Committee has approved two programs, guaranteed income and child development accounts.
- FY2024 Adopted Budget includes \$3M for child development accounts.

StarMed & Blessing Foundation Clinic Upfits - \$470K

- Supplies and equipment for the mobile clinic and the future South Blvd location have been delivered.
- The mobile clinic has served 127 patients since April, providing services at multi-family housing communities and faith-based partners around Tuckaseegee and Central Ave.
- The South Blvd location is in the permitting and development phase. The location is expected to be operational in December 2023.

Food Security Expansion - \$389K

- Food as Prescription project provided \$40/month to 1,849 low income, insured (Medicaid), and uninsured recipients. Detailed health utilization evaluation will begin in December.
- Approximately 80% of Farmers Markets currently accept SNAP benefits and provide SNAP double bucks matching.

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WORKFORCE DEVELOPMENT

Unified Workforce Development Federal Funding - \$1M

- The program enrolled 38 participants to-date and is expected to enroll up to 100 across 2 years.
- Participants are trained in fields such as HVAC, CDL, and Plumbing.

Road to Hire positions (3) - \$234K

- All (3) IT positions have been filled by Road to Hire graduates.

CPCC Partnership for EMT Training - \$122K

- February cohort of 11 graduated with all students offered positions at Medic.
- March cohort has 17 students expected to join Medic in July.

Business LaunchPad Program - \$120K

- 48 total participants graduated from the program in FY2023.
- The program won an achievement award from the National Association of Counties (NACo).
- Applications for FY2024 are currently open.

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OTHER PROJECTS

Charlotte Rescue Mission Capital - \$1M

- Construction of the new facility is expected to be completed in May of 2024. Once completed, capacity will increase from 138 to 168 beds.
- The County & City each provided \$4M in FY2023 (including ARPA allocations) for a total of \$8M
- The FY2024 budget allocates an additional \$2M from the County, bringing the total to \$10M

Additional Park Security - \$241K

- As of this report, 90% of the total security budget is anticipated to be spent by year-end.

Children's Theater Partnership - \$204K

- The contract with The Children's Theater has been finalized and the funds have been encumbered.
- The play is expected to begin in the fall.

National Organization of Black County Officials Convention - \$200K

- The event will be held in October 2023.

Gun Buy-Back Program - \$40K

- All funding was used to distribute gun locks and safes.



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FISCAL YEAR 2023 BOARD PRIORITY UPDATE

4th Quarter

Appendix Slides

APPENDIX

	Budgeted Amount	Committed To-Date
 AFFORDABLE HOUSING		
CJS Housing Vendor Expansion <ul style="list-style-type: none">Five housing contracts are currently providing 32 beds.Two additional contracts will be finalized by the end of FY2023. These new contracts will increase the number of beds by 19 to a total of 51.	301K	273K
 EDUCATION ATTAINMENT GAPS		
Early College High School <ul style="list-style-type: none">CMS utilized funding for student fees, supplies, & materials for the new early college high school at CPCC Central Campus, scheduled to open in August.	400K	400K
English Learner Teachers <ul style="list-style-type: none">All 32 positions were not added due to State Budget allocations that were different from the original estimates, but 16 will be added with State funds.	2.7M	2.7M

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APPENDIX



ENVIRONMENTAL LEADERSHIP

Storm Water Fee Adjustments

- The fee adjustment was adopted and will be used on current and future capital projects.

LUESA Storm Water Positions (2)

- Each position has been filled as of Q2 and will assist with enhanced storm water services

Parks Maintenance & Operations Supervisor (1)

- This position has been filled and supports maintenance of land acquired as part of the ELAP.

AFM Sr. Real Estate Coordinator (1)

- This position has not been filled and recruitment will continue into FY2024.

Budgeted
Amount

Committed
To-Date

\$3M

\$3M

209K

209K

162K

162K

161K

-

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APPENDIX



REDUCING RACIAL DISPARITIES

Maternal Child Health (2)

- 1 Health Educator has been hired. The second position remains vacant and continues to be recruited.

Library Bilingual Pay Premium

- 22 employees are receiving bilingual premium pay with 5 languages (Spanish, French, Arabic, Vietnamese, and Russian) represented across 12 locations among FT and LPT positions

Equity & Inclusion Program Investments

- Advancing Racial Equity training has concluded for current staff. An on-going process is now being developed to train all new staff to the County.

Budgeted
Amount

Committed
To-Date

100K

61K

84K

84K

95K

20K

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APPENDIX



WORKFORCE DEVELOPMENT

Food and Nutrition Services Employment Training

- Served 335 program participants, securing employment for 87
- Launched the RISE2Work marketing campaign to promote the program.

Budgeted
Amount

Committed
To-Date

100K

64K

Solid Waste Technicians (2)

- One Autism After 18 program participant has been hired with a second in progress

66K

33K

15



AFFORDABLE HOUSING FUND

Program	FY2020 - FY2022 Expenses	FY2023 YTD Expenses	FY2023 Remaining Comm.	Total Expenses + FY2023 Comm.
Critical Home Repair	\$3,104,264	\$1,159,282	\$1,350,821	\$5,614,367
Critical Home Repair	3,000,000	1,149,179	1,350,821	5,500,000
For the Struggle	104,264	10,103	-	114,367
Development Projects	\$ -	\$4,011,888	\$3,211,027	\$7,222,915
Billingsley Development	-	-	3,122,915	3,122,915
Peppertree Apartments	-	4,000,000	-	4,000,000
Pottstown Support	-	11,888	88,112	100,000
Multi-Year Support/Subsidy	\$6,153,655	\$2,199,078	\$2,541,282	\$10,894,015
A Way Home	377,844	174,326	63,838	616,008
Housing for Good	227,349	66,840	133,963	428,152
Keeping Families Together	1,290,356	685,090	314,905	2,290,351
Link Housing	876,604	339,400	152,698	1,368,702
MeckHome	2,855,828	751,708	1,411,532	5,019,068
SocialServe Housing Collaborative	525,674	179,827	143,203	848,704
Supportive Housing for Aged-Out Youth	-	1,887	321,143	323,030
NOAH	\$1,813,234	\$21,229	\$472,536	\$2,306,999
Eastway Park Apartments	1,500,000	-	-	1,500,000
Lake Arbor	259,312	-	-	259,312
Misc. Ongoing NOAH & Other Projects*	53,922	21,229	472,536	547,687
TOTAL	\$11,071,153	\$7,391,477	\$7,575,666	\$26,038,296

* FY2020 & FY2021 expenses were in the General Fund

**Includes Archdale, Bellhaven, Grier Heights, Gwynne Hill, Hoke, McAlway, Peppertree, Shamrock, and Wendover.

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ENVIRONMENTAL LEADERSHIP SPENDING



ENVIRONMENTAL LEADERSHIP PROGRAM	Budget	Total Obligations	% Obligated
Facility Upgrades	\$13,325,975	\$2,380,722	18.0%
Deep Energy Retrofit	6,400,000	-	0.0%
ELAP Project Manager	163,975	61,565	37.5%
Green Source Advantage Application	2,000	-	0.0%
On-Site Solar (Includes Solar For Fleet)	5,000,000	1,215,743	24.3%
Pre-Planning & Design Services – Deep Energy Retrofit	1,340,000	923,883	74.5%
Pre-Planning & Design Services – On-Site Solar	420,000	179,407	42.7%
Fleet Transitions	\$5,213,000	2,258,398	43.3%
Charging Stations for Electric Vehicles	2,728,000	1,405,724	39.4%
MEDIC Idle Reduction Technology	625,000	625,000	0.0%
Purchase of Electric Vehicles	1,860,000	852,674	45.8%
Open-Space Protection	\$71,686,500	71,426,000	99.6%
Invasive Species Control	1,486,000	1,486,000	100.0%
Land Acquisition	69,940,000	69,940,000	100.0%
Real Estate Coordinator (2)	260,500	-	0.0%
Other	\$150,000	150,568	100.4%
ELAP Miscellaneous	5,000	5,568	111.4%
Environmental Justice Study	145,000	145,000	59.2%
TOTALS	\$90,374,475	\$76,215,688	84.4%

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EQUITY INVESTMENTS IN PARKS

PARKS	COST	TOTAL COMMITTED YEAR-TO-DATE	% SPENT
Albemarle Road Park	\$850,000	\$136,200	16.0%
Amay James Recreation Center	850,000	847,831	99.7%
Devonshire Park	250,000	245,949	98.4%
Enderly Park	700,000	663,187	94.7%
Fred Alexander Park	350,000	203,720	58.2%
Grayson Park	750,000	22,500	3.0%
Harrisburg Road Park	850,000	0	0.0%
LC Coleman Park	900,000	54,909	6.1%
Pressley Road Park	250,000	250,000	100.0%
Tryon Hills Park	400,000	399,565	99.9%
Viewmont Park	850,000	83,930	9.9%
TOTALS	\$7,000,000	\$2,907,790	41.5%

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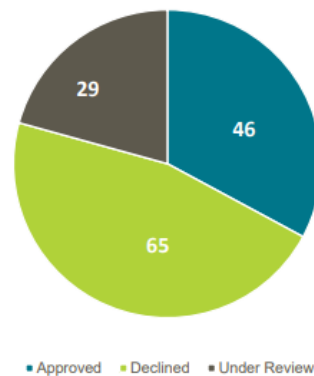
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SMALL BUSINESS REVOLVING LOAN FUND

Small Business Revolving Loan Fund - Ongoing

- \$3.25M invested in FY2020 to utilize over a 5-year period
- Program guidelines were revised in April 2021, and rebranded marketing was implemented in August 2021 to encourage additional applicants. Since these changes were implemented, 27 loans have been approved.
- As of June 2023, 46 loan applications have been approved, totaling \$2.7M, including:
 - Minority-owned: 37 (80%)
 - Women-owned: 22 (48%)

Carolina Small Business Development Fund Applications



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Comments

Commissioner Jerrell said he wanted see them marry the idea of quantitative and qualitative so that they could better tell the story. He said they must find a way to quantify the gains to the community with respect to the investment. He said there were many programmatic line items where that could be measured. He said it was important for the Board to understand what would have happened if the Board didn't make that investment. He said it was important to get feedback from the residents.

Commissioner Griffin said he had spoken with the County Manager and Dr. Monica Allen about inputs, outputs, and outcomes, basically the same thing as quantitative versus qualitative. He said for him more importantly on educational attainment gaps and linking that up with workforce development outcomes was critical, those results would show that the County was good stewards of the taxpayer's money.

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23-0458 BROOKHILL VILLAGE NATURALLY OCCURRING AFFORDABLE HOUSING PRESERVATION FUNDING REQUEST

Background: Brookhill Village was originally developed in 1950 by the late C.D. Spangler Sr. and is located at 2506 South Tryon Street, Charlotte NC, 28203. Brookhill Village consists of approximately 35 acres under an original 99-year ground lease that expires in 2049.

Most units on the property have been demolished, leaving One Hundred (100) naturally occurring affordable housing units remaining on approximately nine acres to be preserved.

The Developer, Brookhill Investments, LLC, a subsidiary of Griffin Brothers Acquisitions, LLC acquired the ground lease in 2022 with an early termination option expiring on July 31, 2023. The Developer is requesting county funding in the amount of \$3,500,000 to subsidize the rental units. Mecklenburg County's investment will support the 100 units and include an affordability requirement for the duration of the ground lease through 2049.

Seventy-Eight (78) of the affordable units are currently occupied by legacy households (Known as existing families) at 30% and below the Area Median Income (AMI). Rents will be preserved at affordable levels for all legacy households, so long as they remain in Brookhill Village through the end of the ground lease in 2049.

Twenty-Two (22) of the affordable units are unoccupied and will be allocated to the Harvest Center's transitional housing program through the end of the ground lease in 2049. The Harvest Center, a local non-profit organization focuses on individuals and families experiencing non-chronic, situational homelessness and will administer a non-site transitional housing program for low-income individuals and families experiencing homelessness.

Over time, as the Seventy-Eight (78) legacy households voluntarily exit Brookhill Village, half of the vacated units will be allocated to The Harvest Center's transitional housing program, and the other half will be allocated to Mecklenburg County and the City of Charlotte (CharMeck) to

be maintained as affordable rental units accessible to households with income ranging 30% to 80% AMI range.

All One Hundred (100) affordable units will be subject to affordability requirements and remain affordable to households earning less than 80% of the AMI for the duration of the ground lease.

The Harvest Center will fund the construction of an administrative office and community resource center at Brookhill Village. Wrap-around services will be provided by The Harvest Center and available to all Brookhill Village residents including legacy households.

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LaShonda Hart, Program Manager, Affordable Housing Initiatives gave the presentation.



Presentation Overview

Site Information/History

Current Status

Project Information

Funding Request



MeckNC.gov

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Site Information/History

BROOKHILL VILLAGE

- Built in 1950 by the late C.D. Spangler Sr.
- 418 – 1,2 and 3 bedrooms were originally built as low-income single-story rental units
- Built on 35+ acres

DEVELOPMENT PLANS

Lookout Housing Ventures, LLC – Tom Hendrickson 2020 –Proposal

- \$84M for redevelopment
- 324 new apartment units – 164 affordable and 160 workforce units
- Funding request to Mecklenburg County for \$350K annual financial assistance through 2049
- Could not get financing due to not owning the land

Brookhill Investments, LLC-Mike Griffin/QuoreAdvisors – Antoine Dennard 2023 -Proposal

- Acquired Brookhill Village ground lease in 2022 with an early termination option that expires July 31, 2023.
- Their intent is to preserve and renovate the existing affordable units through 2049 dependent upon receipt of Project-Based Vouchers (PBV)
- Brookhill Village RFP was denied January 2023 due to not meeting qualifications for the Project Based Voucher Request for Proposal. This competitive process is dictated by HUD and administered by Inlivan.
- Mike Griffin and Antoine Dennard reached out to the County Managers Office February 2023 asking for financial assistance to help close the gap in the amount of \$3.5M.



MeckNC.gov

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Site Information/History

- Convenient access to Uptown (two miles from Trade/Tryon)
- Adjacent to South End
- Access to the following:
 - Employment
 - Grocery Stores
 - Banking
 - Healthcare
 - Blue Line

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Current Status

Current Household Information

- 97% African American; 64% female; average age of 54; 33% with children
- 76% of households with length of residence greater than five years
- 38% of residents have a disabling condition or are retired
- As of May 2023, there are 78 occupied households
- Average monthly rent is \$466
- Average annual household income is \$23,200

On-Site Activity

- Most units have been demolished due to substantial deterioration
- There are 100 housing units available with 78 currently occupied
- The affordable housing units are on 9 of the 35 acres
- Brookhill Investments, LLC has not finalized the development plans for the remaining of the property, however their will be some type of market rate mixed use development



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Meeting Minutes July 6, 2023



JOBS | FAITH | HOUSING

Colin Pinkney –Visionary & Executive Director

Project Information

- **The Harvest Center, a local non-profit that will manage the units and provide wrap around services to all residents**
 - Serves as a premier provider of spiritual care to non-chronic homeless men, women and families. Currently located on a 7-acre campus near the airport.
 - “Spiritual Care” with the context of community, self awareness, relationships and growth
 - This community of care leverages the synergy of strategic partners in a one-stop model providing holistic services and resources to break the cycle of non-chronic/situational homelessness.
 - Their program provides transitional housing to ultimately find a permanent place to live and work and become self-sustaining.
 - The Harvest Center’s natural posture is to collaborate, they work with for and nonprofit entities to provide the services that the residents need and the larger community.



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Project Information

Colin Pinkney –Visionary & Executive Director

Unit Allocations

- 78 units occupied by “legacy residents”
 - The current AMI is 30% for the existing occupied units
 - The legacy residents will continue to rent so long as their status remains in good standings
 - As the 78 units become available through attrition CharMeck (City of Charlotte & Mecklenburg County) through Housing Collaborative will place individuals and families.
 - The 78 units will be split 50/50 between the Harvest Center and CharMeck
 - There will be an AMI mix from 0% -80% as legacy residents move out and new residents move in
- The 22 units that make up the remaining 100 units will be available to The Harvest Center for households that will be relocating from their current location.

100 Unit Breakdown

Bedrooms	Rent Range	Square Footage
16 - 1 BRs	\$345-\$433	600
80 - 2 BRs	\$368-\$455	750
4 - 3 BRs	\$386-\$520	950

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Funding Request

- All 100 units will remain affordable through the end of the ground lease, year 2049
 - This allows for 26 years of affordability
- Requested county funding in the amount of \$3.5M and a request from the City of Charlotte in the amount of \$3.5M
 - Funding will be used to support
 - Affordable unit renovation costs
 - Annual rental subsidy
- The proposed interior and exterior renovations will include:
 - New heating and cooling units
 - Roof repairs or replacement
 - Floor refinishing or replacement
 - Storm doors and windows
 - New kitchen appliances and bathroom fixtures
 - Interior and/or exterior painting where needed
 - Other repairs as needed (e.g., insulation improvements)

Land Lease	3,800,000
Demolition	1,616,750
Renovation	<u>2,500,000</u>
Total Costs	7,916,750
26 Year Negative Cash Flow	<u>4,768,207</u>
Combined Total	<u>\$ 12,684,957</u>
City of Charlotte	(3,500,000)
Mecklenburg County	(3,500,000)
Harvest Center	<u>(4,768,207)</u>
Net from Griffin Brothers	<u>\$ 916,750</u>

Additional Resident Services Provided by Harvest Center \$16,760,000

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Thank you

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Comments

Motion was made by Commissioner Leake, seconded by Commissioner Altman, to adopt a resolution authorizing the County Manager to negotiate and execute an agreement with Brookhill Investment's, LLC and develop terms and conditions under which Mecklenburg County will invest a total of \$3,500,000 for the preservation of 100 multi-family affordable rental units in Brookhill Village.

Commissioner Altman thanked the County Manager and said that she was happy that this Board has allocated funds to preserve affordable housing.

Commissioner Vice Chair Powell asked for clarification on the following in the resolution: "WHEREAS, Brookhill Investments LLC, a subsidiary of Griffin Brothers Acquisitions, LLC., became the lessee of the ground lease 2022 with an early termination option that expires July 31, 2023; and". *Ms. Hart explained that the early termination clause means that if the City/County was't able to provide the investment of the \$7,000,000.00 needed that the agreement the Brookhill Investments LLC has with the Spangler Family would just end and then would have to come up with a solution.*

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Commissioner Vice Chair Powell asked if there was development on the remaining 26 acres. *Ms. Hart said not at this time, but they anticipate that there may be some mixed-use market-rate development in the future.*

Commissioner Griffin asked if that was correct that some residents had to leave city land because of airport expansion and asked if those residents were eligible for relocation funds. *Ms. Hart stated that she would get that information and will provide the response via email. Ms. Hart also said that those residents would not be displaced, they would be relocated to the Brookhill property.*

Commissioner Griffin asked with respect to the transition of the Legacy residents, if there is a breakdown, a label of AMI based on the number of bedrooms. *Ms. Hart said there would be a mix of the 80% but to break out the AMI with respect to the bedrooms, she does not have that information but once they solidify that information, she will make sure the Board gets it.*

Commissioner Meier asked for clarification of funding, which Ms. Hart answered. She thanked Mr. Antoine Dennard.

Commissioner Jerrell asked some clarifying questions and thanked Ms. Hart for the presentation

Commissioner Jerrell then addressed Mr. Dennard, thanking him and his team operating in this space and for having a passion for the people who find themselves in need of affordable housing.

Commissioner Jerrell said he would like to see data from Harvest Center who would be doing the wrap-around services, with regard to families, seniors not withstanding in that 30% and above AMI, how Harvest Center moved them into market-rate conditions or other conditions where they no longer need the subsidies. He said getting families off assistance is our goal. Ms. Hart said there would be a transitional housing model as well as permanent housing on site.

Commissioner Leake thanked Malachi Green who is deceased, and thanked Ms. Hart, that the property will be used to help low-income families. She talked the history of Brookhill and about an idea for a resource center.

Commissioner Cotham thanked Ms. Hart for her services. Commissioner Cotham asked what amenities there would be to serve the families. *Ms. Hart stated that there are many things that are still materializing but across the street is a park and there will be a walking path for safe crossing, the \$4.5 million dollar resource center that the Harvest Center will be building will include a gymnasium, a kid's room, a kitchen, and many programs for the families. She said as things moved forward she would update the Board.*

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Commissioner Cotham asked if residents would be able to have pets. *Ms. Hart said she would have to get that information and bring it back to the Board.*

Commissioner Dunlap said in the 70s Brookhill was a vibrant community. He said he was excited to see the program given the history. With all the efforts, there are 26 years left on the original 99-year lease. Commissioner Dunlap also stated that there were questions about expanding affordable housing and not moving people from unit to unit. At least the legacy families still will be there during construction. He said his biggest concern was to ensure that the people living in these units do not feel different than the people living in the other units being built, that they all should be equally proud of where they live. He said it was a good deal for the County in terms of the investment and making properties affordable for the next 26 years. He said he was excited that they didn't have to leave.

The motion was unanimously carried to adopt a resolution authorizing the County Manager to negotiate and execute an agreement with Brookhill Investment's, LLC and develop terms and conditions under which Mecklenburg County will invest a total of \$3,500,000 for the preservation of 100 multi-family affordable rental units in Brookhill Village.

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RESOLUTION OF THE MECKLENBURG COUNTY BOARD OF COMMISSIONERS AUTHORIZING THE COUNTY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH BROOKHILL INVESTMENTS, LLC.

WHEREAS, there is a shortage of affordable housing within the Charlotte Mecklenburg community; and

WHEREAS, Brookhill Village affordable housing was originally developed in 1950 by the late C.D. Spangler Sr. and located at 2506 South Tryon Street in Charlotte, North Carolina, 28203 with approximately 35 acres under an original 99-year ground lease that expires in 2049; and

WHEREAS, Brookhill Investment's LLC, a subsidiary of Griffin Brothers Acquisitions, LLC., became the lessee of the ground lease 2022 with an early termination option that expires July 31, 2023; and

WHEREAS, Brookhill Investment's, LLC., has demolished most of the units on the property leaving one hundred (100) affordable housing units remaining on approximately nine acres to be preserved; and

WHEREAS, Brookhill Investment's, LLC., is requesting \$3.5M to subsidize the rents for each unit; and

WHEREAS, Brookhill Investment's, LLC., financial investment from Mecklenburg County will support the one hundred (100) units and include affordable requirements for the duration of the ground lease through 2049; and

WHEREAS, Brookhill Village currently has Seventy-Eight affordable units that are currently occupied by legacy households (known as the existing families) at 30% and below the Area Median Income (AMI). Half of these units will be allocated to the Harvest Center's transitional housing program and the other half will be allocated to Mecklenburg County and the City of Charlotte (CharMeck) to be maintained as affordable rental units accessible to households with income ranging 30% to 80% AMI; and

WHEREAS, Brookhill Investment's, LLC will partner with The Harvest Center, a local 40-year non-profit that will manage the one hundred (100) units and provide wrap around services to all residents, and focus on individuals and families experiencing non-chronic, situational homelessness; and

WHEREAS, the remaining twenty-two units that are unoccupied will be set aside for the Harvest Center's transitional household program to relocate their existing residents to Brookhill Village.

NOW THEREFORE, BE IT RESOLVED that the Mecklenburg Board of County Commissioners adopts the Resolution authorizing the County Manager to negotiate, and execute an agreement with Brookhill Investment's, LLC., and to develop terms and conditions under which the County would allocate a \$3.5M investment.

Adopted the 6th day of July 2023.

Approved as to Form:

County Attorney

Clerk to the Board

Resolution recorded in full in Ordinance Book ---, Document #---

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23-0459 PROJECT BREAK POINT – MECKLENBURG COUNTY/BEEMOK SPORTS LLC.

Background: Beemok Capital, the parent company of Beemok Sports, LLC, recently acquired the Western & Southern Open from the United States Tennis Association. The tournament is currently hosted at the Lindner Family Tennis Center in Mason, Ohio and held annually in August, immediately before the US Open, resulting in one of best player field events in the world.

Beemok is exploring the option of relocating this professional tennis tournament to Charlotte, North Carolina. The city of Mason is working proactively with state and local officials to keep the tournament in Ohio.

Beemok envisions to design and construct a world-class tennis campus at The River District, that is anticipated to include:

- 4 major stadiums, including a 14,000-seat center court facility*
- 40+ hard, clay, and indoor tennis courts*
- An indoor pickleball facility and 4 outdoor pickleball courts*
- 45,000 square foot player/academy building*
- 50+ acre campus with greenspace, a park and greenway trail connectivity; and*

In addition to hosting the Western & Southern Open, Beemok plans to promote youth and adult tennis development, to include after-school and summer programming; and host a variety of other professional and amateur tennis tournaments, concerts, and festivals.

The total project cost (design and construction) for the new tennis campus at The River District is more than \$400 million. The public investment for the project is targeted at approximately one-third of the total project cost. Public investment from the city, county, and state is being requested.

On June 12, 2023, Charlotte City Council unanimously approved appropriating an amount not to exceed \$65,000,000 to support the construction of this tennis campus.

Leslie Johnson, Deputy County Manager gave the presentation.



Project Break Point

Mecklenburg County
Board of County Commissioners
July 6, 2023

TODAY'S HIGHLIGHTS



- Western & Southern Open
- The River District
- Project Break Point
 - Economic Impact
 - Public Benefits
- Next Steps
- BOCC Requested Action



WESTERN & SOUTHERN OPEN



WESTERN & SOUTHERN OPEN



In 2022, Beemok Capital LLC purchased the Western & Southern Open from the United States Tennis Association, which is held annually in August.



Premier Date Immediately
Preceding the US Open
9 of 10 Top Men
10 of 10 Top Women
Participated in 2022



Fans Attend Tournament from
50 States
39 Countries



Total TV+
Streaming
Audience
62.7M



THE RIVER DISTRICT



R

THE RIVER DISTRICT OVERVIEW

BY THE NUMBERS

 1,400 Acres of land	 500K SF Retail Space	2,350 Multi-family units
 2,300 Homes	 8M SF Commercial	1,000 Hotel rooms

550 Acres of open space	30 Parks – community, neighborhood and active living spaces	2 Acres of sustainable working farm with surrounding orchard
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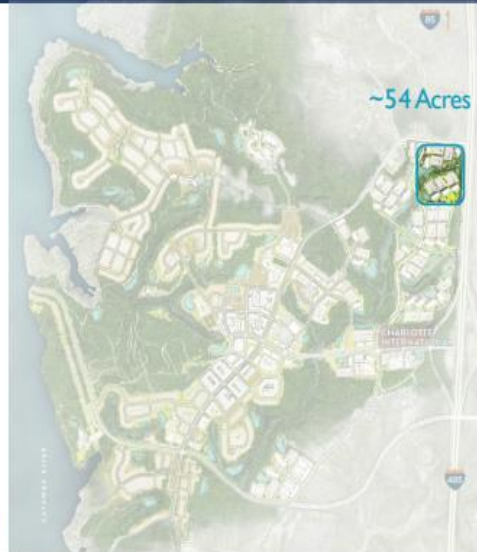
30 Miles of mountain bike trails and connected network	5 Minutes from Charlotte Douglas International Airport	2.7 Miles of River Front
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PROJECT BREAK POINT



A catalyst for accelerated community development



PROJECT BREAK POINT



- 4 major stadiums, including a 14,000-seat center court
- 40+ hard, clay, and indoor tennis courts
- Indoor pickleball facility
- 4 outdoor pickleball courts
- 45,000 square foot player/academy building
- Greenspace, park, greenway trail connectivity, and amphitheater



PRIVATE COMMITMENT



Economic
Impact



Community
Investment



Workforce
Development



Environmental
Stewardship

ECONOMIC IMPACT



Western & Southern Open (annually)

Tournament Attendees	350,000 +
Sales/Expenditures	\$275M +

New Investment

Real Property	\$369,231,233
Sales/Expenditures	\$10,569,950
TOTAL	\$379,801,183



COMMUNITY INVESTMENT



- Youth & Community Programming
 - Community Program Director
 - Local Community Advisory Board
- Public Court Availability
 - 10 courts accessible to public all year-round, except August
 - 20+ courts accessible to public 75% of the year
 - Mecklenburg County resident rates and Non-County premium
 - Free membership using a needs-based model
- Open Space & Greenway Connectivity
 - Park & Greenspace
 - Greenway Trailhead
(Mt. Olive Church Road Urban Trail & Beeverdam Creek Greenway)



WORKFORCE DEVELOPMENT



- **Jobs**
 - 60 Full-Time year-round staff with average salary \$60K-\$85K
 - Economic boost to entertainment industry
- **Living Wages for Employees**
 - \$25 minimum hourly rate
 - Fair Wage Contracts incorporated in agreements with tennis staff, vendors, tournament personnel and service providers
- **MWSBE & Vendor Participation**
 - 20% participation of all public funds (design & construction)
 - Commitment to remove barriers for nonprofit organizations and event operators of diverse backgrounds
 - Partner with County Business Diversity & Inclusion



ENVIRONMENTAL STEWARDSHIP



- **River District Vision Alignment**
 - Design of campus emphasizes a park-like ambience with open space, tree canopy and trails
- **Design & Construction Strategies**
 - Comprehensive Tree Study
 - Intentional design to maximize preservation of greenspaces
 - Sustainable Architecture to minimize environmental impact
 - Continuous automated monitoring of streams
 - Collaboration with County experts (LUESA, Park & Rec)



THE 5-POINT SUMMARY



- National & International Visibility
- World-Class Tennis Campus
- City & State Commitments
- Competitive & Time Sensitive Project
- Economic & Community Benefits



NEXT STEPS



- Public-Private Investment Allocations
- Negotiations & Development Agreement(s)
- City-County-Beemok Project Team(s)



BOCC REQUESTED ACTION



Authorize the County Manager, or designee, to negotiate and facilitate an agreement or agreements between Beemok Sports, LLC and Mecklenburg County to assist with the construction of a tennis campus in The River District in an amount not to exceed \$30,000,000



Project Break Point

Mecklenburg County
Board of County Commissioners
July 6, 2023

Thank you

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The following persons spoke on this item.

Will Pitts, Calvin Davis and Christopher Narveson spoke in support of Project Break Point – Mecklenburg County/Beemok Sports

Comments

Motion was made by Commissioner Leake, seconded by Commissioner Jerrell, to negotiate and facilitate an agreement or agreements between Beemok Sports, LLC and Mecklenburg County to assist with the construction of a tennis campus in The River District in an amount not to exceed \$30,000,000.

Commissioner Leake said that she was excited for the people of District 2 and the potential economic growth that this would bring if given the opportunity.

Commissioner Griffin stated that he was struggling with his decision about the \$30M for this project. He stated that he thinks that it is a good project for the City especially since they have a tourism tax, which the County did not have. He said in terms of economic impact, he supported, but the County couldn't afford certain kinds of educational programs to ensure children are college and/or career-ready. He said being a good steward of the taxpayers' money, focused on the County's core business, which was human services, he could not support. He said the resolution didn't memorialize any of the community benefits.

Commissioner Altman said if it were a choice to fund tennis in itself, her response would be no, that her top priority is to improve the quality of life for regular people here in Mecklenburg County with increased household incomes, children to have access to great amenities and people to afford housing, healthcare, and transportation. She said this would return \$275M in two weeks and in the remaining weeks' there would be all sorts of economic activity that would provide a tremendous amount of opportunity for small businesses and the County and that money would be used to deliver health and human services. She spoke of collaborating with CMS schools for after-school programs and clinics and the feed structure. She said the developer's reputation precedes him and the commitments tell her this would be something special for our community.

Commissioner Altman said workforce development was very important and that she favors tax incentive grants. She asked that the County Manager ensure the County's investment was secure.

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Commissioner Cotham said she was struggling with this also. She said the County did not have the tourism tax that the City had and that the City could access that without taking away from other things.

Commissioner Cotham asked Dena Diorio to reiterate the conversation that they had. *Dena Diorio said that the question was, would we be setting a precedence if we put an investment here, and would we see others come forward and ask for a similar investment? She said it was a new opportunity, not an ongoing agreement, the ongoing agreement that the Panthers have was with the City of Charlotte and she has had a conversation with David Tepper in the past that the County would not participate in any financial support for stadium upgrades because the City had a specific tax that was dedicated to that purpose and the County did not. She said In this instance, it was a new opportunity and the County was in a competitive situation, and was trying to lure this event away from where it was currently located and was no different than any other economic development deal that has been done when trying to be competitive. She said the Panthers and the Hornets understand that they had to go to the City for upgrades since they had a tourism tax to access for that purpose.*

Commissioner Cotham asked how they would get the workers to go out there in reference to transportation. *Dr. Johnson said that she didn't have the specifics at this time but would get the information for her. A City council member in the chamber stated that there would be public transportation access.*

Commissioner Cotham asked County Manager Dena Diorio that when negotiating, would she be able to tell the Board where the money would go. County Manager Dena Diorio said the next steps would be to get with the City and identify where the County dollars would go and what they would be used for.

Commissioner Cotham asked Dena Diorio where the \$30M would come from. *County Manager Dena Diorio said that would be a conversation they would have with the next CIP.*

Commissioner Cotham asked if this would be something that would raise our taxes. *County Manager Dena Diorio said no.*

Commissioner Jerrell asked why this Board and previous Boards decided to be in the economic development space. *County Manager Dena Diorio said there was a positive impact on the quality of life in our local economic position.*

Commissioner Jerrell asked if the County leveraged this mechanism to be able to fund the priorities and projects that were important to the Board and tied back to the quality of life

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indicators. Dr Johnson said yes, that in there would be approximately \$380M in new taxable property and real estate property as well as business personal property which was additional revenue that would be in our revenue stream for other types of projects and services.

Dr. Johnson explained why this was a lifetime opportunity.

Commissioner Jerrell said that we have supported a lot of projects that didn't have this level of economic impact.

Dr. Johnson said Beemok was coming with two thirds of the project for an over \$400M project and asking for support of just one third.

Commissioner Jerrell said the first pass with respect to MWBE and some environmental concerns were addressed. He said this was the start, not the finish. He said a significant portion of the concerns of the Board were addressed. He said they had a responsibility to support the overall growth of this community.

Commissioner Meier said she attended multiple meetings and they have done the work and she thinks they would be a good partner. She mentioned the Whitewater Center and asked what has been learned from the partnership. She asked if they were planning better. *Leslie Johnson said that we have already started the collaborative discussion with regard to programming, fee structures, and additional events. She said it seemed like more of a partnership throughout and not just a financial one.*

Commissioner Meier said that she supported it.

Commissioner Powell thanked Dr. Johnson for representing the Board's priorities. She read the Vision of the Catawba Area Plan, which was all about protecting natural resources. She said the impervious footprint was enormous. She said they had to do everything possible to protect it. She said she hadn't seen anything about commitments to innovative stormwater management solutions. She said she heard good things about this partner and believed the partner wanted to be here, but without any impact fees and all the responsibility and burden falling on the County for protecting natural resources, she could not support it.

Leslie Johnson said she had not done this in a silo. She said she and Shahid Rana have been instrumental and committed to listening to the Board collectively and ensuring that we try to represent you when we sit at the table. She said for transparency she wanted to make sure that the full Board understands as it relates to some of the things that Commissioner Powell noted, that is why we asked for the collaboration of having County staff sit with them as far as the design process with the intention to show they had subject matter expertise with them at the table as

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they are designing to ensure that we bring out things on the front end as it relates to addressing the environmental issues and concerns.

Commissioner Chair Dunlap said that the County had a professional staff that listened to all the Commissioner's concerns. He said staff brings the concerns to the attention of the people they are talking to. He said the environmental concerns have been shared. If the staff isn't comfortable, they will not come to the Board.

Chair Dunlap said we have regularly invested in sports with County dollars. Those investments are made due to the economic impact on the community. He said it was important because the revenue generated helped address the issues of health and human services. He said the County allocated those dollars in the best way they saw fit to impact the economic mobility of the community.

Chair Dunlap discussed how children could receive a well-rounded education, not just what was in the books. He also spoke about his meeting with Mr. Navarro.

Chair Dunlap said this was a once-in-a-lifetime opportunity that would spark economic growth in District 2.

Motion carried (6-2) with Commissioners Dunlap, Altman, Cotham, Jerrell, Leake, and Meier voting yes and Commissioner Griffin and Commissioner Powell voting no to negotiate and facilitate an agreement or agreements between Beemok Sports, LLC and Mecklenburg County to assist with the construction of a tennis campus in The River District in an amount not to exceed \$30,000,000.

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**MECKLENBURG COUNTY BOARD OF COMMISSIONERS
RESOLUTION
APPROVING ACTIONS TO FACILITATE AN AGREEMENT WITH BEEMOK SPORTS, LLC
TO ASSIST WITH THE CONSTRUCTION OF A TENNIS CAMPUS IN THE RIVER DISTRICT**

Whereas, Beemok Capital, parent company of Beemok Sports, LLC, recently acquired the Western & Southern Open from the United States Tennis Association. The tournament is currently hosted at the Lindner Family Tennis Center in Mason, Ohio and held annually in August, immediately before the US Open, resulting in one of best player field events in the world; and

Whereas, Beemok is exploring the option of relocating this professional tennis tournament to Charlotte, North Carolina and designing and constructing a tennis campus at The River District; and

Whereas, it is estimated there will be approximately \$380 million in new taxable investments of real and business personal property associated with this tennis campus at The River District; and

Whereas, the tournament is anticipated to draw over 350,000 attendees annually, create an economic boost of over \$275 million for the Charlotte-Mecklenburg area, attract ticket buyers from all 50 states and 39 countries, and position our community internationally on the tennis stage; and

Whereas, the tennis campus complex is anticipated to include, among other things,

- 4 major stadiums, including a 14,000-seat center court facility
- 40+ hard, clay, and indoor tennis courts
- An indoor pickleball facility and 4 outdoor pickleball courts
- 45,000 square foot player/academy building
- 50+ acre campus with greenspace, a park and greenway trail connectivity; and

Whereas, in addition to hosting the Western & Southern Open, Beemok plans to promote adult and youth tennis development and host a variety of other professional and amateur tennis tournaments, concerts, and festivals; and

Whereas, the total construction cost for the tennis campus at The River District is more than \$400 million. Public investment from the city, county, and state is being requested, targeted at approximately one-third of the total cost. There is competition vying for this project; and

Whereas, on June 12, 2023, Charlotte City Council unanimously approved appropriating an amount not to exceed \$65,000,000 to support the construction of this tennis campus.

Now, therefore, be it

RESOLVED, that the Mecklenburg County Board of Commissioners adopts a resolution authorizing the County Manager, or designee, to negotiate and facilitate an agreement or agreements between Beemok Sports, LLC and Mecklenburg County to assist with the construction of a tennis campus in The River District in an amount not to exceed \$30,000,000.

ADOPTED the _____ day of _____, 2023.

Approved as to Form

County Attorney

Clerk to the Board

Resolution recorded in full in Ordinance Book ---, Document #---

Project BREAK POINT

Questions & Answers



Community
Impact



Economic
Impact



Workforce
Development



Environmental
Considerations

The following Q&A document has been compiled in response to inquiries from the Board of County Commissioners, City Council, and City and County staff related to Project Break Point. We greatly appreciate the thoughtful questions that reflect the deep commitment to understanding the potential impact and benefits of this project. Our responses aim to provide comprehensive insights into the plans, aligning our visions with the community's expectations and aspirations, and building a solid foundation for the proposed development. We look forward to continuing this vital dialogue and are open to further discussions to address any additional queries or concerns.

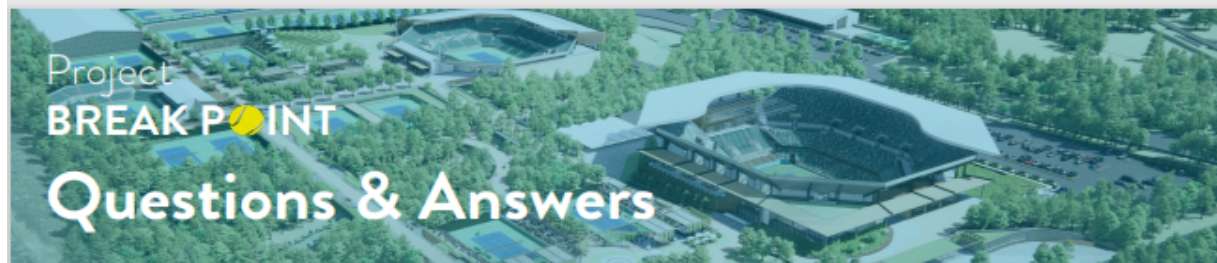


Community Impact

What are Beemok's commitments to implementing youth and community programming at the campus?

Beemok is deeply committed to fostering community growth, access, and empowerment within the Charlotte-Mecklenburg area through our campus. We believe that tennis, coupled with engaging community programs, can serve as a powerful tool for personal development and social change. To truly embed ourselves within the local fabric and understand the unique needs of the community, we've identified two critical initiatives:

- 1. Community Programming Director:** We pledge to appoint a dedicated full-time Director of Community Programming, serving as a crucial bridge between Beemok and Charlotte-Mecklenburg residents. This role will be charged with coordinating affordable and accessible community engagement across the campus, including after-school clinics, summer camps, scholarships for high-performing players, and facilitating access to necessary equipment for those in need. This Director will also cultivate partnerships with local schools, community groups, and non-profits to guarantee broad access to our courts and facilities. Our focus is on recruiting and retaining segments of the community that historically may have been underrepresented or had limited access to tennis, offering solutions to ensure robust participation. This role underscores our dedication to community engagement, inclusivity, wellness, and the transformative power of tennis, ensuring our campus has a lasting, positive impact on Charlotte-Mecklenburg residents.
- 2. Local Community Advisory Board:** Beemok anticipates forming a Board of Advisors, led by our Community Director, comprising representatives from various groups, such as community tennis experts, representatives from Charlotte's West Side, Mecklenburg County Park and Recreation, and Charlotte-Mecklenburg Schools. This collaborative approach ensures diverse representation, which is key to maximizing the positive impact on the broader community. The Board will be tasked with evaluating, designing, and implementing impactful programs, with a particular emphasis on comprehensive youth programming including affordable and accessible after-school activities, summer camps, clinics, and more. Moreover, the Board will foster community integration, employing initiatives such as a free tournament day for kids, a proven strategy we already utilize in Charleston, and actively seek engagement with local small businesses to enhance communal ties and economic impact. We have already initiated dialogue with local leaders who understand the unique challenges and opportunities, and we commit to establishing this advisory group a year before our inaugural tournament, demonstrating our proactive approach to meaningful community engagement.



What are Beemok's commitments to ensuring community access to the campus?

- 1. Open Space, Accessibility & Greenway Connectivity:** In ensuring community access to the campus, Beemok places a strong emphasis on open, accessible spaces, and plans to be a part of Mecklenburg County Parks System, mirroring the ethos of our current Charleston facility. Central to this vision is the establishment of an on-site trailhead, designed for public use, thus seamlessly integrating our campus with the broader greenway development planned for the River District. Furthermore, our plan embraces the broader vision for the River District, which anticipates ever-improving accessibility to the community through collaboration with the Charlotte Area Transit System.
- 2. Public Court Accessibility:** Beemok is committed to ensuring affordable public court access through memberships, hourly drop-in rates, and free court hours for community members demonstrating need. All Mecklenburg County residents will have access to our courts at rates comparable to existing local public facilities and non-county residents will be required to pay a premium. With over 40 courts, encompassing indoor, clay, and hard courts, Beemok anticipates vibrant year-round activity with certain exceptions during special events such as the Western & Southern Open. Additional analysis is required, but Beemok expects the estimated range of costs for court access to be as follows:

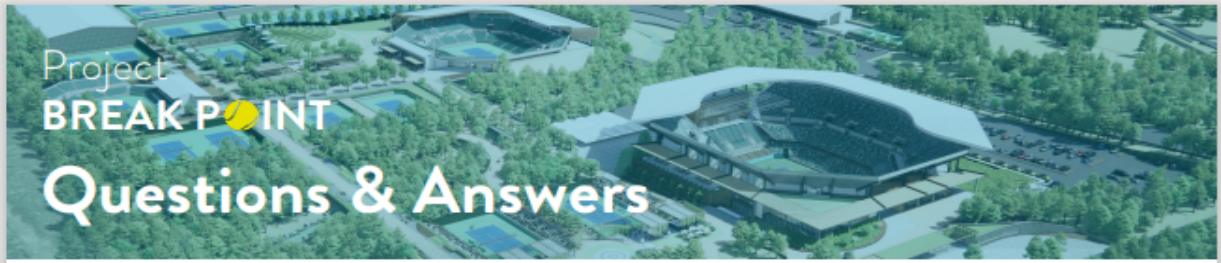
Estimated Cost Ranges

Service Type	Rates
Indoor Court Membership	\$100 - \$130 / mo
Outdoor Court Membership	\$70 - \$90 / mo
Hourly Drop-In Rate (Mecklenburg County Residents)	\$10 - \$15 / hr
Hourly Drop-In Rate (Non-Local Residents)	\$25 - \$35 / hr
Need-Based Access	\$0 / yr

How does Beemok define "needs-based" as it relates to reduced or free access to courts?

Beemok is dedicated to defining "need-based" in partnership with County and City representatives, and we expect this definition to be primarily based on income verification. We are committed to inclusivity and aim for the public portion of our facility to operate on a break-even basis. As such, it's unlikely that this segment will generate significant profits for Beemok. If any profits are generated, they will be redirected into a capital investment fund for the enhancement of public facilities, with any operational losses being absorbed by Beemok. We also intend to engage our Community Advisory Board to aid in outlining need-based access parameters, including qualification criteria and the application process. We believe this collaboration will help ensure our approach is balanced, fair, and well-aligned with the needs and resources of the community.

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What will the court availability look like?

Court availability will vary throughout the year. The site will close for four weeks during the Western & Southern Open for preparation and the tournament itself. A few select weeks will host other tournaments, limiting public access to 10+/- courts. However, for the majority of the year there will be 20+ courts available for public use, ensuring a healthy balance between hosting world-class tennis events and providing ample access for the community.

Projected Annual Calendar

January	February	March	April
Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
May	June	July	August
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September	October	November	December
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20+ Courts Available
to the Public

10+/- Courts Available
to the Public

Masters 1000 Tournament
and Site Preparation



Economic Impact

Can you provide more details on the economic impact study?

The tournament is anticipated to draw over 350,000 attendees yearly, creating an economic boost of over \$275 million for the Charlotte-Mecklenburg area. Attracting ticket buyers from all 50 states and 39 countries, it positions Charlotte on an international stage. The campus will host an array of other events, including amateur and professional tournaments, concerts, and festivals. This diverse programming is projected to further elevate the economic impact to over \$300 million and support nearly 2,500 jobs within Mecklenburg County. If the construction of the campus is taken into consideration, then the economic impact exceeds \$1 billion and total job creation is projected to be 6,700.

Table 1: Summary of Annual Recurring Economic Impact Generated by River District Tennis and Entertainment Complex – Charlotte MSA Impact Summary

Impact Type	Employment	Labor Income	Total Value Added	Output
Direct Effect	1,905	\$85,248,622	\$109,072,692	\$188,414,636
Indirect Effect	393	\$26,086,292	\$37,745,688	\$62,269,826
Induced Effect	588	\$32,958,518	\$57,751,387	\$87,345,727
Total Effect	2,886	\$144,293,433	\$204,569,767	\$338,030,189

Table 1A - Construction: Summary of Impact Generated by Construction of River District Tennis and Entertainment Complex – Charlotte MSA Impact Summary

Impact Type	Employment	Labor Income	Total Value Added	Output
Direct Effect	3,958	\$222,808,068	\$271,821,931	\$608,404,636
Indirect Effect	1,121	\$84,070,715	\$114,649,602	\$187,227,788
Induced Effect	1,639	\$91,680,432	\$160,707,406	\$243,014,312
Total Effect	6,718	\$398,559,215	\$547,178,939	\$1,038,656,736

Direct Effect: Dollars initially spent. First-round employment and sales/expenditures within the state or region.
Indirect Effect: Inter-business transactions. The successive rounds of employment and sales/expenditures attributable to direct effects.
Induced Effect: Household expenditures. The successive rounds of household employment and sales/expenditures attributable to direct effects.



What is the international business recruitment opportunity?

The prospect of hosting the tournament will undoubtedly position Charlotte as a premier international destination. Tennis, being the fourth most popular sport in the world in terms of fanbase and global viewership, offers the highest global brand exposure per hour of any sport. This fact is well recognized by global companies who understand that investments in tennis sponsorships yield substantial returns in terms of visibility.

Currently, the tournament attracts ticket buyers from 39 countries, with representatives from multinational firms regularly attending the event each year. Hosting such an event will place Charlotte within the esteemed echelon of international locales that host Masters 1000 tournaments, a distinguished list that includes cities like Los Angeles, Miami, Rome, Madrid, Paris, Shanghai, Monte Carlo, Montreal, and Toronto.

Coupled with these benefits is the convenience and connectivity offered by Charlotte's international airport. This ease of access allows fans worldwide to attend the tournament and enjoy all that Charlotte provides. Notably, European viewership for the Western & Southern Open exceeds North American viewers by 70%, indicating the immense potential for increased international business recruitment.

Beemok aspires to coordinate with local partners on par with the level of comparable international events in Charlotte. We aim to collaborate with economic development teams and international companies in Charlotte to maximize the tournament's potential as a platform for expanding business in the region. This joint effort will enhance the broader benefits that the tournament will bring to the Charlotte community.

Workforce Development

What is the goal for MWSBE participation in the construction of the facility?

The goal for MWSBE participation in the design and construction of the facility is 20% of all publicly funded aspects of the project. Beemok, in partnership with our general contractor, Choate, and architect, Gensler, has proactively engaged local MWSBE providers to assess their interest and capacity for this project. Choate brings a documented track record of not only meeting but consistently exceeding MWSBE goals in all Charlotte area projects. This commitment reflects our collective dedication to ensuring the project's participant portfolio accurately represents the diverse character of the community.

Beyond the construction phase, Beemok will engage with the local community to identify opportunities and remove barriers for non-profit organizations and event operators of diverse backgrounds to utilize the campus, provide services, and enhance their collective missions. We will create opportunities for local vendors, caterers, marketers, photographers, print and embroidery shops, among others, to contribute to our various events, fostering a symbiotic relationship with the local community. This approach, proven in Charleston where we engaged a multitude of non-profits in event operations, resulting in over \$400k in contributions, aims to create a vibrant, locally influenced ecosystem within the Charlotte-Mecklenburg area.

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How will Beemok provide a living wage for employees on-site?

Beemok is committed to promoting fair labor practices, including the provision of a living wage for all employees. We pledge to incorporate Fair Wage Contracts into agreements with all future tennis staff, vendors, tournament personnel, and service providers.

Will this investment bring more “gigs” to Charlotte’s entertainment industry?

Absolutely, this investment is poised to significantly bolster Charlotte’s growing entertainment industry. The design of our campus, with its four stadiums and an outdoor space, is strategic and geared towards versatility. These multiple stages allow us to accommodate artists and performers of varying sizes and genres simultaneously, presenting a unique opportunity for diverse and vibrant programming.

Our vision extends beyond providing another concert venue for the Charlotte-Mecklenburg area. We envision a dynamic entertainment hub that hosts multiple performances concurrently, enriching the local cultural landscape, and truly redefining the entertainment experience in the region.

What types of jobs will be created on a full-time basis?

We anticipate this project to generate approximately 60 full-time job opportunities spanning a diverse range of fields including day-to-day tennis and pickleball operations, event and concert staffing, academy teaching, and facilities and grounds maintenance. The variety of roles ensures there are opportunities for people with a wide range of skills and interests.

Projected Jobs

Job Category	Employment	Labor Income
Senior Leadership	4 – 6	\$100K – \$150K
Membership / Operations*	8 – 10	\$35K – \$125K
Ticketing / Concerts	4 – 6	\$45K – \$100K
Tennis / Pickleball Instructors*	20 – 30	\$60K – \$100K
Academy Teachers*	10 – 14	\$50K – \$80K
Facilities / Grounds*	6 – 8	\$40K – \$100K
Total / Average	~50 – 75	~\$60K – \$85K

* Includes a ~65/35 split of Full-time/Hourly positions with entry level hourly rate starting at \$25/hr



Environmental Considerations

How does this project integrate into the overall goal of the River District?

This tennis campus is envisioned to align integrally with the River District's mission of blending urban life with the allure of parks, trails, forests, river access, and wide open spaces inherent in nature. Situated at the heart of nature, the campus fully endorses and embodies the River District's goals of encouraging active lifestyles while offering the tranquility of a natural setting.

The design of our campus emphasizes a park-like ambiance, creating a serene yet invigorating space for all who visit. This commitment to an open and accessible design is crucial to our ethos of integrating into the overall vision for the River District. Our aim is not merely to exist within the River District but to enhance its appeal, offering a facility that reflects the active, vibrant spirit of the area.

Moreover, we pledge to uphold sustainable construction practices to mitigate our environmental footprint. We understand the importance of maintaining the pristine natural environment of the River District and will incorporate eco-friendly strategies throughout our development and operational practices. In doing so, we hope to symbolize the River District's dedication to sustainability and contribute to a thriving, environmentally conscious community.

Despite our ambitious plans, it's important to note that our campus will only occupy about 4% of the total River District development in terms of acreage, ensuring that our presence is a harmonious addition to the area rather than an imposition. We envision our campus as a vital part of the River District tapestry, promoting an active, healthy lifestyle while celebrating the natural beauty of our surroundings.

How will you ensure sufficient greenspace?

Experience from our facility in Daniel Island, with its winding trails, extensive tree canopy coverage, and inviting park areas, has underscored the importance of ample greenspace in shaping memorable experiences for our visitors. Our success is directly linked to the quality of the greenspaces we integrate into our facilities.

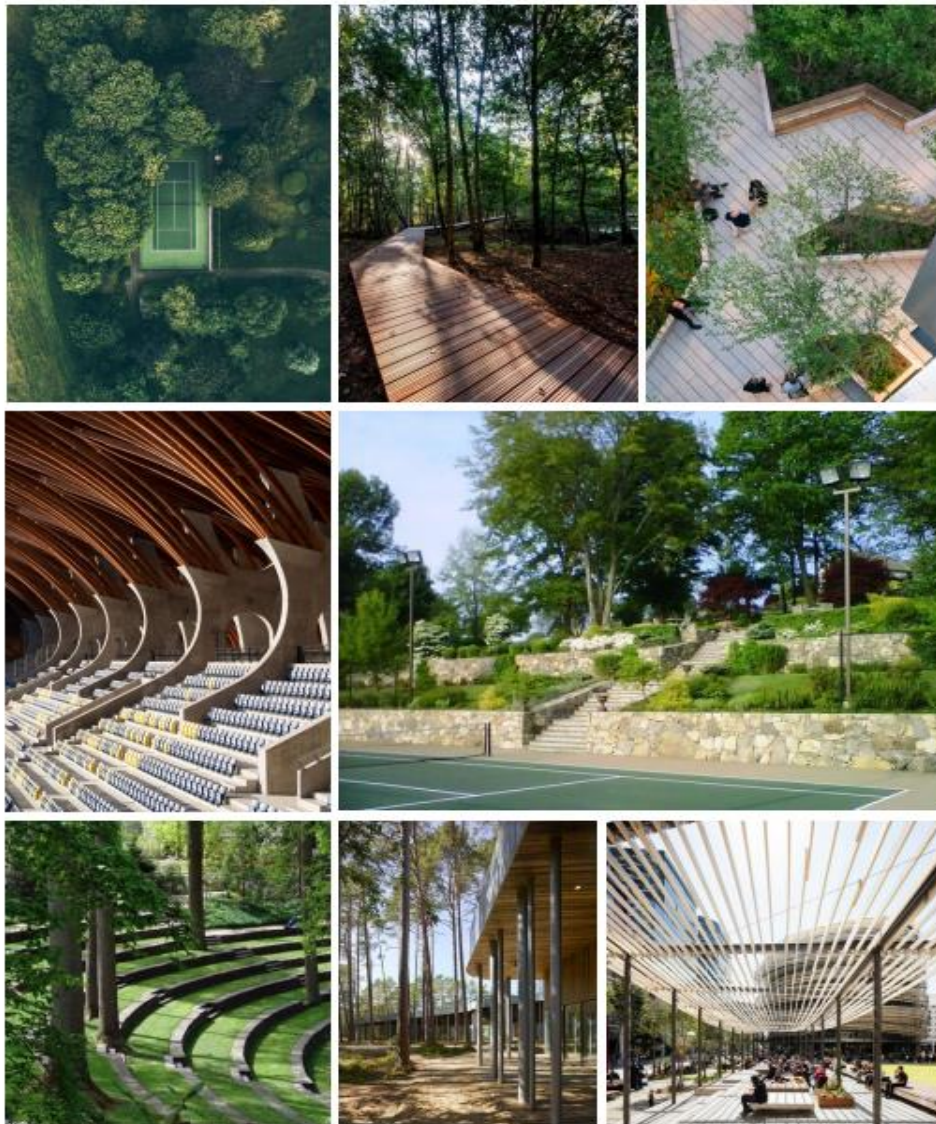
Embracing this, Beemok is deeply committed to preserving and enhancing the natural beauty of the River District. As part of our commitment, we will conduct a comprehensive tree study and adopt strategies that maximize the preservation of existing greenspaces. Our vision is to mirror the proven elements of Daniel Island and curate a park-like campus that seamlessly melds the vibrancy of sport with the tranquility of nature, creating a space that is equally enticing for racket sports, entertainment, and community engagements.

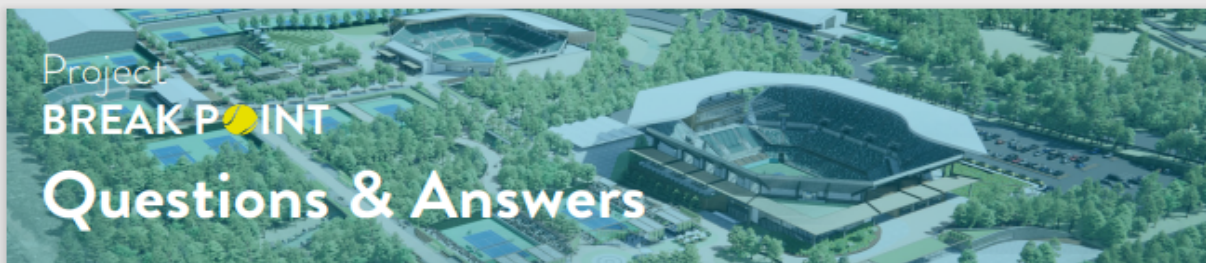
Our mission is to ensure that the River District becomes a place where sport, nature, and community come together in harmony. This can only be achieved when the campus integrates quality greenspaces that not only serve as a backdrop for sporting events but also facilitate memorable interactions and experiences.

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Our Design Inspiration





Additional Questions

Who owns the Meeting Street Schools?

Meeting Street Schools is a non-profit organization and innovative network of five campuses located across South Carolina, offering excellent academic opportunities for children from under-resourced communities who have historically attended failing or under-resourced schools. The organization collaborates with school districts, state governments, and South Carolina families and operates under the governance of multiple public entities and agencies.

The five campuses, three in Charleston, one in Spartanburg, and one in Jasper County, exist within three distinct governance structures:

- Meeting Street Academy - Charleston: This flagship campus is an independent, private school located in downtown Charleston, funded primarily by the philanthropy of the Beemok Family Foundation.
- Meeting Street Jasper & Beaufort: This campus is a state-authorized public charter school funded in large part by public dollars through the South Carolina Public Charter School District, federal funds, and philanthropy from a network of donors.
- Meeting Street Academy - Spartanburg, Meeting Street Brentwood, and Meeting Street Burns (both located in North Charleston, SC): These are public schools of innovation (PSOs), designed as traditional, neighborhood-serving public schools. They have been granted this specific designation by the State of South Carolina. These PSOs are designed to operate with additional autonomy and flexibility to meet their students' needs through innovation. They generate federal funding, with philanthropic support supplementing the core academic model, including support from a network of donors.

Through this structure, Meeting Street Schools are able to effectively serve diverse communities and meet the educational needs of South Carolina students from various backgrounds.

What are the graduation rates?

Meeting Street Schools operates elementary and middle school campuses and graduates 100% of students from these campuses. Though our Alumni Services work, we track our scholars to and through college. We currently have freshman and sophomores in college. Of the 35 students who have attended high school 94% have graduated on time.

What are the expulsion rates?

Expulsion rate is 0% across all 4 campuses.



How many high school graduates have received the Meeting Street Scholarship Fund?

The Meeting Street Scholarship Fund was established to extend our support beyond high school, offering \$40K scholarships to eligible South Carolina students. The scholarship eligibility is strictly objective, based on financial need (Pell Grant eligibility), academic merit (LIFE Scholarship criteria), and enrollment at an approved South Carolina university. Starting in Charleston County in 2021, the program has expanded across 11 counties so far. Within the first two years, we awarded scholarships to 277 students and plan to assist another 280+ this year. Of these recipients, which includes the first two years' awardees plus this year's finalists, 68% are people of color and 41% will be first-generation college graduates.

What is the end date for the tournament in Cincinnati?

There is no set termination date in Cincinnati. Beemok owns the sanction rights to the tournament, and Cincinnati has expressed their desire to maintain a long-term relationship with the event.

If approved, what is Beemok's anticipated commitment to keeping the tournament in the Charlotte-Mecklenburg area?

If approved, Beemok is deeply committed to establishing a long-term presence in the Charlotte-Mecklenburg area. We foresee our partnership extending over a significant period of time; specifically, we're anticipating a commitment to keep the tournament in the region for a minimum of 25 years. This time-frame not only reinforces our dedication to the community, but also offers ample opportunity for the tournament to become a cherished annual tradition, catalyzing sustained economic and social impact.

What will the investment structure look like?

The investment structure for the project will be carefully considered to maximize the benefits for all parties involved. It is anticipated that City investment would be primarily directed towards the amateur sports related investments such as Stadium 3, Stadium 4, indoor courts, outdoor courts, and parking required for amateur sporting events. County investments would focus on community activation areas such as parks and open space.

Once the decisions for all public investments have been secured and the total amount of approved public investment is known, all parties involved will convene to determine the final plan for investment in campus assets. This will then be outlined in formal agreements to ensure clarity and mutual understanding, ensuring the efficient and strategic allocation of resources while prioritizing community interests and access.

Beemok's objective is to operate the public element of the campus at a break-even point while providing affordable access to the community. Any profits generated from the public use of the campus will be directed into a capital investment fund for the benefit of the public facilities. If there are operating losses, Beemok will bear that responsibility. This structure underscores our commitment to providing community access while maintaining the financial stability of the project.

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Campus Map



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DEPARTMENTAL DIRECTORS' MONTHLY REPORTS – NONE

STAFF REPORTS & REQUESTS - NONE

COUNTY COMMISSIONERS REPORTS & REQUESTS

23-0448 SELECTION OF NCACC ANNUAL CONFERENCE (CHAIR DUNLAP)

The Board received information to appoint a voting delegate and alternate for the 2023 North Carolina Association of County Commissioners (NCACC) 116th Annual Conference to be held in Wake County August 24- 26, 2023.

Background: In order to participate in the annual election of officers and policy adoption decisions, the Board must officially select someone to serve as the County's voting delegate during the annual business session in August.

Motion was made by Commissioner Leake seconded by Commissioner Cotham, and unanimously carried, to appoint Chair Dunlap as voting delegate, for the 2023 North Carolina Association of County Commissioners (NCACC) 116th Annual Conference to be held in Wake County August 24-26, 2023.

CONSENT ITEMS

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

23-0395 TEMPORARY CONSTRUCTION EASEMENT – WALKER GREENWAY

Accept donation of a Temporary Construction Easement on a portion of Tax Parcel 201-236-10 (+/- 130 square feet) from Progress Residential Borrower 9, LLC needed for construction of a portion of Walker Greenway.

Background: Park and Recreation is requesting approval to accept a donation of a Temporary Construction Easement from Progress Residential Borrower 9, LLC on the Walker Greenway (a portion of Tax Parcel 201-236-10). As part of the department's current capital improvement

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plan, access is being constructed to connect the main trail of the Walker Greenway to Asheton Creek Drive in the Huntington Forest Neighborhood. The temporary construction easement to be granted by Progress Residential Borrower 9, LLC will allow Park and Recreation to construct a paved access to the main greenway trail.

23-0421 BUDGET AMENDMENT – HEALTH DEPARTMENT (REVENUE INCREASE)

Amend the FY 2023-2024 Budget Ordinance to recognize, receive and appropriate an increase of federal revenue of \$21,134 for the Office of Policy and Prevention program in the General Fund (0001) within Public Health.

Amend the FY 2023-2024 Budget Ordinance to recognize, receive and appropriate an increase of federal revenue of \$46,000 for the Office of Policy and Prevention program in the General Fund (0001) within Public Health.

Amend the FY 2023-2024 Budget Ordinance to recognize, receive and appropriate an increase of federal revenue of \$4,800 for the HIV/STD Outreach program in the General Fund (0001) within Public Health.

Amend the FY 2023-2024 Budget Ordinance to recognize, receive and appropriate an increase of federal revenue of \$217,626 for the WIC Peer Counseling program in the General Fund (0001) within Public Health.

Authorize one (1) new position in the WIC Peer Counseling program: 1 full-time Nutritionist.

Recognize, receive and appropriate federal grant funds of \$100,000 in the General Grant fund (G001) within Public Health. These funds are a sub-award from the University of Alabama at Birmingham (UAB) as part of the Mpox Supplement to its CDC Ending the Epidemic grant.

Adopt a grant project ordinance for the applicable grant in the General Grant fund.

Background:

A. The department received additional funds from North Carolina Division of Public Health (DPH) to launch a digital media campaign across its county, aimed at lesbian and bisexual women who use tobacco.

B. The department received additional funds from North Carolina Division of Public Health (DPH) to expand the Change for Life Tobacco-free Recovery Coalition, and advisory group that understands the unique cultural differences of the behavioral health population.

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C. The department received additional funds from North Carolina Division of Public Health (DPH) to provide additional Ryan White funding in order to increase the number of Minority AIDS Initiatives services to be provided and increase the number of participants to be served.

D. The department received additional funds from North Carolina Division of Public Health (DPH) to help advance the unique benefits of mother-to-mother breastfeeding support which research has found increases breastfeeding initiation and duration among participating women.

E. The health department is requesting a full-time Nutritionist to help provide support to breastfeeding clients.

F. The department received grant funding from the University of Alabama at Birmingham to address the sexual health needs of patients in the Public Health PrEP clinic, including Mpox education and vaccination.

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GRANT PROJECT ORDINANCE

WHEREAS, Mecklenburg County has been awarded a grant from the University of Alabama at Birmingham. The grant has been made available to Mecklenburg County under the CDC Ending the Epidemic up to the amount of \$100,000; and

WHEREAS, the grant funds must be to support public health efforts to address the monkeypox epidemic.

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

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

Section 1. The project described in the University of Alabama at Birmingham grant application is hereby authorized to be undertaken for the duration of the grant.

Section 2. The County Manager is authorized to execute the grant agreement and other documents that are required or appropriated for the County to receive the University of Alabama at Birmingham and to undertake the project. The County Manager is directed to take steps necessary to ensure compliance with all spending and reporting requirements University of Alabama at Birmingham.

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

University of Alabama at Birmingham	\$100,000
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Section 4. The following expenses are appropriated for Mecklenburg County in the General Grants Fund (G001) to complete this project:

University of Alabama at Birmingham	\$100,000
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Adopted this ____ day of _____

Clerk to the Board

Ordinance recorded in full in Ordinance Book ---, Document #---

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23-0422 TAX REFUNDS

Approve refunds in the amount of \$37,647.60 as statutorily required to be paid as requested by the County Assessor.

23-0425 EASEMENT DONATION – CLARKE CREEK GREENWAY

Accept donation of a Greenway Access Easement (AE) from MMB Development Eleven LP for the Clarke Creek Greenway on Tax Parcel-019-221-82: +/- .48 acres of AE.

Background: The subject property owner, MMB Development Eleven LP, has proposed to donate an easement on Tax Parcel 019-221-82 (+/- .48 acres) per the approved rezoning plan for the Mirabella subdivision, in the Town of Huntersville. The land is adjacent to the existing

David B. Waymer Aeromodeller Park. The access easement will allow the Mirabella neighborhood to make a connection to the Clarke Greenway when it is built in the future.

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

23-0426 GREENWAY TEMPORARY CONSTRUCTION EASEMENT – HOOVER CREEK GREENWAY

Authorize the County Manager to execute all documents and payment necessary for acquisition of the following for the construction of the Hoover Creek Greenway Temporary Construction Easement (+/- 0.0274 acres) from Thomas and Dallas Lott on a portion of Tax Parcel 219-073-14 for a purchase price of \$1,045.00.

Background: Hoover Creek Greenway, which is located in the City of Charlotte, is a part of the County's Greenway Master Plan. As part of Park and Recreation's current capital improvement

plan, access is being constructed to connect the main trail of the Hoover Creek Greenway to Jerpoint Abby Drive in the Coventry Neighborhood.

In order to construct a portion of this County-funded greenway project, the County needs to acquire a small amount of Temporary Construction Easement (TCE) on this parcel. The County

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will compensate the property owners appraised value for the TCE, which is \$1,045 for the +/- 0.0274 acres of TCE on Tax Parcel 219-073-14.

23-0444 APPOINTMENT OF REVIEW OFFICERS

Amend "Resolution Designating Review Officers to Review Each Map and Plat Recorded in the Register of Deed Office pursuant to N.C.G.S. 47-30.2 to include David Goode, Christina Hill, Becky Partin, Laurel Urena and Kelsy Jack and remove John E. Schrum, Tommy L. Ferguson and Shad Spencer.

Background: On July 8, 1997, the General Assembly passed Senate Bill 875, which required that each Board of County Commissioners designate by name one or more persons experienced in mapping or land records management as a Review Officer to review each map and plat presented to the Register of Deeds for recording. On September 16, 1997, the Board adopted the attached resolution appointing representatives from Mecklenburg County, the City of

Charlotte and other municipalities in Mecklenburg County. These individuals were chosen by their respective jurisdiction based on their expertise in mapping and land use planning within their jurisdictions (a list of those departments and/or municipalities is attached).

The original resolution has been amended multiple times since its adoption to add or delete names of appointees. The need to add or delete names occurs for various reasons such as changes in staffing (e.g., resignations, retirements) and/or changes in the duties and responsibilities of related positions within the respective jurisdictions. In these instances, a replacement Review Officer is identified from within the department or municipality in which the change has occurred.

From time to time, and for various reasons, the City of Charlotte's Planning Design and Development Department receives requests to update the Review Officer roster from various agencies within Mecklenburg County. This update will remove staff members who are no longer employed with the entity and add new staff in charge of plat and map reviews by the respective agencies. John E. Schrum, Tommy L. Ferguson and Shad Spencer are no longer employed by the City of Charlotte and David Goode, Christina Hill, Becky Partin and Laurel Urena will assume the duties of final record plat review.

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**AMENDMENT TO RESOLUTION DESIGNATING REVIEW OFFICERS
TO REVIEW EACH MAP AND PLAT RECORDED IN THE
REGISTER OF DEEDS OFFICE PURSUANT TO N.C.G.S. 47-30.2**

WHEREAS, on September 16, 1997 the Mecklenburg County Board of Commissioners adopted a resolution entitled "Resolution Designating Review Officers to Review Each Map and Plat Recorded in the Register of Deeds Office Pursuant to N.C.G.S. 47-30.2"; and

WHEREAS, the Resolution has been amended multiple times to accommodate additions and deletions; and

WHEREAS, the Mecklenburg County Board of Commissioners now desires to amend the Resolution to make additional modifications. Now, therefore,

BE IT RESOLVED by the Mecklenburg County Board of Commissioners that the Resolution adopted on September 16, 1997, as amended on prior occasions, be amended and the same hereby is further amended as follows:

1. David Goode and Christina Hill with Mecklenburg County-Land Use and Environmental Services Agency (LUESA), Becky Partin with the Town of Cornelius, and Laurel Urena and Kelsey Jack with Charlotte Storm Water Services are hereby designated as Review Officers in addition to those persons so designated in the Resolution of September 16, 1997, and other appointees as amended on prior occasions; thus, the Resolution is accordingly amended to add these names.

FURTHER, Be It Resolved

2. John E. Schrum and Tommy L. Ferguson with Charlotte Engineering and Shad Spencer with Charlotte Planning - are no longer employed by the City of Charlotte and are therefore no longer responsible for the Review Officer role and shall be deleted from the Resolution adopted on September 7, 2022.

ADOPTED this the ____ day of July 2023.

Kristine M. Smith
Clerk to the Board

Resolution recorded in full in Ordinance Book ---, Document #---

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THIS CONCLUDED ITEMS APPROVED BY CONSENT

23-0438 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:

23-0397 BUDGET AMENDMENT – SHERIFF’S OFFICE SPECIAL REVENUE FUND (REVENUE AND EXPENSE INCREASE)

Motion was made by Commissioner Leake, seconded by Commissioner Jerrell, and unanimously carried to (1) receive and appropriate \$470,600 from Inmate Commissary, (2) receive and appropriate \$7,700 from Vocational Facility telephone revenue and to (3) receive and appropriate \$333,070 from concealed handgun permit fees to the Sheriff’s Office Special Revenue Fund (8521).

Background: All funds collected through Jail commissary operations are to be used for inmate education, library and self-sufficiency programs, as well as supplies and equipment to support the programs (ordinance attached)

All funds received from 33.1 percent of commissions from the inmate telephone system are to be used for inmate vocational education programs.

The Sheriff’s Office share of all funds resulting from the issuance of concealed carry permits will be used for law enforcement purposes only. These funds will be used for the purchase of supplies and equipment as necessary but will not be used for the purchase of information technology.

23-0419 GREENWAY DONATION – CLARKE CREEK GREENWAY

Motion was made by Commissioner Leake, seconded by Commissioner Jerrell, and unanimously carried, to accept the donation of Tax Parcel 019-224-91 (+/- 5.768 acres) from MMB Development Eleven LP for use to construct the Clarke Creek Greenway.

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Background: The subject property owner, MMB Development Eleven LP, has proposed to donate Tax Parcel 019-224-91 (+/- 5.768 acres) per the approved rezoning plan for the Mirabella subdivision, in the Town of Huntersville. The land is adjacent to the existing David B. Waymer Aeromodeller Park and also located on either side of Clarke Creek, making this property highly desirable for Park and Recreation.

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

23-0420 CAPITAL RESERVE EXPENDITURE – GOLF COURSE REPAIRS – THE TRADITION GOLF COURSE, CHARLES T. MYERS GOLF COURSE AND HARRY L. JONES SR. GOLF COURSE (PARK AND RECREATION).

Motion was made by Commissioner Leake, seconded by Commissioner Jerrell, and unanimously carried, to appropriate \$770,000 in available funds from the Public Golf Courses Consolidated Capital Reserve Fund (9002) to complete capital improvements and repairs at The Tradition Golf Course, Charles T. Myers Golf Course and Harry L. Jones Sr. Golf Course.

Background: Construct a hitting bay shelter at The Tradition Golf Course that would provide the user the ability to practice during inclement weather. The structure will also allow the facility to rest natural grass hitting areas at certain points during the year. The Management contractor will install Top Tracer technology inside the hitting bay, at no cost to the County. The cost of the project is \$375,000.

Replace two irrigation pumps at Charles T. Myers to ensure that facility can irrigate as needed throughout the summer growing season. The cost to repair the pump repair is \$15,000.

As part of Phase III of the Harry L. Jones Sr. Design project, some additional scope has been added to the design phase. A feasibility study, no-rise studies, soil stockpile evaluation and irrigation mainline landfill cap thickness study all need to be completed. The increase in this scope of work is \$55,000.

Fund complete replacement of the bridge on #9 at Harry L. Jones Sr. Golf Course. The bridge has been taken out of service and needs to be replaced to provide a safe experience for the

users. The bridge remains in the same location in the proposed new course layout. The cost of the project which includes engineered drawings, permits, demolition and construction is \$325,000.

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**23-0423 CONSTRUCTION CONTRACT – BRIAR CREEK STREAM REPAIR PROJECT –
MONCURE DRIVE.**

Motion was made by Commissioner Jerrell, seconded by Commissioner Leake, and unanimously carried, to authorize the County Manager to execute a construction contract with Carolina Wetland Services, Inc in the amount of \$624,303.35.

Background: This project will enhance and stabilize approximately 700 linear feet of Briar Creek located at Lila Wood Circle to Moncure Drive. This work will improve water quality by stabilizing the stream banks which will reduce the sediment loading and improve aquatic habitat by installing rock structures.

The construction contract will be funded by Storm Water fees from the Major System Spot Repair Program. These are typically smaller projects where residents can report service requests for severely failing streambanks. The service requests are ranked by the severity of the erosion and the date the service request was reported.

The project received 6 bids for construction on May 2, 2023. Carolina Wetland Services, Inc. was the lowest responsive, responsible bidder with a bid of \$624,303.35.

**23-0424 COMMUNITY DEVELOPMENT BLOCK GRANT ENTITLEMENT PROGRAM – 2021
ANNUAL ACTION PLAN (FY 2021-22) MINOR AMENDMENT #1 SUMMARY.**

Motion was made by Commissioner Leake, seconded by Commissioner Powell, and unanimously carried, to approve the 2021 Annual Action Plan Minor Amendment #1 for Mecklenburg County's Community Development Block Grant (CDBG) program.

Background: Mecklenburg County is required to approve a minor amendment to the 2021 Annual Action Plan to reallocate \$30,000 of FY21-22 CDBG program funds as follows:

- *\$20,000 will be allocated to the Davidson Cornelius Child Development Center towards its FY21-22 CDBG allocation, increasing the existing FY21-22 original funded amount of \$62,500 to \$82,500.*
- *\$10,000 will be allocated to the FY22-23 Huntersville Huntington Green Sidewalk Project Phase II.*

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MECKLENBURG COUNTY Community Development Block Grant (CDBG) Entitlement Program

OVERVIEW OF SUBSTANTIAL AMMENDMENTS

JUNE 6, 2023

To continue to spend federal dollars in accordance with HUD required program standards, Mecklenburg County is making the following substantial amendments as needed to allow modification for new or existing activities.

The following changes are submitted for BOCC approval:

2021 Annual Action Plan Minor Amendment #1

The 2021-2022 Annual Action Plan will be amended to decrease 2021-2022 funds in the amount of \$30,000 allocated to the Christ Our Shepherd, d.b.a. C.O.S. Kids Child Development Center (FY21-22). The original allocation of \$62,500 will be reduced to \$32,500 with remaining funds reprogrammed as follows:

- \$20,000 will be allocated to the Davidson Cornelius Child Development Center towards their FY21-22 CDBG allocation, increasing the existing FY21-22 original funded amount of \$62,500 to \$82,500.
- \$10,000 will be allocated to the FY22-23 Huntersville Huntington Green Sidewalk Project Phase II.

23-0440 NOVEMBER 7, 2023 BOND REFERENDUM PROCESS (\$2,500,000,000 IN GENERAL OBLIGATION SCHOOL BONDS)

Motion was made by Commissioner Powell, seconded by Commissioner Jerrell, and unanimously carried, to adopt a "Resolution to Introduce the Bond Order" and to adopt a "Resolution authorizing a Public Hearing on the Bond Order, directing publication of the Notice of Public Hearing, and filing of a Statement of Debt and Statement of Disclosure"

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Background: In June 2023, the Board of County Commissioners adopted the Mecklenburg County FY2024 - FY 2028 Capital Improvement Program (CIP). The CIP includes \$2.5 billion of Charlotte-Mecklenburg School capital projects to be funded through general obligation school bonds. These school bonds must be approved by the voters in a November 7, 2023 county-wide referendum. In order to place the referendum on the ballot, several actions are required by the Board, the first of which was taken at the June 6, 2023 meeting.

The first action considered with this item will introduce a bond order, while the second authorizes a public hearing to consider adoption of the bond order to be held at the August 2, 2023 Board meeting, directs staff to publish notice of the hearing and file a required statement of debt and related disclosures. After the referendum, additional Board actions will be required, as well as approval by the Local Government Commission, before any bonds can be issued.

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BOND ORDER AUTHORIZING THE ISSUANCE OF \$2,500,000,000 GENERAL OBLIGATION SCHOOL BONDS OF THE COUNTY OF MECKLENBURG, NORTH CAROLINA

WHEREAS, the Board of Commissioners of the County of Mecklenburg, North Carolina has ascertained and hereby determines that it is necessary to pay the costs of constructing, improving, and renovating school facilities, specifically including, among other things, the construction and renovation of classroom facilities, the construction and equipping of athletic facilities, the acquisition and installation of furnishings and equipment, the acquisition of land, rights-of-way and easements in land required therefor, and related public infrastructure development.

WHEREAS, an application has been filed with the Secretary of the Local Government Commission of North Carolina requesting Commission approval of the General Obligation School Bonds hereinafter described as required by the Local Government Bond Act, and the Clerk to the Board of Commissioners has notified the Board of Commissioners that the application has been accepted for submission to the Local Government Commission.

NOW, THEREFORE, BE IT ORDERED by the Board of Commissioners of the County of Mecklenburg, North Carolina, as follows:

Section 1. In order to raise the money required for the purposes described above, in addition to any funds which may be made available for such purpose from any other source, General Obligation School Bonds of the County are hereby authorized and shall be issued pursuant to the Local Government Finance Act of North Carolina. The maximum aggregate principal amount of such General Obligation School Bonds authorized by this order shall be \$2,500,000,000.

Section 2. Taxes will be levied in an amount sufficient to pay the principal and interest on the General Obligation School Bonds.

Section 3. A sworn statement of the County's debt has been filed with the Clerk to the Board of Commissioners and is open to public inspection.

Section 4. This bond order will take effect when approved by the voters of the County at a referendum scheduled for November 7, 2023.

The foregoing bond order was read by title and introduced by the Board of Commissioners of the County of Mecklenburg, North Carolina this 6th day of July, 2023.

BOARD OF COMMISSIONERS
COUNTY OF MECKLENBURG
NORTH CAROLINA

ATTEST:

George Dunlap
Chairman of the Board of Commissioners

Kristine M. Smith, Clerk to the
Board of Commissioners

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STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG) ss:

I, Kristine M. Smith, Clerk to the Board of Commissioners of the County of Mecklenburg, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of so much of the proceedings of the Board of Commissioners as it relates to the introduction of the bond order entitled "**BOND ORDER AUTHORIZING THE ISSUANCE OF \$2,500,000,000 GENERAL OBLIGATION SCHOOL BONDS OF THE COUNTY OF MECKLENBURG, NORTH CAROLINA**" by the Board of Commissioners of the County of Mecklenburg, North Carolina, at a meeting held on the 6th day of July, 2023 and that such proceedings are to be recorded in the minute books of said Board of Commissioners.

WITNESS my hand and the seal of the County of Mecklenburg North Carolina, this the ____ day of _____, 2023.

Clerk to the Board of Commissioners
County of Mecklenburg, North Carolina

(SEAL)

Resolution recorded in full in Ordinance Book ---, Document #---.

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**RESOLUTION OF THE COUNTY OF MECKLENBURG, NORTH CAROLINA REGARDING
BOND ORDER AUTHORIZING THE ISSUANCE OF \$2,500,000,000 GENERAL
OBLIGATION SCHOOL BONDS, SETTING A PUBLIC HEARING THEREON, DIRECTING
PUBLICATION OF A NOTICE OF SAID PUBLIC HEARING, AND FILING OF A DEBT
STATEMENT AND STATEMENT OF DISCLOSURE.**

WHEREAS, bond order entitled:

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$2,500,000,000
GENERAL OBLIGATION SCHOOL BONDS OF THE COUNTY OF
MECKLENBURG, NORTH CAROLINA;”

has been introduced at a meeting of the Board of Commissioners of the County of Mecklenburg, North Carolina (the “*Board of Commissioners*”) this 6th day of July, 2023; and

WHEREAS, the Board of Commissioners desires to provide for the holding of a public hearing thereon on August 2, 2023 and the submission of a statement of debt and statement of disclosure in connection therewith as required by The Local Government Bond Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF MECKLENBURG, NORTH CAROLINA that the public hearing on said bond order shall be held on the 2nd day of August, 2023 at or about 6:30 p.m. in the Charlotte-Mecklenburg Government Center Meeting Chamber, 600 East Fourth Street, Charlotte, NC, 28202.

BE IT FURTHER RESOLVED that the Clerk to the Board of Commissioners is hereby directed to cause a copy of said bond order to be published with a notice of such hearing in the form prescribed by law in a newspaper of general circulation in the County on or before the 27th day of July, 2023.

BE IT FURTHER RESOLVED that before publication of the bond order with the notice of such public hearing, the County’s Chief Financial Officer is hereby directed to (a) file with the Clerk to the Board of Commissioners a statement setting forth the debt incurred or to be incurred, the appraised value of property subject to taxation by the County and the net debt of the County, and (b) file with the Clerk to the Board of Commissioners and the Local Government Commission of North Carolina and post online a statement of disclosure in accordance with Section 159-55.1(a) of the General Statutes of North Carolina.

BE IT FURTHER RESOLVED that this Resolution shall become effective on the date of its adoption.

Read, approved and adopted this 6th day of July, 2023.

BOARD OF COMMISSIONERS
COUNTY OF MECKLENBURG
NORTH CAROLINA

ATTEST:

George Dunlap
Chairman of the Board of Commissioners

Kristine M. Smith, Clerk to the
Board of Commissioners

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STATE OF NORTH CAROLINA)
) ss:
COUNTY OF MECKLENBURG)

I, Kristine M. Smith, Clerk to the Board of Commissioners of the County of Mecklenburg, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution titled **"RESOLUTION OF THE COUNTY OF MECKLENBURG, NORTH CAROLINA REGARDING BOND ORDER AUTHORIZING THE ISSUANCE OF \$2,500,000,000 GENERAL OBLIGATION SCHOOL BONDS, SETTING A PUBLIC HEARING THEREON, DIRECTING PUBLICATION OF A NOTICE OF SAID PUBLIC HEARING, AND FILING OF A DEBT STATEMENT AND STATEMENT OF DISCLOSURE"** duly adopted by the Board of Commissioners of the County of Mecklenburg, North Carolina, at a meeting held on the 6th day of July, 2023 and that such proceedings are to be recorded in the minute books of said Board of Commissioners.

WITNESS my hand and the seal of the County of Mecklenburg, North Carolina, this the ____ day of _____, 2023.

Clerk to the Board of Commissioners
County of Mecklenburg, North Carolina

(SEAL)

Resolution recorded in full in Ordinance Book ---, Document #---.

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23-0439

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 Meier, seconded by Commissioner Griffin, and unanimously carried, that there being no further business to come before the Board that the meeting be adjourned at 9:26 p.m.

Kristine M. Smith, Clerk to the Board

George Dunlap, Chair