



# Wake County

301 South McDowell Street  
Raleigh, NC

## Meeting Minutes Board of Commissioners

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Monday, September 16, 2024

2:00 PM

Wake County Justice Center

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### Regular Meeting

**Meeting Called to Order: Chair Shinica Thomas**

**Pledge of Allegiance**

**Present:** 7 - Chair Shinica Thomas, Vice-Chair Susan Evans, Commissioner Vickie Adamson, Commissioner Matt Calabria, Commissioner Don Mial, Commissioner Cheryl Stallings, and Commissioner Tara Waters

Staff present: David Ellis, County Manager; Duane Holder, Deputy County Manager; Ashley Jacobs, Deputy County Manager; Emily Lucas, Deputy County Manager; Danya Perry, DEI Director; Scott Warren, Attorney; Yvonne Gilyard, Clerk to the Board; Toni Womack, Deputy Clerk; Ben Canada, Chief of Staff; Dara Demi, Chief Communications Director; Portia Johnson, Senior Executive Assistant; Tanika Cooper, Senior Executive Assistant; Stephanie Mintz, Communications Consultant; and Ellen Meder, Communications Consultant.

Others present: Adam Cook, Planner II; Michael Haley, Executive Director, Wake County Economic Development; Tim Ashby, Senior Facilities Project Manager; Jonathan Frederick, CEO, Marbles Museum, and Mark Perlman, Equitable Housing & Community Development Division Director.

**Invocation: Commissioner Cheryl Stallings**

**Items of Business**

1. Approval of Agenda

**Commissioner Stallings moved, seconded by Commissioner Waters, to approve the agenda. The motion carried by the following vote:**

**Aye:** 7 - Chair Thomas, Vice-Chair Evans, Commissioner Adamson, Commissioner Calabria, Commissioner Mial, Commissioner Stallings, and Commissioner Waters

**2.** Retiree Recognition

**Attachments:** [Retiree Recognition 09.16.24.docx](#)

Manager Ellis shared retiree recognitions.

- Louise Bishop, Community Services
- Anthony Zarcone, Health and Human Services

**Consent Agenda**

**Vice-Chair Evans moved, seconded by Commissioner Calabria, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Chair Thomas, Vice-Chair Evans, Commissioner Adamson, Commissioner Calabria, Commissioner Mial, Commissioner Stallings, and Commissioner Waters

**3.** Supplemental Funds for GoWake Access Community Transportation

**Attachments:** [BOC - CTP Grant 9-24 .docx](#)  
[NCDOT\\_23-CT-063 Amendment.PDF](#)  
[Budget Memo - FY2025 Human Services Transportation Fund.pdf](#)

**4.** Appropriate Additional Federal American Rescue Plan Act (ARPA) Funding towards HHS Programs

**Attachments:** [Agenda Item - ARPA - HHS.docx](#)  
[Budget Memo - FY2025 American Rescue Plan Fund.pdf](#)

**5.** Approve a Resolution to Initiate Actions Required to Extend The Fire Tax District

**Attachments:** [Fire Tax District Resolution for Report Agenda Item.docx](#)  
[Resolution for Fire Tax District Annexation .docx](#)  
[Notice to Property Owners.pdf](#)  
[Northwest Wake County Fire EMS Community Meeting Presentation.pdf](#)

**6.** Disposition of 109 West Barbee Street for the Purpose of Affordable Housing

**Attachments:** [Agenda Item V.1.docx](#)

**7. Approval of Land Lease at Randleigh Farm to Flatiron Corporation**

Attachments: [Agenda Item - Randleigh Land Lease.docx](#)  
[City of Raleigh - Agenda Item Details.docx](#)  
[Randleigh Land Lease Budget Memo.pdf](#)  
[Site Map RandleighLease.pdf](#)  
[CIP Budget Memo - FY 2025 PGROS.pdf](#)  
[OS Bond and NCDOT Funding Tracker.pdf](#)

**8. Plan Year 2025 Health and Dental Rates**

Attachments: [Item Summary.docx](#)

**General Public Comments****9. General Public Comments**

Mr. Daniel Coleman - Rock Quarry Rd - shared comments on fraudulent real estate. Handout shared with the BOC.

**Regular Agenda****10. Public Hearing to Consider Rezoning PLG-RZ-005262-2024 of Nine Parcels Totaling Approximately 27.85 Acres Located on Eddie Howard Road to Wake County Residential-30 Zoning District**

Attachments: [Item Summary.docx](#)  
[Presentation.pdf](#)  
[Staff Report.doc](#)  
[Planning Board Meeting Minutes Excerpt.docx](#)  
[Statement of Consistency.doc](#)  
[Ordinance Approval.doc](#)  
[Motions Page.docx](#)

Adam Cook, Planner II, shared the Zoning Map.  
He shared the request.  
He shared the site location.  
He shared the jurisdiction map.  
He shared the background.  
He shared the zoning history.  
He shared public input.  
He shared staff findings.  
He shared the Staff Recommendation.

Mr. Tom Wells, Planning Board Chair, shared the Planning Board Recommendation.

Chair Thomas opened the public hearing. No one came forward.

Commissioner Adamson shared comments about speaking with a farmer that has no concerns about the zoning map.

Commissioner Stallings asked if there were any comments from residents at the meeting.

Mr. Wells shared that there were no comments.

**Vice-Chair Evans moved, seconded by Chair Thomas, that the Board of Commissioners:**

**1. Hold a public hearing and adopt the draft statement finding that the requested rezoning to Residential-30 is consistent with the Wake County Comprehensive Plan, reasonable, and in the public interest;**

**and by a separate motion;**

**2. Adopt the attached ordinance for the proposed rezoning as presented in PLG-RZ-005262-2024. The motion carried by the following vote:**

**Aye:** 7 - Chair Thomas, Vice-Chair Evans, Commissioner Adamson, Commissioner Calabria, Commissioner Mial, Commissioner Stallings, and Commissioner Waters

**11. Public Hearing and Consideration of a Business Development Grant Agreement for Jewelers Mutual Insurance Company**

**Attachments:** [Item Summary\\_Jewelers Mutual Business Development Grant.docx](#)

[Presentation.pdf](#)

[Jewelers Mutual Goup Grant Agreement 9.16.2024 Public Hearing.pdf](#)

[Wake County Business Development Grant Policy Adopted 12.4.2023.pdf](#)

Mr. Michael Haley, Executive Director, Wake County Economic Development, shared the Business Development Grant for Jewelers Mutual Insurance.

He shared the Jewelers Mutual Group.

He shared Project Diamonds.

He shared the Proposed Agreement Terms.

He shared the State and Local Incentive Summary.

Chair Thomas opened the public hearing.

No one came forward.

Vice-Chair Evans shared that this company is upfitting current vacant space and this is a win for the county.

Chair Thomas shared comments on the list of companies that are engaged. Gift match, charitable donations, educational scholarships, involved in matching local non-profits.

**Commissioner Mial moved, seconded by Chair Thomas, that the Board of Commissioners holds a public hearing and approves a Business Development Grant Agreement with Jewelers Mutual Insurance Company, SI. subject to the terms and conditions acceptable to the County Attorney. The motion carried by the following vote:**

**Aye:** 7 - Chair Thomas, Vice-Chair Evans, Commissioner Adamson, Commissioner Calabria, Commissioner Mial, Commissioner Stallings, and Commissioner Waters

**12. Approval of Schematic Design for Marbles Kids Museum West Courtyard Enclosure and Expansion**

**Attachments:** [Final\\_Marbles Agenda Item 9.16.24.docx](#)  
[Presentation.pdf](#)

Mr. Tim Ashby, shared the West Courtyard Enclosure and Expansion. He shared the HUB-renovation capacity improvements on Hargett Street.

Mr. Jonathan Frederick, CEO, Marbles Kids Museum, shared comments on the West Courtyard Enclosure and Expansion interior - Futuropolis Exhibit.

He shared the New Multi-Purpose Classroom Space.

He shared the New Rooftop Playscape.

He shared the site location.

He shared the floorplans for the First Floor.

He shared the floorplans for the Second Floor.

He shared the section which is a sideview.

He shared that this new Marbles is going to be impactful and provide opportunities for to attract more visitors.

Mr. Ashby shared that Blount Street Activation.

He shared the Project Schedule.

He shared the Funding Agreement.

He shared the Goals and Outcomes.

Commissioner Waters shared appreciation of the exhibit team. She shared comments on groups who will be invited that need extra support.

Mr. Frederick shared that there will be sensory programs, Ready Set School Program, Family Stem program as well as other programs.

Commissioner Adamson shared comments on the foster family program night that was sponsored by Marbles.

Commissioner Stallings shared kudos to the creative minds and encourage the programs for marginalized children.

Vice-Chair Evans shared her excitement on the project. She shared comments on the thoughtfulness of the quiet rooms for sensitivity. She shared comments on the improvement of the streetscape on Blount Street.

Commissioner Calabria shared appreciation for the plan that has been laid out. He asked what are other opportunities with other museums. He wanted to ensure that there were multi-location that offered events.

Mr. Frederick shared that he has had conversations about having multiple locations for events with other agencies in Wake County.

Chair Thomas asked about the amendment to the funding agreement.

Mr. Ashby assured that Commissioners that Marbles could prove the dedication of funds.

Commissioner Mial shared comments about the expansion into other municipalities.

Mr. Frederick shared that Marbles has expanded to some libraries to include staff capacity and partnerships.

**Vice-Chair Evans moved, seconded by Commissioner Waters, that the Board of Commissioners approves Schematic Design of the Marbles Kids Museum West Courtyard Enclosure & Expansion, and Authorizes the County Manager to enter into an Amended and Restated Funding Agreement between Wake County and Marbles Kids Museum subject to the terms and conditions acceptable to the County Attorney The motion carried by the following vote:**

**Aye:** 7 - Chair Thomas, Vice-Chair Evans, Commissioner Adamson, Commissioner Calabria, Commissioner Mial, Commissioner Stallings, and Commissioner Waters

13. Second Round 2024 Tax Credit Recommendations and Affordable Housing Development Program (AHDp) Loans to Develop Affordable Multifamily Rental Housing

**Attachments:** [Agenda Item V.1.doc](#)  
[2024 4% Round 2.pdf](#)  
[AHDp 2024 2nd Round Map.pdf](#)

Mr. Mark Perlman, Equitable Housing & Community Development Division Director, shared the Multi Family Affordable Housing Loans.

He shared the Low-Income Housing Tax Credits (LIHTC).

He shared the LIHTC Public Private Partnership.

He shared the request for Proposal Timeline.

He shared that Over 4,3000 Units Created and Preserved.

He shared the Summary of 2024 Round 2 Proposals.

He shared the RFP Evaluation Criteria.

He shared Available Funding Sources.

He shared Recommendations.

He shared the Location of Proposed Properties.

He shared the Recommendation Summary.

He shared a map of Moore Square Apartments, Maple Ridge Apartments and Strickland Apartments.

Vice-Chair Evans shared the appreciation of staff and their due diligence and the partnership with the City of Raleigh.

Commissioner Adamson shared comments on the success rates in the past with the second round of gap financing.

Mr. Perlman shared that they have been very successful. He shared that there has been a shift from the previous 9% to the current 4% rates.

Commissioner Adamson asked if we get 4% credit how long will it take for the apartments to come on line.

Mr. Perlman shared that as of today, the 4% is not competitive and assuming that they meet all of the threshold requirements, they should move forth after getting the buy out allocations from the Raleigh Housing Authority. The developers plan to break ground mid to late next year and an estimated 18-24 months of construction.

Commissioner Stallings asked what services will be provided for supportive units.

Mr. Perlman shared that for the rental assistant vouchers, there is a variety of underlining funding sources, so depending on who has the voucher and what the funding sources, there are different needs and they have social workers and case managers on staff who work with clients one on one to coordinate access to available services. These services include behavioral health, substance abuse, general life skills ability where they can remain housed. This includes on-going case management.

Commissioner Waters shared comments on partnerships, evaluation criteria and asked how many projects are in the partnership.

Mr. Perlman shared that they received five proposals in this round.

Commissioner Waters asked how do residents get on the waiting list.

Mr. Perlman shared that developers partner with property managers and interested residents would need to contact the developer and property manager directly to secure a spot on the waiting list.

Commissioner Calabria shared if there will potentially be a round three. Mr. Perlman shared potentially if there are proposals that they can support.

Commissioner Calabria thanked Mr. Perlman for the map of new proposals. He shared that he would like to see an aggregated map.

Mr. Perlman shared they have the list of projects that they have completed over the years.

Commissioner Mial shared comments on the housing listening tours and appreciates the operations to support the residents of the county.

Commissioner Stallings appreciated the staff that support the housing listening tours.

**Commissioner Adamson moved, seconded by Vice-Chair Evans, that the Board of Commissioners approves the following loan recommendations for 2024 North Carolina Housing Finance Agency Low Income Housing Tax Credit Applications, with funds up to the amounts indicated from federal HOME, CDBG, or County CIP for:**

**Affordable family housing developments including:**

1. **\$3,360,000 for Moore Square Apartments in Raleigh, NC**
2. **\$3,000,000 for Maple Ridge Apartments in Raleigh, NC**
3. **\$3,000,000 for Strickland Apartments in Raleigh, NC**

**All funding commitments are subject to terms and conditions acceptable to the County Attorney. Awards are also contingent upon the development receiving local approvals including site plan approval, all necessary permits from the local municipality and an award of tax credits from the NC Housing Finance Agency. All awards are contingent upon the basic terms as identified in the project descriptions, including further commitments from the financial partners as identified. The motion carried by the following vote:**

**Aye:** 7 - Chair Thomas, Vice-Chair Evans, Commissioner Adamson, Commissioner Calabria, Commissioner Mial, Commissioner Stallings, and Commissioner Waters

### **Other Business**

**14. Reports from Advisory and Regional Boards**

Commissioner Adamson shared that every 3 years Living Well Wake sends a survey and it is open until end of October.

Commissioner Stallings shared that Alliance Health has been very active. She shared that she appreciates that work that they do on Women's Health and Mental Health.

**15. Other Reports from Commissioners**

Commissioner Waters shared Crosby Advocacy Day.

Commissioner Stallings shared an update regarding the Amaeus House opening -recovery of men with substance abuse.

Chair Thomas shared that there are four housing listening tours left. Note that the Clerks team will public notice the meetings.

### **Closed Session**

Pursuant to NCGS 143-318.11(a)(3), to receive advice from the county attorney as to IC File No. 23-014091, and to consult within the attorney-client privilege.

**Returning from closed session, Commissioner Calabria read the motion of the settlement. " I move that we approve a settlement in Industrial Commission file number 23-014091 in the amount of \$175,000 subject to terms and condition acceptable to the County Attorney". Motion was seconded by Vice Chair Evans. Passed unanimously.**

**Aye:** 7 - Chair Thomas, Vice-Chair Evans, Commissioner Adamson, Commissioner Calabria, Commissioner Mial, Commissioner Stallings, and Commissioner Waters

**Adjourn**

Meeting adjourned at 3:52 p.m.

Respectfully submitted,

Yvonne C. Gilyard, NCCCC  
Clerk to the Board

**Commissioner Mial moved, seconded by Vice-Chair Evans, to adjourn.  
The motion carried by the following vote:**

**Aye:** 7 - Chair Thomas, Vice-Chair Evans, Commissioner Adamson, Commissioner Calabria, Commissioner Mial, Commissioner Stallings, and Commissioner Waters