



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Tuesday, January 21, 2025

2:00 PM

Wake County Justice Center

Regular Meeting

Meeting Called to Order: Vice-Chair Don Mial

Present: 6 - Chair Susan Evans, Vice-Chair Don Mial, Commissioner Vickie Adamson, Commissioner Cheryl Stallings, Commissioner Shinica Thomas, and Commissioner Tara Waters

Staff Present: David Ellis, County Manager; Scott Warren, County Attorney; Duane Holder, Deputy County Manager; Ashley Jacobs, County Manager; Emily Lucas, County Manager; Toni Womack, Deputy Clerk to the Board; Ben Canada, Chief of Staff; Danya Perry, Diversity, Equity and Inclusion Directory; Dara Demi, Chief Communications Officer; Ellen Meder, Communications Consultant; Stephanie Mintz; Communications Consultant; Kate Maroney, External Communications Division Director; Portia Johnson, Senior Executive Assistant and Tanika Cooper, Senior Executive Assistant.

Pledge of Allegiance

Invocation: Commissioner Tara Waters

Items of Business

2. Approval of the Minutes of the Regular Meeting of December 2, 2024

Commissioner Thomas moved, seconded by Commissioner Waters to approve the minutes of the Regular Meeting of December 2, 2024. The motion carried by the following vote:

Aye: 6 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

3. Retiree Recognition

Attachments: [Retiree Recognition 01.21.25.docx](#)

County Manager David Ellis shared that Mr. David Harris is retiring from the Department of Health and Human Services after 31 years of service.

Consent Agenda

Commissioner Thomas moved, seconded by Commissioner Adamson to approve the Consent agenda. The motion carried by the following vote:

Aye: 6 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

4. NC Department of Health and Human Services Ryan White Part B Funding

Attachments: [01.21.2025 PH Ryan White Part B Agreement Addendum 24-25 Final.docx](#)
[01.21.2025 PH Ryan White Part B Agreement Addendum 24-25 - Carry Over & One-Time Funding.pdf](#)
[Budget Memo - FY2025 Human Services.pdf](#)

5. Increased Funding for the Immunization Outreach Program

Attachments: [01.21.2025 PH FY25 Immunization-Vaccinations Agenda AM EDIT 12.17.24.docx](#)
[Budget Memo - FY2025 Human Services.pdf](#)

6. Additional Federal Funds for Public Health Infrastructure

Attachments: [01.21.2025 PH YR3 CDC Work with Wake Grant AM EDITS 12-17-24.docx](#)
[01.21.2025 PH YR3 CDC Work with Wake Grant Org Chart.pdf](#)
[01.21.2025 PH YR3 CDC Work with Wake Grant NOAdf.pdf](#)
[Budget Memo - FY2025 Grants and Donations Fund.pdf](#)
[Budget Memo - FY2025 Personnel Ordinance Memo.pdf](#)

7. Accept and Appropriate Funding for Marbles Kid Museum Exhibit and Program Space Construction

Attachments: [Agenda Item - Marbles Funding.docx](#)
[CIP Budget Memo - FY 2025 County Capital Fund.pdf](#)
[Marbles Presentation 9.16.24.pdf](#)

8. Award Construction Contract in the Amount of \$562,500 for the Wake County Board of Elections Storage Mezzanine

Attachments: [Agenda Item.docx](#)
 [Project Cost Summary.pdf](#)
 [Bid Tab.pdf](#)

9. Approval to Proceed with Construction Management at Risk Delivery Method for WakeBrook Building 107 Phased Renovation

Attachments: [Wakebrook 107 BOC Pre-CMAR.doc](#)
 [CMAR Report.pdf](#)

10. Project-Based Rental Assistance Contract Amendment for New Bern Crossings

Attachments: [Agenda Item.docx](#)
 [PBRA Agreement 1-21-25.pdf](#)

11. WCPSS CIP Reallocations January 2025

Attachments: [FY25 January WCPSS CIP Reallocations.docx](#)
 [01.21.25 BOC FY25 WCPSS Reallocations Resolution .pdf](#)
 [WCPSS Resolution for CIP Reallocation and Change of Record 1-7-2025.pdf](#)

12. Approval of the FTA 5307 Agreement for FFY2023

Attachments: [01.21.2025 AO FFY 2023 FTA 5307 Agreement Agenda JH EDITS 12-19-24.docx](#)
 [01.21.2025 A&O FFY 2023 FTA 5307 Agreement.pdf](#)

13. Amend FY2025 Opioid Settlement Spending Resolution

Attachments: [Opioid Settlement Item Summary.docx](#)
 [Amended Spending Resolution.docx](#)
 [8-12-24 Work Session Update on Opioid Settlement Funding.pdf](#)
 [Description of Funded Programs.pdf](#)

General Public Comments

14. General Public Comments

Ms. Natalie Lew - shared concerns regarding RDU zoning. She shared examples of the research she had done.

Mr. Vernon Burkhardt - shared comments regarding Ryan White grant funding for good nutrition and dental health. He encouraged Commissioners to talk to State representatives to support Aids efforts.

Ms. Nikki Williams - shared comments regarding alleviation of the state

of homelessness. She shared comments on several of the Wake County homeless shelters emphasizing there is not enough space for people to go. She shared the soup kitchens run out of food. She shared she is grateful that she has been off the streets for 4 months.

Ms. Laura Harris - shared comments about being out at night trying to support the homeless. She shared that drop in shelters are not enough. She shared there are places that the city and county own that can be used to house homeless persons.

Regular Agenda

15. WPCSS Request for the Sale of Surplus Property Adjacent to Rolesville High School

Attachments: [Agenda Item Surplus Property Declination.docx](#)
[Powerpoint Presentation - Surplus Property Adjacent to Rolesville HS - 11-18-2024.pdf](#)
[Precis Sale of Surplus Property - Rolesville HS.docx](#)
[Appraisal - RHS surplus lot.pdf](#)

Ms. Betty Parker, Senior Real Estate Director, WCPSS, shared Surplus Property Disposition Overview. She introduced Ms. Margaret Sutter, Director of Real Estate Services. Ms. Parker shared that she and Ms. Sutter have worked together for seventeen years.

She shared today's presentation is an opportunity for the Board of Commissioners to consider acquisition or decline acquisition of surplus property. She shared State law requires that whenever there is surplus property available, it must be offered to the County for acquisition to be used for any potential County purposes.

She shared the Surplus Property location is adjacent to Rolesville High School.

She shared the Property Area: GIS Aerial:

- Property is about 21.5 acres.
- Property was acquired in 2011.
- Property is zoned as General Commercial.
- Remainder of property is occupied by Rolesville High School and future land banked site for an elementary school.

She shared Surplus Property Area: GIS Aerial Environmental Information.

She shared the Town of Rolesville Zoning Map of Surplus Property Area. She shared an addition of 2600 housing lots are in the Town of Rolesville. As a result of this increasing, it is driving the interest in the

property for the commercial use permit zoning.

She shared the Offer of Acquisition at Fair Market Value.

-Buyer: Gravity Companies LLC

-Contract Purchase Price: \$3,500,000

-Board of Education conditionally approved the purchase contract subject to statutory processes.

-Acreage: 21.54

-Anticipated Use: Commercial

-Proceeds of sale: To be applied to reduce the County's bonded indebtedness for the Board of Education or for future land acquisitions.

She shared Wake County's Housing staff have reviewed and shared there is a better return on investment for housing dollars that could be achieved by collaborating with the Town of Rolesville to explore redevelopment opportunities for the Town and property rather than pursuing affordable housing initiatives on this site.

She shared the End Surplus Property Presentation:

*Request is made for the Board of Commissioners to approve or decline the Wake County Board of Education's offer of an identified surplus property tract at fair market value pursuant to N.C.G.S. §115C-518.

Ms. Parker shared appreciation to Housing staff for review and collaboration, as a great job was done.

Commissioner Stallings asked for clarification, was the land banked for an elementary school?

Ms. Parker confirmed that area on the right side of the screen is the land banked elementary school site. She shared when School System initial purchased property, there was more land then needed at the time.

Commissioner Evans shared appreciation of thoughtfulness by Board of Education and Housing staff for evaluation of potential site for housing and decided that is not the best use of the property. She shared project looks like a lucrative situation and fully supports making the sale.

Commissioner Evans moved, seconded by Commissioner Adamson that the Board of Commissioners decline the Wake County Board of Education's offer of an identified surplus property tract at fair market value pursuant to N.C.G.S. 115C-518. The motion carried by the following vote:

Aye: 6 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

16. WCPSS Request for the Sale of Surplus Property Adjacent to Wendell Elementary School

Attachments: [Agenda Item WCBOE Surplus Property 1-21-2025.docx](#)
[WCPSS Reg 2 Wendell Presentation 1-21-25.pdf](#)
[BOE Precis Declaration of Surplus Property - WES Adjacent Parcel 1-7-2025.pdf](#)
[BOE Surplus Property - WES Adjacent Parcel GIS Exhibits BOC 1-21-2025.pdf](#)

Ms. Betty Parker, Senior Real Estate Director, WCPSS, shared presentation regarding WCPSS Request for sale of Surplus Property Adjacent to Wendell Elementary.

She shared today's presentation is an opportunity for the Board of Commissioners to consider acquisition or decline acquisition of surplus property. She shared State law requires that whenever there is surplus property available, it must be offered to the County for acquisition to be used for any potential County purposes.

She shared Surplus Property Area at Wendell Elementary School: GIS Aerial:

- Property was assembled back in 1940's.
- Acreage is (± 0.18)
- Property was acquired by the District in 1941.
- Property is located at intersection of Poplar Street and Anderson Street; which is disconnected from the balance of the site
- Additional property on the rendering was acquired by WCPSS last spring

She shared Surplus Property Area: GIS Parcel Boundary View.

She shared part of property is graveled and the Town of Wendell is interested in improving it to make a better flow in transportation for the school system and the community.

- Pathway will need to be cleared for roadway improvement.

She shared Offer of Acquisition at Fair Market Value:

- Board of Education approved declaration of parcel on January 7, 2025
- Surplus Property Area: ± 0.18
- Tax Value: \$85,000
- Disclosure of Surplus Acquisition Interest Received: Town of Wendell
- Anticipated Use: Expansion of Anderson Street right-of-way to align with existing adjacent road sections and to accommodate improvements to support and improve vehicular and pedestrian transportation in the area.
- Disposition Process in Discussion: Land exchange with the Town of Wendell pursuant to NCGS 160-274 for real property of comparable

value.

She shared Potential Town Exchange Property:

-Will be mutually beneficial for the district and for the Town of Wendell.

She shared End of Surplus Property Presentation:

-Board approval of acquisition or declination of interest in acquisition is respectfully requested.

She shared this material has been shared with Wake County Housing Department and there was not an interest in the property.

Commissioner Adamson shared appreciation to Ms Parker. She shared understanding for switching one piece of property for another, appears to be an easy thing to do, but knows this requires detailed work.

Commissioner Waters shared appreciation to Ms. Parker as well for the many years of hard work and professionalism. It is always an insurance that when Ms. Parker comes before the board, that it is going to be well done. She shared with extreme gratitude, the County has benefited from all of Ms. Parker's hard work and she shared Ms. Parker's legacy will continue on.

Vice-Chair Mial shared that Ms. Parker has given much to her role over the years. He shared Ms. Parker will be missed and he appreciates all that she has done over the years.

Ms. Parker shared it has always been a pleasure to come before the Board of Commissioners and to work with Wake County staff. She shared working with Wake County has always been a pleasure. She shared the challenges with earlier boards has forged better results for all involved.

Commissioner Stallings shared that she and Ms. Parker worked together in Apex and Western Wake with how growth took place and she recalls all of the hard work provided by Ms. Parker as discussions on school capacity and trying to hold developers accountable. She appreciates Ms. Parker's advocacy and persistence.

Ms. Parker thanked Commissioner Stallings for her leadership and service on the Apex Board. She shared the Apex staff is also great and is very collaborative.

She shared that every town that has worked with has been very gracious to her.

Commissioner Waters moved, seconded by Commissioner Thomas

That the Board of Commissioners declines the Wake County Board of Education's offer of an identified surplus property tract at fair market value pursuant to N.C.G.S. 115C-518. The motion carried by the following vote:

Aye: 6 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

Other Business

17. Reports from Advisory and Regional Boards

Attachments: [Advisory and Regional Boards Item Summary.docx](#)

No updates were provided by Commissioners.

18. Other Reports from Commissioners

Attachments: [Other Reports Item Summary.docx](#)

Commissioner Stallings thanked the residents that helped organize the many Martin Luther King Jr. events over the past weekend. She gives thanks for the many opportunities to celebrate the life and legacy of Dr. King. She reminded that community service lasts all year. She also shared regarding the Continuum of Care Director, Ms. Eileen Rosa, will be working to assist with the homelessness situation in Wake County. She is happy that Ms. Rosa will be joining Wake County.

Commissioner Adamson thanked the volunteers at the Raleigh Yard Waste Center today. She shared deliveries of cut firewood to residents was made. She shared there will be a heater drive for anyone who needs one and once that information is available, she will share it on her social media.

Commissioner Waters shared appreciation for the Crosby Advocacy Group for shifting today's meeting to work with Warmth for Wake. She shared that program benefits the community and she appreciates all who serve and give back to the community.

Commissioner Thomas shared community volunteers are needed for the yearly homelessness count. She shared January 23, 2025 - January 25, 2025 are the dates. She shared this is a once a year count whereby persons go into the community and shelters to make sure that the un-housed persons are counted. She shared last year, there were 992 homeless persons counted and having accurate information does help the Continuum of Care (CoC). She shared for more information, visit: wake.gov/news to obtain the press release.

Chair Evans apologized for being late to today's meeting. She shared she participated earlier today on a panel at the Cary Chamber and discussions held on how Wake County, State Legislature and Municipalities work together. She found meeting a great opportunity to share. She thanked Cary Chamber for the opportunity to attend the meeting.

Vice Chair Mial shared that Commissioner Stallings was the MC of one of the MLK program's that he attended and Commissioner Stallings did a wonderful job. He shared the children's choir did an outstanding job. He shared he had an opportunity to attend an event with Commissioner Thomas as she also served as a spokesperson for an MLK event. He shared there were a lot of activities in the community this past weekend. He thanked the Commissioners for showing their support.

Closed Session

Closed session pursuant to NCGS 143-318.11 (a)(3):

To consult with the county attorney o preserve the attorney-client privilege between this board and its attorney.

No action taken.

Commissioner Thomas moved, seconded by Commissioner Evans to go into Closed Session. The motion carried by the following vote:

Aye: 6 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

Adjourn

Meeting adjourned at 3:52 p.m.

Respectfully submitted,

Yvonne C. Gilyard, NCCCC
Clerk to the Board
Wake County Board of Commissioners