



# Wake County

301 South McDowell Street  
Raleigh, NC

## Meeting Minutes Board of Commissioners

---

Monday, April 7, 2025

2:00 PM

Wake County Justice Center

---

### Budget Work Session

#### Meeting Called to Order: Chair Susan Evans

Chair Evans called the meeting to order at 2:04 p.m.

**Commissioners Present:** Chair Susan Evans, Vice-Chair Don Mial, Commissioner Vickie Adamson, Commissioner Shinica Thomas, Commissioner Cheryl Stallings, Commissioner Tara Waters and Commissioner Safiyah Jackson.

**Staff Present:** David Ellis, County Manager; Scott Warren, County Attorney; Emily Lucas, Deputy County Attorney; Duane Holder, Deputy County Manager; Ashley Jacobs, Deputy County Manager; Ben Canada, Chief of Staff; Toni Womack, Deputy Clerk to the Board; Molly Marcarelli, Budget and Management Services Manager; Aaron Brown, Budget and Management Services Manager; Dara Demi, Chief Communications Officer; Stephanie Mintz, Communications Consultant; Mark Forestieri, Director of Facilities, Design and Constructions; Madeline Camire, Senior Budget and Management Analyst; Michelle Venditto, Director of Budget and Management Services; Lindsey Davis, Senior Budget and Management Analyst; Danya Perry, Diversity, Equity and Inclusion Director; Scott Powell, Budget and Management Analyst; Todd Taylor, Strategic Capital and Debt Director; David Rutherford, Deputy Director of Facilities Design and Construction, and Tanika Cooper, Senior Executive Assistant.

**Others Present:** Christina Spears, North Carolina Association of Educators.

1. Agenda

**Attachments:** [04.07.25 Budget Work Session Agenda.pdf](#)

2. Capital Improvement Program Update

**Attachments:** [CIP Presentation 04.07.25 Special Work Session.pdf](#)

Ms. Molly Marcarelli, Budget and Management Services Manager, recognized the Budget Management team and Wake County's partners.

She shared the Agenda:

- Capital Overview
- Capital Economic Outlook
- County Capital
- Other Capital Funds
- Education Capital Funds

She shared Capital Improvement Programs (CIP) plan for County's capital asset needs:

- Capital programs fund capital investments
- Establish a long-term (7-year) funding plan and identify future financing needs
- Include high cost/complex projects that require planning and a multi-year schedule
- Consider changing conditions and new needs
- Support responsible stewardship of existing facilities

She shared Capital planning framework considers multiple factors:

- Funding
  - Wake fully funds CIP plans
  - For a project to be included in the CIP, it requires an identified, planned revenue source(s)
- Cost and Training:
  - Projects are typically more than \$100,000 and require more than 1 year to complete
- Long Term Planning:
  - Projects are often a result of master planning processes and facility condition assessments to ensure facilities meet service needs
- Capacity Constraints:
  - Cost escalations, internal capacity, market availability, and ongoing operating and maintenance costs considered for each project

She shared County Capital Process Cycle:

1. CIP Requests Received
2. County Core Team and departments meet to refine new CIP requests
3. County Core Team reviews CIP changes and CMO provides feedback
4. Projects identified for potential debt funding
5. Balancing scenarios developed and tradeoffs identified
6. Debt planning finalized
7. Board of Commissioners adopts the budget
8. Annual Appropriation & Project Monitoring

She shared Capital Improvement Plan Timelines:

FY26 Funded Projects - Projects will be appropriated as part of the budget:

- Typically adopted by BOC in Capital Projects Ordinance

FY27 Planned - Projects are planned and included in CIP:

- Revenues are assigned to projects
- Updated annually - scope and costs may change, or ultimately may not be funded

Horizon - Projects are not included in CIP:

- Project timing, priority, business case, or funding source are still being determined

She shared Debt and Capital programs funded by dedicated and revenue sources:

- 30% of Article 40 and 60% of Article 42 sales tax dedicated to WCPSS debt
- 15 cents of property tax rate dedicated to debt and capital
  - 0.25-cent increase starting in FY26 associated with Library bonds approved by voters in November 2024 (14.75 + 0.25 cent = 15)
  - Roughly 80% is dedicated to paying off existing debt
  - Remaining 20% is allocated to “pay-go” cash for County Capital, Wake County Public Schools, and Wake Tech
- Municipal reimbursements (for shared projects)
- Sale of fixed assets and land

She shared the County is responsible for multiple capital programs across multiple funds:

- County Capital Program

- Automation
- Community Capital
- County Buildings
- Criminal Justice
- Economic Development
- Libraries
- Public Safety
- PROS

- Other Programs

- Fire Tax District
- Housing
- Major Facilities

- Solid Waste

- Education Programs
- Wake Tech
- WCPSS

Commissioner Stallings asked if Articles 40 and 42 are statutorily mandated and if it applies to all counties in North Carolina.

Ms. Marcarelli shared the 30% and 60% are in the statewide legislation.

She shared Capital Economic Outlook.

She shared Construction trends and new market factors affecting capital costs:

- High growth in our area results in sustained strong labor demand
- Project cost escalations can result from material prices and/or labor costs:
  - Following COVID-19 disruptions, labor and materials prices began to stabilize at new higher levels
  - Anticipate entering a period of uncertainty around materials costs with the implementation of tariffs

She shared Construction sector continues to experience high workforce demand:

- National unemployment remained at 4%, while construction unemployment rose to 6.5% in January 2025
- NC had 275,000 construction workers in January 2025
- Pace of development in our region is increasing demand for skilled mechanical, electrical, and plumbing labor

She shared mechanical and electrical equipment prices forecasted to increase:

- Local inflation may exceed the national trend at 4-6%
- Demand for HVAC equipment, electrical gear and generators continues to be strong and prices expected to increase
- Lead times anticipated to increase for generators (as high as 2-3 years)

She shared changes to U.S. tariff policy expected to impact capital projects:

- Materials can represent approximately half of project costs
- Tariffs expected to impact drywall, aluminum, and steel prices
- Increased demand for US-sourced materials will still increase prices
- Materials not easily sourced in the US will be affected by tariffs

Chair Evans shared what is currently happening with immigration could negatively impact the labor market in regards to construction.

Commissioner Jackson asked for clarity on historical context in regards to areas that may previously affected the budget, i.e. deferred maintenance.

Ms. Marcarelli shared the Capital program is reviewed annually. She shared in past years BMS spent a lot of time adjusting the capital project cost for mechanical costs to ensure all assets are captured.

Commissioner Stallings asked if the partnership with Wake Tech in recruiting labor is increasing.

Ms. Emily Lucas, Deputy County Manager, shared staff will relay the question directly to Wake Tech.

Ms. Marcarelli shared County Capital includes a wide variety of projects and funding types:

- County capital projects range from:
  - Major renovations and new buildings
  - Maintenance of existing facility roofs, mechanical equipment, etc.
  - Computer/digital infrastructure replacement cycles and purchase of software
- County capital projects are funded through:
  - Limited Obligation Bonds & dedicated Paygo (cash) - for large construction or renovation projects
  - General Obligation Bonds - referenda-specified purposes
  - Partnership reimbursements - tied to specific projects
  - Paygo (cash) calculated in the debt model - used for shorter term projects such as technology, equipment, life cycle replacements not eligible for debt funding

She shared County CIP Elements focus on Maintaining and enhancing service delivery:

- Automation - Computer equipment, software, and IT infrastructure to support County's 4,000+ employees and modernize how customers interact with the
- County Buildings - Construction of new facilities and maintenance of 5 million square feet of existing facilities that allow for effective service delivery
- Criminal Justice - County support for the Sheriff's office, courthouse facilities, and the Detention Center Expansion
- Libraries - Project plan for new libraries and library renovations

supported by a 2024 bond referendum

- PGROS - Project plan for parks, greenways, recreation and open space supported by 2018 bond referendum and master plans
- Public Safety - Equipment and facilities to support Fire & EMS including the EMS facilities master plan

She shared Debt funding supports nearly half of County Capital Projects:

- Debt funding can support large-scale projects for County-owned facilities
- Cash supports the rest of the capital program (automation projects, leased facilities, maintenance of existing facilities)

She shared New facilities and significant renovations may be identified in a few ways:

- State-mandated services or facilities
- Changes to service demand
- Master planning processes help to plan changes to services across facilities that impact the service
- Facilities condition assessments

She shared major facilities projects planned to respond to service demands:

- Animal Center replacement (\$57M)
  - Relocate existing facility to meet increased space and service needs
- Jail Annex & expansion (\$15M, \$152M)
  - Population projections anticipate a need for an expanded detention center; detention Annex is being renovated as a bridge to long-term solution
- New medical examiner facility (\$51.9M)
  - State-required body storage and autopsy/examination space for State Medical Examiner
- GSA/County Administrative facility replacement (\$91.6M)
  - Relocate General Services facility out of downtown Raleigh

She shared 2024 Library Bond approved and ready to begin projects:

- Voters approved a \$142M General Obligation bond for Library renovation, expansion, and construction in November 2024
- Project list & timeline confirmed during March 10, 2025 Board Work Session
- FY26 Budget - levy 0.25 cent tax increase to support bond approval
- Projects slated to begin in FY 2026

She shared Health and Human Service Facilities Master Plan supports public health and social service delivery:

- Service Delivery Vision:

- Treat the whole client by grouping services together
- Support customer service and future changes with appropriate facility design
- Improve accessibility and ensure sites are near population being served
- Utilize partnerships to strengthen service offerings
- Provide safe and secure environment

She shared EMS Master Plan supports increasing call volume and improves geographic coverage:

- Project plan consists of:
  - EMS co-locations with Fire Houses
  - EMS substation
  - EMS district stations
- Current plan invests \$68.8 million over seven years
- Project plan consists of:
  - EMS co-locations with Fire Houses
  - EMS substation
  - EMS district stations
- Current plan invests \$68.8 million over seven years

She shared current County facilities require operating support and capital maintenance:

- County responsible for maintaining 191 buildings spread throughout the County
- Building purposes and uses vary widely, including detention facilities, EMS stations, office space, libraries, parks, animal center, clinical spaces, etc.

She shared as new buildings are added to the portfolio, operating impacts and capital maintenance costs grow.

She shared Capital expenditures result in short and long term operational implications:

- Capital projects have immediate operating budget impacts
  - New technologies often require annual subscriptions or licenses
  - Opening a new facility may require additional program staff
- Capital projects also impact long-term operational planning
  - Adding new construction projects requires staff to design and manage them
  - Planning for an appropriate level of facilities staffing to

maintain County spaces

Commissioner Thomas asked for clarity on the EMS master plan specifically is the Master Plan done every seven years or how often is the Master Plan revisited.

Mr. Mark Forestieri shared the original master plan was 2008 and updated in 2019. There are fluctuations. He shared in 2019 staff did not contemplate the co-location of the fire stations. He shared staff foresees a new Master Plan.

Commissioner Thomas shared generally a master plan is completed every 10 years and it has been 11 years for the EMS Master Plan. She shared additional information should be taken in to consideration when revisiting a new master plan.

Commissioner Adamson asked if it was mandated that all counties have bonding storage facilities.

County Manager Ellis shared it applies to all counties. He shared the State has asked that Wake County increase in providing support.

Commissioner Adamson asked if staff could update the Board on the Bond market.

Ms. Marcarelli shared that Todd Taylor would be best to provide that information.

Commissioner Stallings asked for clarity on the facilities that require County support for operating maintenance. She asked if school buildings or Wake Tech buildings are included.

Ms. Marcarelli shared WCPSS and Wake Tech or accounted for separately. WCPSS and Wake Tech will present to the Board.

Ms. Lucas shared today's presentation is to focus on the buildings that the County owns. There will be other presentations from Wake Tech and WCPSS.

Ms. Marcarelli shared routine maintenance needs are reviewed annually and projected in the 7 year plan:

- Capital maintenance planning relies on a variety of data sources:
  - Maintenance projects tracked against age of asset, date of last renovation, and industry standard life cycle
  - Work orders and facility condition assessments used to identify additional areas needing attention
- Goal is for all building systems to function for their full life cycles

and function at peak efficiency

She shared maintenance, facility repair, and some renovations projects funded with County Cash:

- Ongoing maintenance and repair of facilities - \$227.3M:
  - Facility security improvements
  - Roofing and paving replacements
  - Energy conservation measures
  - Mechanical, electrical, and plumbing
  - Minor building projects
  - Stormwater control responsibilities
- Existing facilities renovations and facility condition upgrades-\$113.2M:
  - Wake County Office Building renovations
  - Facility condition upgrades to existing and older buildings such as Wake House, Courthouse, South Wilmington Street Center

She shared new requested capital projects total \$48.9M:

- Software system replacements and upgrades to improve functionality
  - i.e., IT security infrastructure upgrades, Public Health billing software, parking system upgrades
- Radio network upgrades for public safety responders
- Replacement EMS station at District Drive
- New office and storage space for Open Space staff
- County building improvements, renovations, and expansions:
  - Roof renovations at the Fire Training Center
  - Refit space to provide room for large-scale staff trainings
  - Security cameras at remote County sites
  - Justice Center courtroom refurbishments
- WCSO new equipment & replacements

She shared requested County capital plan cost \$1.2 billion across seven years:

- Cost escalations, scope refinements, and maintenance increases for current infrastructure total \$129.6 million
- New project requests total \$48.9 million

She shared Next Steps:

- Staff will continue to evaluate the business cases and timing of submitted capital requests
- Finalize revenue available for capital projects
  - Update revenue projections
  - Finalize debt and capital model
- County Manager's FY 2026 Recommended Budget will include

balanced Capital Improvement Programs

Commissioner Waters asked for clarity on the facilities condition assessment process.

Mr. Forestieri shared they have gone through two cycles of a facility condition assessment process in the last 20 years. He shared staff inspects a group of buildings. He shared the consultant will review the information provided by staff. He shared that GSA also completes annual inspections.

Commissioner Waters shared her concerns regarding WCPSS not being able to obtain parts.

There was continued discussion regarding facility conditions and obtaining parts.

Commissioner Jackson asked for clarity on state mandates for fund usage and capital requirements. She asked what things have changed from this year and last year.

Ms. Marcarelli shared the most significant differences are the new requested projects. She shared Wake County can use property transfer tax or paygo/cash for any purpose. She shared the Limited Obligation Bond is a type of debt funding that is limited to the purpose the bond is issued. A General Obligation Bond can be used based upon the purpose in the referenda. i.e, Library Bond can only be used for libraries.

There was continued discussion regarding requirements for fund usage.

She shared other capital funds reflect dedicated revenue sources and purposes:

- Fire Tax
- Housing
- Major Facilities
- Solid Waste

She shared Fire Tax District Capital Projects:

- Includes funding for the apparatus, equipment, and facilities of municipal and non-profit fire departments providing fire protection to unincorporated areas of the County and the Town of Wendell
- Staff meet with fire departments during budget development to determine timing for fire apparatus and equipment needed through the capital plan
- Costs for municipal departments are shared with municipalities using a funding methodology outlined in Fire Protection Agreements between the County and municipalities

She shared Fire Tax District planned facilities meet needs of growing community:

- New fire facility locations determined by analyzing fire response data
- Recommendations presented to the Fire Commission through the Fire Tax District Long-Range Plan
- Fire Commission will review and approve proposed Fire Tax budget on April 10, 2025

She shared Housing capital projects help develop affordable units and support those at risk of or experiencing homelessness:

- Leverage gap funding to develop or preserve affordable rental or homeownership housing
- Gap financing for projects originally preserved through the Wake County Preservation Fund
- Major home repair assistance for eligible low-income households
- One-time use of Housing CIP Reserves to launch an acquisition fund

There was discussion regarding the allocations for funding for the Second Street site, land acquisition, affordable housing plan and preservation funding.

Chair Evans confirmed that there will be private funds participation as well.

Ms. Marcarelli shared Major facilities capital program continues investment in Five County Stadium, Marbles, and competitive projects:

- Inter-Local Agreement (ILA) allocates \$1 million per year which the County uses to maintain Five County Stadium and Marbles Museum
  - Needs exceed \$1 million allocation - some replacements are now funded with County cash
- ILA allocates \$2 million per year for competitive projects process
  - 23rd ILA was adopted in fall 2023 - included additional funding for competitive projects in FY25-27
  - Next competitive process expected fall 2025

She shared Solid Waste capital programs address landfill needs and begins planning for the next waste solution:

- Planned projects include:
  - Planning for Beyond the South Wake Landfill
  - Interim closure of a phase at the South Wake Landfill
  - East Wake Transfer station maintenance projects
  - Landfill gas system expansion

- Convenience center improvements
- Soil purchase for phase of landfill construction

She shared Education Programs: Wake Tech and WCPSS.

She shared Capital responsibilities: Wake Tech  
NCGS 115D-32

- The tax-levying authority of each institution shall be responsible for providing, in accordance with the provisions of G.S. 115D-33 or 115D-34, as appropriate, adequate funds to meet the financial needs of the institutions for the following budget items:
- (1) Plant Fund: Acquisition of land; erection of all buildings; alterations and additions to buildings; purchase of automobiles, buses, trucks, and other motor vehicles; purchase or rental of all equipment necessary for the maintenance of buildings and grounds and operation of plants; and purchase of all furniture and equipment not provided for administrative and instructional purposes.

She shared Wake Tech 7-year Capital Program: \$425.8M.

She shared Capital Responsibilities: WCPSS:

NCGS 115C-408. Funds under control of the State Board of Education.

- (a) It is the policy of the State of North Carolina to create a public school system that graduates good citizens with the skills demanded in the marketplace, and the skills necessary to cope with contemporary society, using State, local and other funds in the most cost-effective manner. The Board shall have general supervision and administration of the educational funds provided by the State and federal governments, except those mentioned in Section 7 of Article IX of the State Constitution, and also excepting such local funds as may be provided by a county, city, or district. The Superintendent of Public Instruction shall administer any available educational funds through the Department of Public Instruction in accordance with all needed rules and regulations adopted by the State Board of Education.
- (b) To ensure a quality education for every child in North Carolina, and to assure that the necessary resources are provided, it is the policy of the State of North Carolina to provide from State revenue sources the instructional expenses for current operations of the public school system as defined in the standard course of study.

She shared it is the policy of the State of North Carolina that the facilities requirements for a public education system will be met by county

governments.

She shared Proposed WCPSS 7-year Capital Program: \$2.9B:

Other Program Components:

- Land acquisition
- Facility lifecycle replacements of mechanical, plumbing, electrical, furniture, paving
- Environmental and ADA compliance projects
- Temporary Classrooms/Trailers
- Technology devices & infrastructure and building security systems
- Program Management: Staffing & Admin
- Partial renovations and non-traditional educational spaces and support facilities

She shared WCPSS CIP is updated through collaborative efforts with the Joint Facilities Core Team, Board of Education and Board of Commissioners.

Commissioner Thomas asked what has been provided to Wake Tech's and WCPSS CIP for the previous 7 years.

Ms. Marcarelli shared that information will be shared with the Board.

Commissioner Jackson asked for clarity on the fluctuation of funding for Wake Tech and WCPSS versus the funding for housing.

Ms. Marcarelli shared the funding programs for Wake Tech and WCPSS has many different projects each year whereas funding for housing is a specific amount each year.

Chair Evans shared that Wake County is statutorily required to provide funding for Wake Tech and WCPSS. Funding housing is a decision made by the Board which is not legally required.

Ms. Marcarelli shared for some programs, the County will build a balance and is able to spend more in funding.

Commissioner Adamson shared Wake County receives matching funding from other sources in regards to housing.

Commissioner Thomas asked who provides the matching dollars.

County Manager Ellis shared that the funds come from non-profit organizations, municipalities and state tax credits.

There was continued discuss regarding the funding for affordable housing CIP and the County's Strategic Plan.

Ms. Lucas encouraged the Board to watch the School Board's meeting.

Chair Evans advised that the Board submit any questions regarding the School Board's budget meeting to Ms. Lucas.

County Manager Ellis shared it is best to pass along any questions regarding WCPSS to the school system instead of having County staff answer questions.

### 3. Debt and Capital Model Update

Attachments:     [Debt & Capital Update Presentation 04.07.25.pdf](#)

Mr. Todd Taylor, Strategic Capital and Debt Director, shared the Agenda:

1. Background
2. Debt & Capital Model Update
3. Proposed Capital Funding Strategy FY2026-FY2032
4. Next Steps
5. Questions

He shared Background - PAYGO (cash) and debt are used to fund capital:

- PAYGO Characteristics:

- Commits current resources
- Ownership is immediate
- Affordability determined easily

- Debt Characteristics:

- Commits resources over time
- Ownership can be delayed
- Affordability determined through financial modeling

He shared appropriate use of PAYGO and Debt:

- Use PAYGO for:

- Smaller size & cost assets
- Shorter useful life & benefit
- Examples: technology; minor renovations; FF&E

- Use Debt for:

- Larger size & cost assets
- Longer useful life & benefit
- Part of multi-year program

- Examples: Schools; County parks; County facilities

He shared Advantages using debt for larger assets:

- Affordability
  - Lower tax burden required to fund larger assets with Debt vs. PAYGO
  - AAA bond ratings ensure lowest cost to finance
- Flexibility
  - Debt payments are spread out over time into the future
  - Allows for current resources to address other pressing priorities
- Intergenerational Equity
  - Major assets typically have significant useful life spanning decades
  - Appropriate for multiple generations to pay their fair share over time

He shared long-term and permanent debt types:

- General Obligation Bonds (GO)
  - Voter authorized; Board authorized
  - 20-year repayment on avg.
  - Lowest cost permanent debt
  - Backed by full faith and credit and taxing authority of County
  - Example: County parks
- Limited Obligation Bonds (LOBs)
  - Board authorized
  - 20-year repayment on avg.
  - Slightly higher cost than GO
  - Backed by assets being purchased or constructed (i.e., collateral is required)
  - Example: WCJC building

He shared debt policies and guidelines:

- Integral to County's Success:
  - Goal: maintain AAA ratings - Wake County is 1 of 6 in the state with AAA rating.
  - Rating agency criteria provides framework for County policy
  - Clear bounds of operation for rolling 7-yr CIP development
  - Policy & metrics frequently benchmarked against peers

Commissioner Stallings asked how long has Wake County had the AAA rating.

Mr. Taylor confirmed at least in the mid 1990's.

He shared How does County measure its polity performance to ensure continued access:

- By using a long-term, comprehensive financial model (aka, "Debt & Capital Model"; "Debt Model"; or "Model")
- Debt & Capital Model is maintained in close partnership with County's Financial Advisor:

Mr. Taylor shared Debt and Capital model defined:

- Excel based financial tool utilized for complex analysis
  - Guide and inform County decisions in development of rolling 7-year CIP
  - Determine viability & affordability in capital planning
  - Understand current & future tax impacts in capital planning
  - Gauge impacts & opportunity costs of different capital funding scenarios
  - Measure current & projected future performance of key policy metrics
  - Ensure AAA ratings are maintained
- Includes base assumptions which are monitored & adjusted annually as necessary
- Ongoing update of Model inputs through year
  - Annual budget development; completion of Annual Report; debt issuances

He shared revenue assumptions. He discussed the changes noted in the chart, i.e., the revaluation years.

Chair Evans discussed the information presented in the revenue assumptions chart to ensure she understood the data.

Commissioner Jackson asked for clarity on the adjustments made on sales tax.

Mr. Aaron Brown, BMS Manager, shared there was a rapid growth in sales tax after the pandemic. He shared a general "cooling" of sales tax growth is now taking place across the state. There are several factors that affect this, i.e. Medicaid reform.

Mr. Taylor shared expenditure assumptions.

He shared Proposed WCPSS and WTCC capital funding for FY2026-FY2032.

He shared Annual development of proposed County capital funding.

He shared Proposed County capital funding for FY2026-FY 2032:

- WCPSS proposed capital funding \$2.9 billion
  - Joint Facilities CORE Team has reached consensus on proposed 7-yr CIP
  - Proposed 7-yr CIP continues through validation process at WCPSS
  - Projected Nov 2026 bond of \$698.6 million (2-yr funding)
- WTCC proposed capital funding \$425.8 million
  - Projected Nov 2026 bond of \$144.05 million (4-yr funding)
- Tax impact of projected \$842.65 million combined education bonds on Nov 2026 ballot is estimated at .50¢

He shared the Annual development of proposed County capital funding as a reminder to what was previously discussed.

He shared Proposed County capital funding for FY 2026 - FY2032:

- Libraries
  - Voters authorized \$142 million bond in Nov 2024 (6-year bond)
  - Tax impact of 2024 bond is .25¢ to be levied FY2026
  - Projected first debt issuance in FY2026 estimated at \$54 million
- Human Services Master Plan (PAYGO)
  - Projected funding \$41.6 million
- EMS Master Plan (Debt and PAYGO)
  - Projected funding \$68.8 million (dedicated and co-locate stations)
- Other Planned County Facilities (Debt and PAYGO)
  - Hammond Rd Annex Renovation \$15 million
  - Detention Center Expansion \$152 million
  - Animal Control Shelter \$57 million
  - Decedent Storage Facility \$51.9 million
  - GSA Facility \$91.7 million (proceeds from sale of existing GSA not included)
- Fire Tax District Master Plan (Debt)
  - Projected funding \$62.8 million comprised of:
    - Fire Stations \$35.4 million (co-locate stations)
    - Fire Trucks \$27.4 million
  - Fire Tax repays Debt Fund for its allocation of County debt issued

He shared a chart depicting the capital funding strategy for 2026 - 2032 across all stakeholders. He shared it is a spending schedule that indicate PAYGO versus debt funding.

Commissioner Waters asked for clarity on the every four year bonds and the ability to adjust.

Mr. Taylor shared that staff works in close partnership with WCPSS. WCPSS provides the County requested needs for future capital funding. Wake County includes WCPSS requests in the model for affordability.

Chair Evans provided explanation regarding the use of GOBs every four years and the use of LOBs when needed.

Commissioner Jackson asked for clarity on the Wake Tech funding for 2028 - 2031 versus the funding noted on 2032.

Mr. Taylor shared in reviewing capital funding for Wake Tech, the data will show Wake Tech has been funded for a high level for many years. The decrease in the bond funding is due to not as many projects noted in their plan.

He shared policy measures remain at desired levels. He discussed a chart that depicts a grading system for Wake County when considering policy and guidelines. He further discussed the volatile bond market.

Commissioner Thomas asked is there a statutory obligation to maintain a certain amount of fund balance.

Mr. Taylor shared there is no statutory obligation. He shared there is a mandate on the percent of debt related to valuation.

Commissioner Adamson asked for the Board to receive an update on the bond market.

Mr. Ben Canada, Chief of Staff, shared tax exempt financing is up for discussion by Congress and staff will keep the Board up to date on any changes.

Ms. Lucas shared that 90% of all infrastructure funding at the County is at a local government level. The Board should consider infrastructure that will not be done if the tax exempt financing goes away. She shared nationally, it would cost each house hold approximately \$6000 more a year if tax exempt financing goes away.

Chair Evans shared the benefits of maintaining a AAA rating.

Mr. Taylor shared Next Steps: Notable dates regarding Debt and Capital.

- Today
  - Board questions and feedback

- May 5
  - Manager presents recommended FY2026 budget
- May 12 and May 22
  - Budget Work Sessions
- May 19 and May 20
  - Budget Public Hearings
- June 2
  - Board adoption of FY2026 budget and FY2026-FY2032 CIP

**Adjourn**

Chair Evans adjourned the meeting at 4:00 p.m.

Respectfully Submitted,  
Tanika D. Cooper  
Senior Executive Assistant  
Wake County Board of Commissioners