



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Monday, October 16, 2017

2:00 PM

Wake County Justice Center

Meeting Called to Order: Chairman Sig Hutchinson

Present: 7 - Chairman Sig Hutchinson, Vice-Chair Matt Calabria, Commissioner John D. Burns, Commissioner Greg Ford, Commissioner Jessica Holmes, Commissioner Erv Portman, and Commissioner James West

Others Present: Jim Hartmann, County Manager; Scott Warren, County Attorney; Denise Hogan, Clerk to the Board; David Ellis, Deputy County Manager; Johnna Rogers, Deputy County Manager; Chris Dillon, Assistant County Manager; and Denise Foreman, Assistant County Manager

Pledge of Allegiance

Invocation: Commissioner James West

Items of Business

1. [Approval of Agenda](#)

Vice-Chair Calabria moved, seconded by Commissioner Ford, to approve the Agenda. The motion passed unanimously.

2. [Approval of the Regular Minutes of October 2, 2017](#)

Commissioner Burns moved, seconded by Vice-Chair Calabria, to approve the Regular Minutes of October 2, 2017. The motion passed unanimously.

3. [Proclamation Recognizing Capital Area Veterans Stand Down Day](#)

Attachments: [Item Summary.docx](#)
[Proclamation.docx](#)

Mr. Frank Lawrence, Wake County Human Services, South Wilmington Street Center Supervisor, shared that the Capital Area Veterans Stand Down will be held at 1420 South Wilmington Street, Raleigh, NC. on Friday, October 27, 2017 from 8:30 A.M. to 2 P.M. He said the Stand Down allows for veterans to engage in services in one location. He said it is one of the most effective tools to reach homeless veterans. He thanked the Board of Commissioners for supporting veteran's services in Wake County.

Commissioner West said that when he served on the Raleigh City Council he assisted with the 10-Year Plan for ending homelessness.

Commissioner West read aloud the Proclamation.

Commissioner West moved, seconded by Commissioner Burns, that the Board of Commissioners proclaim October 27, 2017 as Capital Area Veterans Stand Down Day. The motion passed unanimously.

4. [Domestic Violence Awareness Month Proclamation](#)

Attachments: [Domestic Violence Item Summary.docx](#)
 [2017 Domestic Violence Awareness Month Proclamation.docx](#)

Ms. Regina Petteway, Wake County Human Services Director, thanked the Board of Commissioners for recognizing domestic violence and addressing the issue. She introduced Ms. Leigh Duque, Executive Director, Interact.

Ms. Duque thanked the Board of Commissioners for partnering with InterAct for supporting recognition of domestic violence in Wake County. She thanked the department and partners in Wake County that assist with support of the programs of InterAct. She recognized Judge Margaret Eagles that was present in support of the proclamation.

Commissioner Holmes asked for individuals present to stand in awareness of Domestic Violence Month. She acknowledged the "Me Too" campaign related to domestic violence campaign that has been highlighted by social media.

Commissioner Holmes read aloud the Proclamation.

Commissioner Portman complimented first responders and counselors that respond to domestic violence issues in Wake County.

Commissioner Burns thanked InterAct for the shelters that are available to assist with domestic violence. He spoke of a family that was served by InterAct.

Commissioner Holmes moved, seconded by Vice Chair Calabria, that the Wake County Board of Commissioners receives a brief presentation from InterAct and proclaims the month of October as Domestic Violence Awareness Month. The motion passed unanimously.

5. [Recognition of Recent Awards](#)

Attachments: [awards--October.docx](#)

Mr. Jim Hartmann, County Manager, asked the Board of Commissioners to consider funding InterAct in the coming years as it is a deserving organization that provides important services that are needed in Wake County.

Bill Greeves Named C-Suite Award Winner

Mr. Hartmann said Chief Information and Innovation Officer Bill Greeves has been named a 2017 C-Suite Award winner by the Triangle Business Journal.

He said Mr. Greeves is among the inaugural class of C-Suite Award winners, which honors outstanding C-level executives in the Triangle for their contributions to the community.

Mr. Hartmann said the 12 award recipients represent the best of the best in corporate leadership in the Triangle and include leaders from a variety of industries, including higher education, technology, finance and real estate.

Mr. Hartmann said TBJ profiled the winners in a special section that was published in the July 13 subscriber edition.

He congratulated Mr. Greeves on the recognition.

Chairman Hutchinson said that Wake County won the award for number one in large counties for digital counties. He said that Mr. Greeves leads the Innovation Department in Wake County.

Public Libraries' Reading Program Video Recognized for Excellence

Mr. Hartmann said Wake County Public Libraries were recognized for excellence in public relations for their animated video *Summer Reading 2016: Get in the Game...Read*.

He said the American Library Association's annual PR Xchange Awards honor the years very best public relations materials produced by libraries.

Mr. Hartmann said Wake County's video was among 390 entries submitted. Entries were evaluated on content, originality and design by a team of experts in public relations, graphic design, communications and marketing.

He said the judges recognized Wake County's video as imaginative, innovative and compelling.

The board congratulated the following staff for this outstanding award:

- Ms. Ann Burlingame, Assistant Library Director
- Ms. Nicole Ealy, Library Assistant
- Ms. Megan Marshall, Librarian II
- Mr. Ben McFadden, Regional Library Supervisor
- Ms. Elena Owens, Librarian II
- Ms. Angie Pridgen, Librarian II
- Mr. Michael Wasilick, Library Director

Human Services Receives Certificate for Child Support

Mr. Hartmann said during a recent conference, state Child Support Chief Judy McArn presented Wake County Human Services with a Certificate for Child Support from the North Carolina Child Support Council.

He said only five other counties in the state received this award.

Mr. Hartmann said Wake County earned the award for meeting performance measures related to child support orders and collection, such as collecting nearly \$48 million in child support and establishing paternity and cash/medical support obligations for more than 2,350 cases.

He said the Child Support team includes 74 employees, several of which are here today. Collectively, this team brings more than 300 years of experience to child support management for Wake County.

Mr. Hartmann said in addition to their work in managing child support collections, the Child Support Team connects families with education and resources regarding custody, visitation and mediation programs. It also works with partner organizations to promote responsible fatherhood, workforce and reentry programs.

6. [Retiree Recognition](#)

Attachments: [Item Summary 10.16.docx](#)
 [James Horton Placeholder.docx](#)
 [Ken McArtor Placeholder.docx](#)

Mr. Hartmann recognized Mr. James Horton, Community Services, for 30 years of service and Mr. Ken McArtor, Revenue Department, for 25 years of service. He thanked them for their service to Wake County.

He presented them with plaques commemorative to their service to Wake County.

7. [Recognize Outgoing County Manager, Jim Hartmann](#)

Attachments: [Recognize Outgoing County Manager Jim Hartmann.docx](#)
 [Resolution of Appreciation for Jim Hartmann 10-16-17.docx](#)

Chairman Hutchinson said that Mr. Hartmann will leave Wake County in a great place. He said that Mr. Hartmann believes in staff development, innovation and services to Wake County. He said Mr. Hartmann also has a passion for the underserved and Human Services for the mental health and vulnerable communities. He said that the belief in the investment of technology has allowed Wake County to be in a better place.

Chairman Hutchinson read aloud the resolution in appreciation of Mr. Hartmann.

Commissioner Portman said that Mr. Hartmann made the job look easy, which is the mark of real professional.

Commissioner Holmes said that Wake County had never supported early childhood development and Mr. Hartmann welcomed the support because of his leadership. She said that Mr. Hartmann has a passion for helping

people and has never turned down an opportunity to do so. She said he was instrumental in creating school pantries and supporting Domestic Violence services in Wake County. Commissioner Holmes expressed her gratitude for Mr. Hartmann and said she will sincerely miss him.

Vice-Chair Calabria said that the public has commended Mr. Hartmann for his confidence, insight, and humor and he will be missed. He said the number of people Mr. Hartmann has touched and the number of services he has advanced in the county are remarkable.

Commissioner Ford said that the manager is respected throughout the entire county for his reputation and dedication to staff, nonprofits, and the business community. He said the legacy and the service Mr. Hartmann has set is very high and it has been a privilege to work with him.

Commissioner Burns said the former board hired Mr. Hartmann and he has managed change remarkably well. He said Mr. Hartmann will leave the county in good hands and with remarkable staff. Commissioner Burns thanked Mr. Hartmann for being a mentor and wished him the best in his retirement.

Commissioner West said that Mr. Hartmann has formed relationships, and brought out synergy and positivity in everyone. He said that he considers Mr. Hartmann to be more than a manager, but a friend. He said complex situations are taken with divergent solutions. He noted a book about engagement and said Mr. Hartmann has helped to achieve engagement in every system in the county. He said that Mr. Hartmann is skilled in positional and personal leadership and the board is truly blessed to have had his leadership.

Mr. Hartmann said it has been a pleasure to serve the Board of Commissioners, the citizens, and the employees of the county. He said that relationships built on trust are important and he feels the county has that. He asked the board to continue to listen to staff, the community, and each other in order to make the right decisions. Mr. Hartmann thanked the board for allowing him to serve this great community.

Chairman Hutchinson moved, seconded by Commissioner Portman, that the Board of Commissioners recognize outgoing County Manager, Jim Hartmann, and adopt the attached resolution. The motion passed unanimously.

Public Comments

Mr. Ray Hinnant, 205 Dogwood Trail, Wendell, NC, said he is opposed to the land acquisition for the parcel of land for the acreage located across from Wendell Elementary School. He spoke of the historic homes on

Academy Street in the Town of Wendell and the disruption the land acquisition would cause for the history of the town.

Ms. Carol Hinnant, 205 Dogwood Trail, Wendell, NC, said she is opposed to the land acquisition for the parcel of land for the acreage located across from Wendell Elementary School. She spoke of her family history in the Town of Wendell.

Mr. Jason Joyner, Town of Wendell Councilman, 505 Commander Drive, Wendell, NC, spoke of the Town of Wendell and the sense of community. He said that traffic is of concern in the town. He said that the town has reached out to Wake County Public Schools and there are additional questions that have not been answered for satisfactory approval of the land acquisition. He said the proposal is not good for the town and town officials approved a resolution against the land acquisition.

Mayor Virginia Gray, Town of Wendell, 210 S. Cypress Street, Wendell, NC, spoke of meetings with Wake County Public Schools and the land owner. She spoke of her concern about traffic issues, carpool issues for the school, the Thompson Football Field and water tower. She said the property is short of needed property and amenities for the families in the Town of Wendell. She said the town board has approved a resolution against the acquisition.

Mr. Bill Rowe, NC Justice Center, thanked the Board of Commissioners for establishing the Affordable Housing Steering Committee. He thanked Commissioner Holmes for her dedication to creating the plan. He said the lack of affordable housing puts pressure on the community as a whole. He said that the production of affordable housing in the county is not keeping up with the demand. He asked the board to support the Affordable Housing Consolidated Plan and Action Plan amendment.

Mr. Mack Paul, 3705 Shadybrook Drive, Raleigh, asked the board to support the Affordable Housing Consolidated Plan and Action Plan Amendment. He commended Commissioner Holmes for her leadership with the Affordable Housing Steering Committee.

Ms. Karen Rindge, Executive Director, Wake Up Wake County, 1543 Sunrise Avenue, Raleigh, thanked Jim Hartmann for his leadership. She said the organization is concerned about growth and in maintaining the quality of life in Wake County. She said housing is suffering due to the rapid growth and affordable housing needs to be available to residents of all income levels. She said that the Affordable Housing Consolidated Plan and Action Plan supports affordable housing in Wake County. She asked the board to look at all the recommendations for potential funding options. She thanked Commissioner Holmes for her leadership with the Affordable

Housing Steering Committee. She said Wake Up Wake County could assist with community education.

Ms. Yvette Holmes, Vice President of Resource and Development, DHIC, spoke of behalf of Mr. Greg Warren, DHIC President. She thanked the Board of Commissioners for supporting the Affordable Housing Consolidated Plan and Action Plan Amendment and for recognizing the needs in the community for affordable housing. She thanked all those who came to the meeting today in support of the plan. She said that Washington Terrace is breaking ground on October 24, 2017 and thanked the Commissioners for obtaining a grant for the project.

Mr. Tom Anhut, 610 Presidents Walk Lane, Cary said that the population has increased over 70 percent since 2000. He said that in order to keep up with the growth, the County should be producing 21,000 new properties per year but only 11,000 were produced last year. He said that growth has not kept up with affordable housing. He spoke of accessory dwelling units, available property by Wake County, and prioritization of citizens that need help (veterans, children, handicapped), supporting existing units, and work with future units for affordability.

Ms. Elizabeth Hocutt, 4608 Old Village Road, Raleigh asked the board when the Affordable Housing Consolidated Plan and Action Plan would be implemented.

Ms. Delores Callback, 4608 Old Village Road, Raleigh said she read the Affordable Housing Plan and commended everyone involved in putting it together. She asked what the funding source is for the Affordable Housing Plan and when the funding will be available to implement the plan. Chairman Hutchinson said the information will be provided later in the meeting.

Ms. Rachel Zeitler, 107 Sue Ann Court, Carrboro NC, spoke on behalf of Habitat for Humanity and asked for the Board of Commissioners to consider approving the Affordable Housing Consolidated Plan and Action Plan Amendment. She thanked the Board and particularly Commissioner Holmes for addressing the affordable housing issue in Wake County. She said Kevin Campbell, CEO of Habitat for Humanity was unavailable for the meeting today, but Ms. Zeitler expressed his appreciation for the opportunity to work on this plan. She asked the board to invest in affordable housing for Wake County.

Mr. Tim Morgan, Evergreen Construction, 7706 Six Forks Road, Raleigh, thanked Commissioner Holmes for her leadership with the Affordable Housing Steering Committee. He said Wake County is estimated to lose 800-1300 units of affordable housing each year and this issue will continue

to grow due to the growth of the County. He asked the board to be accountable for affordable housing in Wake County. He asked for dedicated revenue to fund affordable housing in Wake County.

Ms. Anne Franklin, 200 S. Dawson St. Raleigh, NC, asked the board to look at mixed income communities for the long-term goals. She asked for engagement of conversation in the community for building goals.

Commissioner Holmes acknowledged the Affordable Housing Committee members and asked them to stand and be recognized.

Consent Agenda

Commissioner Ford moved, seconded by Commissioner Portman, to approve the Consent Agenda. The motion passed unanimously.

8. [Affordable Housing Consolidated Plan and Action Plan Amendment](#)

Attachments: [Item Summary.docx](#)
 [Public Notice.docx](#)

Commissioner Ford moved, seconded by Commissioner Portman, that the Board of Commissioners,

1. Amend the FY 2015-2020 Consolidated Plan to include the purchase of equipment for the Garner Recreation Center as a public services project; and,

2. Allocate Federal Community Development Block Grant funds, up to \$180,000, from the FY 2016-2017 Action Plan to purchase equipment for the Garner Recreational Center (up to \$180,000). The motion passed unanimously.

9. [Donation of Decontamination Trailer and Equipment from Rex Hospital](#)

Attachments: [Agenda Item - Rex Decon Trailer Donation.doc](#)
 [Trailer letter from Rex.pdf](#)
 [GSA Assessment.pdf](#)
 [Rex Trailer Inventory and Value.docx](#)

Commissioner Ford moved, seconded by Commissioner Portman, that the Board of Commissioners accepts the donation of the Decontamination Trailer and included equipment from Rex Hospital. The motion passed unanimously.

10. [Conveyance of a Guying Easement at the Wake County South Wake Landfill to Duke Energy Progress, LLC](#)

Attachments: [Agenda Item.doc](#)
 [Contruction Drawing.pdf](#)
 [Duke Energy Easement Request ltr.pdf](#)
 [Exhibit A.pdf](#)
 [Guying Easement.pdf](#)

Commissioner Ford moved, seconded by Commissioner Portman, that the Board of Commissioners,

- 1. Approve the conveyance of a guying easement at the South Wake Landfill to Duke Energy Progress, LLC; and**
- 2. Authorize the Chairman to execute said easement (along with any supporting documentation), subject to the terms and conditions acceptable to the County Attorney. The motion passed unanimously.**

11. [Conveyance of Additional Right-of-Way and a Temporary Construction Easement to the North Carolina Department of Transportation \(NCDOT\) on Wake County-Owned Land Adjacent to Crabtree Creek Watershed Site #23](#)

Attachments: [Agenda Item.docx](#)
 [Site Map.pdf](#)
 [NCDOT I-5506 Acquisition Map.pdf](#)
 [Summary Statement \(Offer\).pdf](#)
 [NCDOT Appraisal.pdf](#)
 [Right of Way Deed & TCE.pdf](#)
 [\(W-9\) FRM4-M ROW.pdf](#)
 [Notification of Conditional Relocation Payments form.pdf](#)
 [Budget Memo - FY 2018 County Capital Fund - County Buildings.xlsx](#)

Commissioner Ford moved, seconded by Commissioner Portman, that the Board of Commissioners,

- 1. Approve the conveyance of additional right-of way and a temporary construction easement to the NCDOT for Aviation Parkway in Morrisville;**
- 2. Accept the amount of \$49,025.00 from NCDOT as just compensation for this conveyance; and**

3. Accept the amount of \$2,895.75 as compensation to relocate the existing ground mounted entrance sign for Lake Crabtree County Park and appropriate that same amount into the Parks and Recreation element of the Capital Improvement Plan to complete the park entrance sign relocation; and

4. Authorize the Chairman to execute a Deed for Highway Right of Way and Temporary Construction Easement to NCDOT (along with any supporting documentation), subject to the terms and conditions acceptable to the County Attorney. The motion passed unanimously.

12. [Approval of Schematic Design for New Hope EMS Station](#)

Attachments: [Agenda Item SD.docx](#)
 [Presentation.pdf](#)
 [Program Summary.pdf](#)
 [Project Cost Summary.pdf](#)

Commissioner Ford moved, seconded by Commissioner Portman, that the Board of Commissioners approve Schematic Design for the New Hope EMS Station located on the campus of Wake Tech North. The motion passed unanimously.

13. [Memorandum of Agreement for Commuter Rail Portion of Major Investment Study](#)

Attachments: [cost share agenda item.docx](#)
 [Draft Memorandum of Agreement](#)

Commissioner Ford moved, seconded by Commissioner Portman, that the Board of Commissioners approve entering into a Memorandum of Agreement between Durham County, Wake County, Capital Area Metropolitan Planning Organization (CAMPO), and the Research Triangle Regional Public Transportation Authority D/B/A GoTriangle, for the Commuter Rail Portion of the Major Investment Study, subject to terms and conditions acceptable to the County Attorney. The motion passed unanimously.

14. [Approval of Extension of Ammons Wake Competition Center Funding Agreement](#)

Attachments: [Approval of Extension of Ammons Wake Competition Center Funding Agreement.docx](#)
 [Ammons Agreement Extension for Board Approval.docx](#)
 [WCC Wake County time extension - 2.docx](#)
 [Final funding agreement signed.pdf](#)

Commissioner Ford moved, seconded by Commissioner Portman, that the Board of Commissioners approve an amendment to the funding agreement with Ammons Building Corporation for Wake Competition Center extending the term of the agreement 30-months, consistent with terms and conditions acceptable to the County Attorney. The motion passed unanimously.

Regular Agenda

15. [Land Acquisition for a Parcel of Land Containing 1.080 Acres Located Across from Wendell Elementary School \(Second Reading\)](#)

Attachments: [Land Acquisition for Wendell Elementary - 2nd Reading Item Summary 10-2-17.docx](#)
[Wendell Offer to Purchase.pdf](#)
[2017-10-3 BOE Land Acquisition Presentation Gerardi at Wendell ES](#)
[BOC 10-16-2017.ppt](#)
[Wendell Appraisal.pdf](#)
[Wendell Survey.pdf](#)

Ms. Betty Parker, Senior Director, Real Estate Services, Wake County Public Schools, said this is the second reading and that the price of the vacant tract is within 10 percent of the appraised value.

Commissioner Ford said that he visited the Town of Wendell this past week and recognized Town Commissioners Joyner and Carol that were present.

Ms. Parker shared an aerial photo of the parcel. She said there was a data gathering process for the renovation and engineering design for the Wendell Elementary School, but those plans have been discontinued. She said the Wendell school is not on the horizon for the seven year plan for renovation. She said that a neighbor offered them the land to provide for the needs of the students. She said the land is being purchased specifically to allow children access to the field.

Commissioner Ford said that the Town of Wendell has provided e-mails and a resolution to the Wake County Board of Commissioners stating their opposition to the acquisition. He said that he respected the town board's comments, but also understands the schools need to land bank. He asked Ms. Parker for comment on the town's feedback.

Ms. Parker reiterated that if renovations were planned, the process would be entirely different and there would be more town involvement. She said the purchase of the land provides for pedestrian access to the field and there are no plans for renovation.

Commissioner Ford said this is an opportunity to build trust and relationships with the town. He asked if there is a timeline or sense of urgency by Wake County Public School System. Ms. Parker said that the Wake County Public School System would like to honor the contract with the seller.

Commissioner Portman asked if there would be a problem if the item was tabled to a future date to allow for additional conversation for better understanding. Ms. Parker said that she could not speak for the seller. She said she has not received a request to meet with the town officials since the first reading two weeks ago.

Commissioner West said there is a misunderstanding between data versus values and structure. He asked if the property would be used for renovation or expansion. Ms. Parker said the land will be used for student accessibility to program space and there are no expansion plans at this time. She said land banking is often a consideration for future use. She said that there is no guarantee that the space would not be used for expansion in the future.

Commissioner Burns said the contract has an expiration date of six months from the date of execution, which was August 2, 2017.

Commissioner Holmes said that "good will" is the goal and addressing all concerns is important to the Town of Wendell. She suggested that more time be allowed to schedule conversations between the Wake County Public School System and the town officials prior to the board taking action. She requested tabling the item until a future meeting.

Ms. Parker said she is willing to withdraw her request until further discussions with the town council occurs.

Commissioner Burns asked if two more readings would be required if the item is tabled. Mr. Warren said that would not be necessary. He said that a withdrawal is appropriate but he suggested a motion be made for clarification.

Vice-Chair Calabria thanked citizens for their calls, e-mails, and feedback. He said that full communication is necessary for better decisions. He said communication between the Wake County Public School System and the town officials is important.

Commissioner Burns asked for communication to continue and noted that land is difficult to find for school use.

Commissioner Ford moved, seconded by Commissioner Burns, that the Board of Commissioners postpone the item until November 20, 2017. The motion passed unanimously.

16. [Approval of a Multi-Year Operating Lease for Wake County Board of Education at 3080 Business Park Drive, Raleigh, NC \(First Reading\)](#)

Attachments: [Agenda Item Business Park Drive Lease 1st reading 10-2-2017 DRAFT.docx](#)
[BOC Presentation - Purchasing Warehouse First Reading.pptx](#)
[Precis Purchasing ERD Warehouse Flex Lease 9-19-2017 final V3.pdf](#)
[Draft Lease \(2\).pdf](#)
[2017-9-15 BOC Resolution re Business Park Drive Warehouse Flex Space Operating Lease - V2.docx](#)
[Warehouse Lease 15 yr Cash Flow Analysis.pdf](#)

Ms. Parker said on September 19, 2017, the Board of Education accepted the terms and conditions of a Lease Agreement with Duke Realty Limited Partnership ("Landlord"), to lease a 44,000 SF portion of a commercial building containing \pm 131,640 square feet of warehouse/flex space upon a \pm 7.5 acre lot with surface parking at 3080 Business Park Drive, Raleigh, NC, subject to approval of funding by the Board of Commissioners and the Local Government Commission. The Lease Agreement is for a 15 year term (December 15, 2017-December 31, 2032), with options to renew for up to two five year periods (January 1, 2033 - January 1, 2043).

She shared information on the growth of Wake County Schools since the Purchasing Warehouse on the Central Services Campus Complex was built in 1988.

Rock Quarry Road (RQR) Central Services Complex was completed in 1988.

- 1988: 79 schools; 60,932 students; growth rate of \pm 1,200 students/year
- 2017: 183 schools; 161,755 students, growth rate of \pm 2,200 students/year
- 2024: 204 schools; 182,000 students; growth rate of \pm 3,400 students/year

RQR Purchasing Operations Warehouse Space

- 1988: 117,725 SF building for Purchasing and Child Nutrition Services (CNS)
- CNS growth, Data & Accountability Testing Management growth, and special project space needs reduced available space

- ±81,050 SF now dedicated to Purchasing and warehouse operations
- SNAP - Temporary Warehouse Space & Trailer Parking leased: 2016-2018
- Additional space is required to maintain and improve current services as a first step in addressing long range needs.

She shared the challenges faced with the limited storage space.

- Limited bulk purchasing
- Limited surplus storage
- Schools do not have storage space
- CIP storage space and Trailer storage cost

She shared the services that require additional space.

- Instructional Warehouse
- Maintenance Warehouse
- General purchasing
- CIP FF&E and IMES staging
- Surplus/ERD Recycling

She shared information about the additional space and what it would allow for.

- Enhanced Services
- Growth
- Recycling
- Surplus sales
- Repurpose FF&E
- CIP FF&E and IMES staging

She shared the SNAP process considerations preceding site determination. She shared a map of the site locations. She shared a chart of the top potential site comparison. She shared an aerial photo of the site. She shared the lease terms.

- **Landlord:** Duke Realty Limited Partnership, who acquired the site and constructed the building in 2001.

- **Proposed Lease Term:** 15 year triple net lease beginning 12/15/17 with option to extend up to two 5 year periods.
- **Proposed Rent:** Annual rental rate is \$5.50/SF with a 3% annual rent escalation. TICAM is estimated at \$1.70/SF. Total initial rate is \$7.20/SF per year. (Comparable to the recent Wake County EM/EMS Warehouse & Training Facility 15 year lease)
- **Key Terms:** 6 months free rent (\$121,000). Landlord provides a Tenant Improvement Allowance of \$4.00/SF. (\$176,000). Up to \$3/SF of TI can be used for FF&E or to offset rent. Tenant pays for utilities and janitorial services

She shared the timeline for the lease approval.

Board of Education

- September 19, 2017

Board of Commissioners

- October 2, 2017
- October 16, 2017
- November 6, 2017

Local Government Commission

- December 5, 2017

Commissioner Portman asked is this would be new or additional space. Ms. Parker said it would be a combination of both. It will take the place of a smaller leased facility and allow for additional space in their current warehouse.

Commissioner West asked for clarification on the address and zoning of the location.

Vice-Chair Calabria asked for confirmation of the funding for this lease. He understood the reallocation from Capital funds to Operating Funds was the original payment plan. Ms. Parker said there has been internal evaluation and the school district will cover the expenses for the first year. They will then add the cost to their future budget.

17. [Repurposing Portion of CIP Funds Appropriated for CCBI DWI Blood Chemistry Laboratory Upgrade to Add Forensic Firearm/Ballistic Services to the CCBI Crime](#)

Laboratory

Attachments: [CCBI Agenda Item Ballistics Lab.docx](#)
 [Budget Memo - FY 2018 CCBI.xlsx](#)

Mr. Sam Pennica, Wake County CCBI Director, said he would like to add forensic firearm/ballistics testing to the current functions of the CCBI Crime Laboratory.

Commissioner Portman thanked Mr. Pennica and District Attorney Lorin Freeman for bringing the need forward. He said focusing on citizen needs is important. He also feels this will help deter the domestic violence issue in Wake County.

Mr. Pennica said the ballistics lab will expedite the investigation and allow the District Attorney's office to prosecute more quickly. He said it will also bring closure to families much quicker.

Commissioner Portman asked about the backlog of evidence that needs processing. Mr. Pennica said the ballistics testing is currently being performed at several different labs and he is not able to speak to their backlog.

Mr. Pennica said other local governments are performing ballistics testing in their own lab. He also said performing their own ballistics will allow them to share the results with other agencies in a more efficient manner.

Commissioner Ford moved, seconded by Commissioner Portman, that the Board of Commissioners:

- 1. Create 2.00 Forensic Examiner FTEs in CCBI to operate the Firearms/Ballistics Laboratory, and**
- 2. Approve the transfer of \$85,000 from the County Capital Improvement Fund to the General Fund for six months of salary and benefits. The motion passed unanimously.**

18. [Public Hearing to Close the Right-of-Way for Old Kit Creek Road \(SR 1639\) in the Research Triangle Park Area \(Petition ROW-C-01-17\)](#)

Attachments: [ROW-C-01-17 Item Summary BOC.doc](#)
 [ROW-C-01-17 Request Letter.pdf](#)
 [Right-of-Way Closure Exhibit.pdf](#)
 [Aerial View ROW-C Map.pdf](#)
 [NCDOT Maintenance System Deletion.pdf](#)
 [ROW-C-01-17 Ordinance.doc](#)

Mr. Keith Lankford, Wake County Planner III, said the North Carolina General Statutes (NCGS) section 153A-241 authorizes the County to close rights-of-way that are not under the “control and supervision” of NCDOT. In this case Old Kit Creek Road was constructed many years ago and it was accepted and maintained by NCDOT up until January 21, 2014 when NCDOT deleted it from its active road maintenance program. However, the right-of-way remains open until formally closed. The Board of Commissioners unanimously approved a motion back in February 2017 to request that the State Board of Transportation close the subject right-of-way. That course of action was based upon the planning staff’s previous discussions with the NCDOT staff regarding how to proceed with this right-of-way closure request.

He said based upon a recent interpretation of NCGS 153A-241 by NCDOT, it is now their position that their 2014 abandonment action voided any and all of their “control and supervision” interest in the Old Kit Creek Road right-of-way, and that the authority to permanently close this right-of-way now lies with the Wake County Board of Commissioners.

Chairman Hutchinson opened the public hearing.

No one came forward.

Chairman Hutchinson closed the public hearing.

Mr. Lankford said that staff recommends the closure of the right-of-way.

Commissioner Portman moved, seconded by Commissioner Holmes, that the Board of Commissioners hold a public hearing and closes the right-of-way for Old Kit Creek Road (SR 1639). The motion passed unanimously.

19. [Multi-Family Affordable Housing Rehabilitation Loans and Grants](#)

Attachments: [Item Summary Multifamily Rehabilitation.doc](#)
 [Multifamily Rehabilitation Power Point Presentation.pptx](#)
 [Multifamily Rehabilitation RFP.pdf](#)

Ms. Alicia Arnold, Wake County Human Services Division Director, Housing and Transportation, said that Wake County’s Housing and Community Revitalization program (HCR) distributed a Request for Proposals (RFP) for affordable housing multifamily rehabilitation in August 2017 with applications due back on September 15, 2017. Funds will be used to make essential repairs needed to maintain the habitability and affordability of existing housing units for ten years. Wake County received five applications in response to the RFP.

All applications were reviewed by staff from Wake County Housing and

Community Revitalization and the Facilities, Design and Construction Department. The criteria used for review were:

- Cost Reasonableness-Project rehabilitation needs, the reasonableness of project costs and the relevance of the project to the housing quality need will all be considered during the evaluation. Note that after the project has been completed, the developer must furnish the Housing and Community Revitalization with a cost certification.
- Project Timeline: Project completion on or prior to February 2018 is desirable.
- Rehabilitation Quality: Projects must meet all Wake County housing and building codes, as well as basic Housing Quality Standards as defined in 24 CFR part 982.
- Energy Star Standards-Commit to Energy Star standards or higher. Third party verification required.
- Favorable County Monitoring for developments that have received previous Wake County funding.

She said these funds are used to maintain the habitability and affordability of existing issues as well as preserving existing affordable housing units.

She said five development rehabilitation applications were scored based on review criteria. She shared the five recommended rehabilitation projects.

Turnberry Apartments in Wake Forest is a forty unit Senior Housing facility. DHIC, Inc. has requested grant funding of up to \$75,000 for the rehabilitation of Turnberry Apartments. She said Turnberry is located in Wake Forest on South White Street. She said the funding source for this grant would be Federal CDBG funds. The rehabilitation includes replacing shower head and toilets with Water Sense Certified units and to replace unit and interior lighting with new E-Star LED fixtures. DHIC, Inc. expects rehabilitation to be complete in 60 days.

Beechridge I Apartments in Apex is a forty unit family facility. She said DHIC, Inc. has requested funding in the total amount of \$300,000, up to \$75,000 of which would be funded through a grant and the remaining \$225,000 would come in the form of a 0 percent interest loan with repayment term not to exceed ten years for the rehabilitation of Beechridge I Apartments. Beechridge is located in Apex at 610 Upchurch Street. The funding source for this grant and loan would be Federal CDBG funds. The rehabilitation includes replacing building roofs, toilets, water heaters and heat pumps. DHIC, Inc. expects rehabilitation to be complete in 90 days.

Huntington Spring Apartments in Wake Forest is an eighty-four unit Senior Housing facility. Evergreen Construction has requested grant funding of up to \$23,436 for the rehabilitation of Huntington Spring Apartments. Huntington Spring is located in Wake Forest at 1887 South Franklin Street. The funding source for this grant would be Federal CDBG funds. The rehabilitation includes installing an Energy Control System. Evergreen expects rehabilitation to be complete in 30 days.

Silver Spring Apartments in Zebulon is a thirty-three unit Senior Housing facility. Evergreen Construction has requested funding in the total amount of \$237,082, up to \$75,000 of which would be funded through a grant and the remaining \$162,082 would come in the form of a 0 percent interest loan with a repayment term not to exceed 10 years for the rehabilitation of Silver Spring Apartments. Silver Spring is located in Zebulon on 601 Pony Road. The funding source for this grant and loan would be Federal CDBG funds. The rehabilitation includes installing an Energy Control System, exterior signage, carpet, water heater & HVAC replacement in approximately 31 units, tree limb trimming, VCT, carpet for common areas, and hallway painting. Evergreen expects rehabilitation to be complete in 90 days.

Cedar Springs Apartments in Wendell is a twenty unit Senior Housing facility. Evergreen Construction has requested funding in the total amount of \$103,003, up to \$75,000 of which would be funded through a grant and the remaining \$28,003 would come in the form of a 0 percent interest loan with repayment term not to exceed 10 years for the rehabilitation of Cedar Spring Apartments. Cedar Spring is located in Wendell at 110 Hollybrook Road. The funding source for this grant and loan would be Federal CDBG funds. The rehabilitation includes installing an Energy Control System, carpet, painting, HVAC replacement in approximately 11 units, hallway painting and tree limb trimming. Evergreen expects rehabilitation to be complete in 90 days.

Commissioner Burns thanked Ms. Arnold for her work on this project. He said the request shows ongoing efforts for rehabilitation of affordable housing units. Commissioner Burns also noted that the projects are spread throughout the county, and he is glad to see all municipalities participating.

Commissioner Burns noted that all these projects are being funded partially through Community Development Block Grant (CDGB) funds, which are slated for funding cuts. He encouraged the public to request Congress to retain the CDBG funding so these types of projects can be continued.

Commissioner West asked if this was part of the consolidated affordable housing plan. Ms. Arnold confirmed that it is.

Chairman Hutchinson said it is important to retain the current affordable housing. He also said the CDBG grant goes a long way in retaining affordable housing.

Commissioner Portman said the CDGB funds are very important in connecting the dots. He said it allows communities to make decisions on their own needs. Commissioner Portman also encouraged citizens to have conversations with Congressmen and Senators to encourage the continuation of the CDBG program.

Commissioner Burns moved, seconded by Commissioner Portman, that the Board of Commissioners approve the following loans and grants:

- 1. A grant in an amount not to exceed \$75,000 in Federal CDBG funds for Turnberry Apartments, an affordable Senior housing development in Wake Forest, NC;**
- 2. A grant in an amount not to exceed \$75,000 and a loan in an amount not to exceed \$225,000 in Federal CDBG funds for Beechridge I Apartments, an affordable Family housing development in Apex, NC;**
- 3. A grant in an amount not to exceed \$23,436 in Federal CDBG funds for Huntington Spring Apartments, an affordable Senior housing development in Wake Forest, NC;**
- 4. A grant in an amount not to exceed \$75,000 and a loan in an amount not to exceed \$162,082 in Federal CDBG funds for Silver Spring Apartments, an affordable Senior housing development in Zebulon, NC; and**
- 5. A grant in an amount not to exceed \$75,000 and a loan in an amount not to exceed \$28,003 in Federal CDBG funds for Cedar Spring Apartments, an affordable Senior housing development in Wendell, NC.**

All funding commitments and awards are subject to terms and conditions acceptable to the County Attorney. In addition, all awards are contingent upon the basic terms as identified in the project descriptions, the Request for Proposals, and any applicable Federal

funding requirements. The motion passed unanimously.

20. [Wake County 20-Year Comprehensive Affordable Housing Plan](#)

Attachments: [Item Summary.docx](#)
 [Presentation.pptx](#)
 [Wake_Briefing Book Executive Summary.pdf](#)

Ms. Alicia Arnold, Wake County Human Services Division Director, Housing and Transportation, thanked all of those that have been part of the development of the Wake County 20-year comprehensive Affordable Housing Plan. She said the Affordable Housing Steering Committee was developed in 2016 and a resolution was approved committing to the development of a long-term affordable housing plan for Wake County. She said the plans goal is to identify strategies to preserve and produce affordable housing units and address the growing housing crisis in Wake County.

She shared the five principles that guided the creation of the plan.

- Maximum benefit from public resources
- Support overall housing growth
- Focus on populations in greatest need
- Pursue locally appropriate solutions
- Use housing as platforms for economic opportunity

She shared the five key trends of the affordable housing crisis in Wake County.

- Wake County's rapid population growth is generating upward pressure on the cost of rental and ownership housing.
- Household incomes are not keeping pace with escalating housing costs, especially for households earning less than \$39,000 per year.
- The county has experienced substantial housing production in response to growth. However, affordable housing has been a very small part of this.
- The County is losing existing naturally occurring affordable housing and publicly subsidized housing through redevelopment and conversion.

- In 2015, Wake County had an unmet housing need of 56,000 affordable units, which is likely to expand to as much as 150,000 units in the next 20 years.

She shared a chart of the affordable housing need.

She shared the three essential strategies of dealing with the housing crisis.

- Land Use - Tools that enable the County and municipalities to use their zoning authority to indirectly support the production and preservation of affordable units.
- Leveraged programs - Tools that create or preserve subsidized affordable housing directly to meet residents housing needs that are not met by the market.
- New public resources - Tools that develop new funding sources for affordable housing production and preservation so that total resources are better aligned with the scale of the challenge.

She shared the six key considerations.

- Sizing impacts and required funding to guide requested budget allocation.
- Refining policy for income targeting and location targeting.
- Strengthening internal and partner capacity, including by adding County staff and expertise and establishing partnerships with municipalities and other actors essential to plan implementation.
- Building community support.
- Establishing systems for guiding and tracking implementation.
- Launching priority programs.

Ms. Arnold shared the priority tools and programs necessary to implement the plan.

- County and Municipal partnerships
- Funds and targeting

- Supportive housing

She said more information on the plan can be found online www.wakegov.com. She said conversations will continue with municipalities to insure their needs are met.

Commissioner Portman said a leader is needed to drive the affordable housing plan beyond discussion. He commended Commissioner Holmes for her leadership and demonstrating community service during the implementation of the plan.

Commissioner Burns asked for more detail on what the initial steps are. He also asked for explanation of the familiar faces pilot and land use policy reform.

Ms. Arnold said the familiar faces pilot was developed by the County Manager's Office and collecting data on the high end users and providing permanent housing as a solution. She also said looking at their needs on a larger scale is important.

She said the land use policy reform is designed to increase land use planning throughout the county so that affordable housing is part of the planning.

Commissioner Ford thanked Ms. Arnold for her service and thanked Commissioner Holmes for her consistent and persistent leadership on the affordable housing needs. He said moving beyond the conversation presents challenges and he is looking forward to implementing this plan. He thanked the Affordable Housing Committee for their work.

Commissioner West said the process is the beginning of moving forward with more affordable housing in Wake County.

Commissioner Portman said the entire board is in favor of moving forward with the plan and suggested engaging conversations with the municipalities and spreading the word with the Kiwanis and Rotary Clubs about the importance of affordable housing. He said the familiar faces model provides a plan to save money and those savings should be utilized to provide additional services.

Commissioner Holmes commended Ms. Arnold, Mr. David Ellis, Deputy County Manager; and Mr. Jim Hartmann, County Manager; for their patience in assisting with fulfilling the promise that has been discussed about affordable housing. She said she is humbled by the efforts that

Wake County has taken to insure affordable housing. She said the Affordable Housing Preservation Warning System is part of the plan. She said the plan provides opportunity to keep affordable units for citizens who need them. She said the report is important as a part of accountability. She acknowledged Commissioner West for focusing on the population with the greatest need. She said that finding available properties and providing for people with the greatest need is important. She thanked board members and staff for their support.

Vice-Chair Calabria commended Commissioner Holmes and the Affordable Housing Steering Committee for their work on affordable housing. He said the community wants to live and work in Wake County. He said the vote today indicates support for the plan and provides a blueprint for moving forward. He said it is important that businesses, municipalities, and partners are engaged. He said he is looking forward to implementing the plan.

Commissioner West said that commitment toward affordable housing in the community is important in moving the plan forward.

Chairman Hutchinson said affordable housing is an important issue in Wake County for citizens that are in desperate need of affordable housing. He thanked Commissioner Holmes, the citizens, partners, and the board for supporting the plan. He said the board will plan for the future funding of affordable housing in Wake County.

Commissioner Holmes acknowledged Ms. Adrienne Cole, President and CEO, Greater Raleigh Chamber of Commerce, and discussed how affordable housing effects economic growth. She said that affordable housing is not only the best for the citizens but also keeps Wake County's economy competitive.

Commissioner Portman said that evidence of the plan being implemented is important to future employers.

Commissioner Burns said it has been a pleasure watching the process come together and he thanked Commissioner Holmes for her leadership. He said he is looking forward to working with Commissioner Holmes on the Uniform Development Ordinance to make sure the affordable housing plan is included.

A break was taken. The meeting went into recess and the meeting reconvened

**Commissioner Holmes moved, seconded by Commissioner West,
That the Board of Commissioners accepts and approves the Wake**

County 20-year comprehensive Affordable Housing Plan. The motion passed unanimously.

21. [Locally Administered Projects Program \(LAPP\) and Strategic Transportation Prioritization \(SPOT\) grant submissions for the future Triangle Bike Way](#)

Attachments: [Triangle Bike Way Grant Funding Item 2017 10 16.docx](#)
[Triangle Bike Way PP 2017 10 16 BOC.pptx](#)
[Triangle Bikeway Concept Map V4.pdf](#)

Mr. Chris Snow, Wake County Parks, Recreation, and Open Space Director, shared information on the potential bike way, which will be between Raleigh and Durham. He said at the May 1, 2017 Board of Commissioners meeting, the Board approved the Wake County Greenway System Plan. The vision for the plan is to create a connected and comprehensive system of greenway trails and connections that enhances the quality of life throughout Wake County. This includes increasing connectivity for multi-modal transportation.

At the June 19, 2017 Board of Commissioners meeting, the Board approved and authorized the County Manager to sign a funding agreement with the Capital Area Metropolitan Planning Organization (CAMPO) that included budget appropriation of \$23,200 to complete the Triangle Bikeway alignment study. This feasibility study is being finalized.

He shared a map of the I-40 Corridor and discussed the congestion problem.

He said the transit plan includes additional lanes, managed lanes and improved regional bus service.

He shared a map of the potential bike commuter route, which is another possible solution to the I-40 Corridor problem.

He said that the plan is a part of the Raleigh Comprehensive Bicycle Transportation Plan from 2009 and the Capital Area Metropolitan Planning Organization (CAMPO) 2040 MTP.

He shared a map of the Wake County Greenway System Plan.

He shared information about the Locally Administered Projects Program (LAPP) and the Strategic Prioritization Transportation (SPOT), CAMPO Grant Award, and County match funding.

Mr. Snow said that the LAPP grant is recommended for Fiscal Year 2019 and the SPOT Grant for Fiscal Year 2022.

He said the LAPP grant is an annual solicitation for local roadway, transit, bicycle and pedestrian projects, and will result in an annual program of projects in the Transportation Improvement Program (TIP) managed by CAMPO. The LAPP program has approximately \$6 million to award for the FY 2019 funding cycle. Grant applications are due October 31, 2017. The County would be submitting for funding to design the Triangle Bike Way between Lake Crabtree County Park and the Wake/Durham County line (existing bike lanes at Slater Road).

He said the SPOT program is on a five-year cycle and includes roadway, public transportation, bicycle, pedestrian, rail, and aviation projects in the development of the State Transportation Improvement Program (STIP). The SPOT program has approximately \$70 million to award for the FY 2022 and FY 2027 funding cycles (five year cycle). The County would be submitting for funds to design, acquire right-of-way and construct the Triangle Bike Way section between Raleigh's Reedy Creek Greenway in the east (Trenton Road) and Lake Crabtree County Park.

Commissioner Ford said the deadline for the LAPP Grant is October 31, 2017. Mr. Snow said that Chairman Hutchinson has applied for a placeholder on the SPOT Grant since the deadline has passed.

Commissioner Portman said that the grant provides support to the housing situation in Wake County. He said it supports parks and greenways as well as healthy living.

Chairman Hutchinson said that the proposal is moving Wake County to the 21st Century. He said there is a void in this corridor and this will connect it to surrounding communities. He said by creating the corridor it provides an additional mode of transportation. He said Portland, Oregon has 6 percent of their population that use bikes. He said that Wake County can be up and coming like Oregon.

Commissioner Holmes said this is a great concept. She asked for clarification on when this was discussed with the board.

Chairman Hutchinson said when the Board of Commissioners adopted the plan in the spring the Bikeway Plan was moving through the process during that time. He said the report has been completed and he was able to provide an exception to the SPOT Grant.

Commissioner West said that there are areas for priorities in the county and asked who would be using the bikeways. He also asked for the data that provides who will use the bikeway and how it benefits them.

Chairman Hutchinson said that the board supports the \$2.3 Million Transit Plan and this plan will provide additional options and choices for transportation.

Commissioner Portman said that the board supports the transit plan and he applauds the chairman's efforts to apply for an exception to the grant.

Commissioner West said that he doesn't understand how the Triangle Bike Way Plan benefits the vulnerable communities. He feels the plans should have been shared with the vulnerable communities for their input. He said communication among the entire board is important.

Commissioner Burns said the request being made is not for funding, it is for the commitment of matching county funds if grant funds are made available. The county funds would need to be made available by 2022, so there is ample time to budget for it. He said that the board should find ways to save taxpayer money and that the connection is made to all communities that do not already have this mode of transportation. He said the board needs to think holistically and move broadly when spending funds for a healthy community.

Vice-Chair Calabria asked if Go Triangle is looking at taking a final vote at the end of the month. Ms. Nicole Kreiser, Assistant County Manager, said this is correct.

Chairman Hutchinson moved, seconded by Commissioner Portman, that the Board of Commissioners,

1. Add the Triangle Bike Way to the County's Greenway System Plan; and

2. Authorize the County Manager to execute both the Locally Administered Projects Program (LAPP) and Strategic Transportation Prioritization (SPOT) grant submissions for the future Triangle Bike Way. The motion passed unanimously.

22. [Appropriation for Court-Ordered Payment of Legal Fees](#)

Attachments: [ChrisAppropriationforCourtOrderedPaymentAgendaItemFinal.docx](#)
[DeverCourtOrder.pdf](#)
[Final Budget Memo - FY 2018 Board of Elections.xlsx](#)

Commissioner Portman said he was a plaintiff in the suit and asked to be

recused.

Commissioner Burns moved, seconded by Vice-Chair Calabria, that the Board of Commissioners recuse Commissioner Portman from voting. The motion passed unanimously.

Mr. Scott Warren, County Attorney, said the District Court has ordered the Board of Elections to pay certain fees associated with the Calla Wright, et al. vs. The State of North Carolina case. He said this is a very unusual case and it is concerning to him that an attorney fees provision is being used to hold a county department liable. Mr. Warren said the fees were higher than the amount awarded.

Commissioner Burns said the State Legislature is ultimately responsible for the lawsuit but they will not come forward and fund the payment of the legal fees so the Board of Elections is being held responsible. He said the outcome of the case is ground breaking and the redistricting that the Legislature imposed on Wake County was very costly. The redistricting was ultimately found to be unconstitutional, resulting in the lawsuit. Commissioner Burns expressed his unease with paying the fees but said the county has no choice but to pay it as ordered by the District Court.

Commissioner Burns moved, seconded by Commissioner West, that the Board of Commissioners appropriate \$407,281.37 of Undesignated Fund Balance in the General Fund for payment to plaintiffs' attorneys, as ordered by the US District Court for the Eastern District of North Carolina, in the consolidated case of Raleigh Wake Citizens Association v. Wake County Board of Elections and Calla Wright v. State of North Carolina. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Holmes, and Commissioner West

Recused: 1 - Commissioner Portman

23. [Wake County Commission for Women Realignment](#)

Attachments: [Final Women's Commission Item Summary 10-16-17.docx](#)

Mr. David Ellis, Deputy County Manager, said that 23 years ago the Wake County Commission for Women (WCCW) was established. He shared the past work of the commission. He said that earlier this year, the Task Force on Women and Employment provided a report that identified a number of issues that women are facing today in Wake County. He said upon review, staff realized that realignment was necessary and focus should be on the

issues women face today. Mr. Ellis said the revisions will align with the Board priorities on issues such as vulnerable communities, health care, child care, and affordable housing as well as the issues identified in the Task Force report.

Commissioner Holmes said that Wake County has grown since 1994 when the commission was formed and she feels the realignment is necessary to align with the Board of Commissioner priorities. She said the changes provide the Commission to be influential and said this opens up the possibility of leadership for women in Wake County. She said empowerment is needed for the commission to be successful and she looks forward to working with the women.

Vice-Chair Calabria said the board received the report from the Wake County Women's Employment Task Force, and he is looking forward to working toward the efforts that have started.

Commissioner West said it is important that the boards and commissions address issues of public concern and improve the quality of life. He said leadership is the key to making this work. He recommended that the board of commissioners not only appoint the members of this board, but also appoint the Chair of the Women's Commission.

Commissioner Holmes agreed with the recommendations of Commissioner West and asked Mr. Warren how to include the appointment of the Chair as part of the motion. Mr. Warren suggested adding it as an amendment.

Commissioner Holmes acknowledged the leadership and work of former Commissioner Caroline Sullivan and the leadership of the Women's Employment Task Force.

Commissioner Holmes moved, seconded by Commissioner West, that the Board of Commissioners,

- 1. Realign the mission of the Wake County Commission for Women to focus on board priorities such as issues facing women in vulnerable communities, health care, child care, affordable housing and issues that were identified within the recent report from the Task Force on Women and Employment; and**
- 2. Modify the composition and structure of the Wake County Commission for Women; and**

3. Accept applications for a more focused and issue-oriented Wake County Commission for Women; and

4. Amend the action to include that the board will designate the Chair of the Wake County Commission for Women. The motion passed unanimously.

24. [Appointment of Interim County Manager](#)

Attachments: [Interim County Manager 2017.docx](#)

Chairman Hutchinson said the Board has met and agreed to appoint Mr. David Ellis as the Interim County Manager effective October 28, 2017 with an annual salary of 197,498.00.

Mr. Ellis said that he accepts the appointment and looks forward to working with the Board of Commissioners.

Chairman Hutchinson moved, seconded by Commissioner Burns, That the Board of Commissioners appoints David Ellis as Interim County Manager effective October 28, 2017 at a temporary annual salary of \$197,498 effective October 28, 2017. The motion passed unanimously.

25. [Growth, Land Use and Environment Committee](#)

Commissioner Burns said the Growth, Land Use, and Environment (GLUE) Committee met last week and considered three major issues. The first was the continuation of the development of a Wake County Comprehensive Plan. He said the County currently has a land use plan, which was implemented in 1997 but has never had a comprehensive plan. The comprehensive plan will include land use, growth, affordable housing, and transit so that land use and water use are tracked along with the developments. He said the additional bikeway was discussed as well as a "One Water" initiative. He said it is the hope that the "Day Without Water" resource will be considered and applied in families daily lives.

Other Business

Commissioner West expressed his concern about the RDU Authority issue and spoke of a letter he received regarding the matter. He said relationships and trust are very important and he feels the County did not follow the spirit of the resolution that was submitted. He said it does not reflect what he stands for as a commissioner and there needs to be role clarification for the land use piece of the airport property. He said the disagreement this has caused is not healthy and that decisions made require alignment as further discussions are made with the airport. He said the issue is not a one-way street and the board needs to work together.

Commissioner Portman provided an overview of the recent RDU proposal. He and the Chairman attended the Airport Authority meeting last week and expressed some of the concerns they had. Commissioner Portman said several proposals were received and reviewed at the meeting. He said the Airport Authority contacted a consultant who recommended leasing the land as opposed to selling it. The consultant also explained that according to the FAA, parks are incompatible land uses for the airport to consider. Commissioner Portman said he was in disagreement with this because the county has used airport land for years as a park. He asked the consultant for clarification and found that the FAA allows airport land to be used for recreation but not specifically parks. Commissioner Portman said the consultant also said airport land must be leased at market value. After the meeting, Commissioner Portman said he performed his own research and found the information from the consultant to be inconsistent. He then shared the information he found with his fellow commissioners as well as the Airport Authority Chairman.

Commissioner West said he has no concern with the information Commissioner Portman shared but he does have a concern with the response that was sent to the Chair of the Airport Authority. Commissioner West said the response contained things that were not necessary. Commissioner West clarified it was not Commissioner Portman's letter he was concerned with, but rather a letter from the Chairman of the Board.

Commissioner Portman said this is an important issue for our community and he wanted to make sure the Airport Authority had the necessary information to make an informed decision.

Commissioner Holmes asked for clarification on how the public can apply for the Wake County Commission for Women. Ms. Denise Hogan, Clerk to the Board, provided the website information and said the application process is open for a month and the Communications Office would be sending a news release immediately.

26. [Manager's Report](#)

Attachments: [County Manager's Report.docx](#)

Mr. Jim Hartmann, County Manager, said the monthly Wake County Public School Systems capital report was received recently and he encouraged the board to review it.

Closed Session

Mr. Scott Warren, County Attorney, said the motion for Closed Session is

pursuant to N. C. G. S. 143-318.11 (a) 3 to consult with the County Attorney in order to preserve the attorney client privilege between the board and its attorney and pursuant to N. C. G. S. 143-318 11 (a) 4 to discuss matters related to the location, or expansion of industries, or other businesses in Wake County, including an agreement on a tentative list of economic development incentives that may be offered by Wake County in negotiations.

Commissioner Burns moved, seconded by Vice-Chair Calabria, to go into Closed Session. The motion passed unanimously.

The meeting went into recess and the meeting reconvened.

No action was taken by the board.

Adjourn

Vice-Chair Calabria moved, seconded by Commissioner Ford, to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Denise M. Hogan, NCMCC
Clerk to the Board
Wake County Board of Commissioners



Legislation Details (With Text)

File #: 16-1146

Type: Items of Business **Status:** Agenda Ready

On agenda: 10/16/2017 **In control:** Board of Commissioners

Title: Approval of Agenda

Final action:

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Approval of Agenda



Legislation Details (With Text)

File #: 16-1147

Type: Items of Business **Status:** Agenda Ready

In control: County Manager

On agenda: 10/16/2017 **Final action:**

Title: Approval of the Regular Minutes of October 2, 2017

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Approval of the Regular Minutes of October 2, 2017



Legislation Details (With Text)

File #: 16-1138
Type: Items of Business
Status: Agenda Ready
In control: Housing & Community Revitalization
On agenda: 10/16/2017
Final action:
Title: Proclamation Recognizing Capital Area Veterans Stand Down Day
Sponsors:
Indexes:
Code sections:
Attachments: [Item Summary.pdf](#)
[Proclamation.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Proclamation Recognizing Capital Area Veterans Stand Down Day
That the Board of Commissioners proclaims October 27, 2017 as Capital Area Veterans Stand Down Day

**PROCLAMATION
VETERANS STAND DOWN DAY
OCTOBER 27, 2017**

WHEREAS, Ending Homelessness is a national, statewide, Triangle-wide, and local initiative, more than 300 communities across the United States and more than 20 cities and counties across North Carolina, including Raleigh/Wake County, Durham/Durham County, and Chapel Hill/Orange County each adopting and implementing Ten-Year Plans to End Homelessness; and,

WHEREAS, the US Department of Veteran Affairs estimates that over 39,471 veterans are homeless on any given night across the country; and,

WHEREAS, last year the South Wilmington Street Men's Shelter served more than 200 homeless veterans; and,

WHEREAS, nationally 20% of the male homeless population are veterans; and,

WHEREAS, America's homeless veterans have served in all wars and military conflicts since WWII; and

WHEREAS, veterans are now returning to our community from active, wartime duty in Iraq (Operation Iraqi Freedom) and Afghanistan (Operation Enduring Freedom); and,

WHEREAS, on October 27, 2017, Raleigh/Wake County is hosting the Capital Area Homeless Veterans Stand Down to assist local veterans experiencing homelessness access a wide range of services and connect with service providers in one place on one day with the ultimate goal of becoming employed, obtaining housing and achieving stability in their lives; and,

WHEREAS, in support of the 2017 Capital Area Homeless Veterans Stand Down and in support of the estimated 200 veterans expected to attend and receive assistance;

NOW THEREFORE, BE IT RESOLVED THAT, the Wake County Board of Commissioners, proclaims October 27, 2017, as

“Capital Area Homeless Veterans Stand Down Day”

in Wake County and urges citizens, businesses, civic organizations and faith communities to support this and other efforts to end and prevent homelessness in our community.

Adopted this the 16th day of October, 2017.

Sig Hutchinson, Chairman
Wake County Board of Commissioners



Legislation Details (With Text)

File #: 16-1154
Type: Items of Business
Status: Agenda Ready
In control: Human Services
On agenda: 10/16/2017
Final action:
Title: Domestic Violence Awareness Month Proclamation
Sponsors:
Indexes:
Code sections:
Attachments: [Domestic Violence Item Summary.pdf](#)
[2017 Domestic Violence Awareness Month Proclamation.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Domestic Violence Awareness Month Proclamation

That the Wake County Board of Commissioners receives a brief presentation from InterAct and proclaims the month of October as Domestic Violence Awareness Month



Proclamation

Domestic Violence Awareness Month

WHEREAS, domestic violence is a means of intimidation and violation to influence and control another person; and

WHEREAS, domestic violence includes physical, mental, emotional, and financial abuse as well as forced isolation; and

WHEREAS, one in four women and one in seven men will experience an incident of domestic violence in their lifetime; and

WHEREAS, 43% of dating college women report experiencing some violent and abusive dating behaviors; and

WHEREAS, according to the National Council on Aging, approximately 1 in 10 Americans aged 60 and older have experienced some form of elder abuse. Some estimates range as high as 5 million elders are abused each year; and

WHEREAS, domestic violence adversely affects all members of our communities - causing harm to people; increasing police and court costs; creating the need for sheltering and foster care; and contributing to absenteeism and non-productivity in the workplace.

NOW, THEREFORE, BE IT RESOLVED THAT, the Wake County Board of Commissioners, does hereby proclaim October 2017 as "Domestic Violence Awareness Month" in Wake County.

This the 16th day of October, 2017.

Sig Hutchinson, Chairman
Wake County Board of County Commissioners



Legislation Details (With Text)

File #: 16-1130
Type: Items of Business
Status: Agenda Ready
In control: Board of Commissioners
On agenda: 10/16/2017
Final action:
Title: Recognition of Recent Awards
Sponsors:
Indexes:
Code sections:
Attachments: [awards--October.pdf](#)

Date	Ver.	Action By	Action	Result
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Recognition of Recent Awards

That the Board of Commissioners recognizes recent award winners



Legislation Details (With Text)

File #: 16-1158
Type: Items of Business
Status: Agenda Ready
In control: Human Resources
On agenda: 10/16/2017
Final action:
Title: Retiree Recognition
Sponsors:
Indexes:
Code sections:
Attachments: [Item Summary 10.16.pdf](#)
[James Horton Placeholder.pdf](#)
[Ken McArtor Placeholder.pdf](#)

Date	Ver.	Action By	Action	Result
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Retiree Recognition

That the Board of Commissioners recognizes upcoming retirees for their years of service to the County

**James “Travis” Horton
Librarian II
Community Services**

Travis joined Wake County in 1986 as a Reference Librarian at the North Regional Library. At that time, the county only had two regional libraries, no public computers or internet access, and no library automation. Travis's interest in the changing world of libraries helped chart his career. He became involved in the developing trend of automation within libraries and helped lay the first Local Area Network at North Regional Library, which allowed staff access to library databases. Without a dedicated technology support system in place, Travis climbed into the ceiling to extend the cables providing access to the network to the youth services department.

Travis entered his first library management role at the Express Library on Fayetteville Street – then called the Electronic Information Center. At the time, this was the only Wake County library that offered internet access to the public.

Travis went on to manage the Green Road Community Library, the Southeast Regional Library, and the Zebulon Community Library, giving him the unique perspective of having managed all types of libraries (Special, Community, Large Community, and Regional Libraries.) Throughout his career, Travis was an advocate for his staff encouraged librarians to develop and hone their creativity and strengths.

Travis retired at the end of September, after 31 years of service to Wake County. He will spend the early part of his retirement going on college tours with his high school son.

Please join me in congratulating Travis on his retirement.

Ken McArtor
Deputy Assessor
Revenue Department

Ken McArtor began his career in real estate mass-appraisal in 1976 working for the appraisal company CLT. His first assignment was to work on the reappraisal project in Johnson County, Indiana. After two years in Indiana, he and his family made subsequent transfers to Connecticut, North Carolina, Missouri, Wisconsin, and Kansas.

In 1989, Ken arrived in Wake County. He was tasked with hiring, training and managing over 75 contract appraisers to field check the data of every improved parcel in the County in preparation for the 1992 County-wide reappraisal.

Upon successful completion of the 1992 project and after 16 years on the road, Ken and his family decided to put down roots and he joined the Revenue department. Since that time Ken has planned and managed the reappraisals of 2000, 2008, and 2016 as the parcel count and population of the County nearly doubled. Ken has been a lynch-pin in designing and implementing software systems and staff work-processes that have helped keep the Revenue department efficient in spite of the tremendous growth.

Ken has easily participated in over 100,000 tax appeal hearings. His professionalism, kind demeanor, and fair minded approach in working with taxpayers has never wavered. Ken has also been a great mentor to his peers and staff.

Ken will retire on November 1st with 25 years of service to Wake County and 41 years in the business. His immediate plans are to enjoy traveling and working on multiple home and yard projects.

Please join me in congratulating Ken on his retirement.



Legislation Details (With Text)

File #: 16-1156
Type: Items of Business
Status: Agenda Ready
In control: County Manager
On agenda: 10/16/2017
Final action:
Title: Recognize Outgoing County Manager, Jim Hartmann
Sponsors:
Indexes:
Code sections:
Attachments: [Recognize Outgoing County Manager Jim Hartmann.pdf](#)
[Resolution of Appreciation for Jim Hartmann 10-16-17.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Recognize Outgoing County Manager, Jim Hartmann

That the Board of Commissioners recognizes outgoing County Manager, Jim Hartmann, and adopts the attached resolution

Item Title: Recognize Outgoing County Manager, Jim Hartmann

Specific Action Requested:

That the Board of Commissioners recognizes outgoing County Manager, Jim Hartmann, and adopts the attached resolution.

Item Summary:

Jim Hartmann, the Wake County Manager, will leave with three years, five months of service to Wake County. Jim was appointed Wake County Manager on April 14, 2014. He previously served as Manager of Seminole County, Florida, Manager of Alexandria, Virginia, and Administrator of Spartanburg County, South Carolina.

During Jim's tenure with Wake County, he was instrumental in implementing Wake County's Transit Plan.

Jim holds a Bachelor of Arts in Public Administration and Master's of Public Administration from the University of Central Florida.

Attachments:

1. Resolution Honoring Jim Hartmann



**Resolution of Appreciation
Jim Hartmann
Wake County Manager**

WHEREAS, Jim Hartmann has dedicated his life to public service, holding leadership roles in Seminole County, Florida; Alexandria, Virginia; and Spartanburg County, South Carolina; and

WHEREAS, Mr. Hartmann was sworn in as Wake County Manager on April 14, 2014, to lead the administration of one of the fastest growing counties in the nation; and

WHEREAS, Mr. Hartmann increased the county's contribution to the Wake County Public School System by nearly 32 percent over four budget years, while supporting the growing demands for other county services and programs; and

WHEREAS, Mr. Hartmann worked with staff and stakeholders to develop, with extensive public input, the Wake County Transit Plan, which was approved by 53 percent of Wake County voters; and

WHEREAS, Mr. Hartmann helped create the Wake Directors Group, an interagency collaboration of leaders committed to improving the behavioral health system in Wake County; and

WHEREAS, Mr. Hartmann cultivated relationships with non-profit partners to support programs, such as school food pantries, universal school breakfast and SmartStart, that help the children in our community succeed; and

WHEREAS, Mr. Hartmann has supported the development of an award-winning wellness program to enhance the physical, financial, emotional and social health of Wake County's 4,000 employees; and

WHEREAS, Mr. Hartmann has inspired a spirit of innovation across Wake County government, leading to the establishment of the Wake Innovates Program and CREATEspace innovation lab; and

WHEREAS, Mr. Hartmann has reminded Wake County to focus not only on our needs of today, but to plan for the needs of our community in the decades to come; and

NOW, THEREFORE BE IT RESOLVED that the Wake County Board of Commissioners honors Jim Hartmann on this bittersweet day, offers him best wishes for his future and thanks him for his dedication to improving the lives of all residents of Wake County.

ADOPTED , this the 16th day of October, 2017.

Sig Hutchinson, Chairman
Wake County Board of Commissioners



Legislation Details (With Text)

File #: 16-1137
Type: Consent Item
Status: Agenda Ready
In control: Housing & Community Revitalization
On agenda: 10/16/2017
Final action:
Title: Affordable Housing Consolidated Plan and Action Plan Amendment
Sponsors:
Indexes:
Code sections:
Attachments: [Item Summary.pdf](#)
[Public Notice.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners		

Affordable Housing Consolidated Plan and Action Plan Amendment

That the Board of Commissioners:

- 1. Amends the FY 2015-2020 Consolidated plan to include purchase of equipment for the Garner Recreation Center as a public services project;**
- 2. Allocates Federal Community Development Block Grant funds, up to \$180,000, from the FY 2016-2017 Action Plan to purchase of equipment for the Garner Recreational Center (up to \$180,000)**



Legislation Details (With Text)

File #: 16-1143

Type: Consent Item **Status:** Agenda Ready

In control: Emergency Management

On agenda: 10/16/2017 **Final action:**

Title: Donation of Decontamination Trailer and Equipment from Rex Hospital

Sponsors:

Indexes:

Code sections:

Attachments: [Agenda Item - Rex Decon Trailer Donation.pdf](#)
[Trailer letter from Rex.pdf](#)
[GSA Assessment.pdf](#)
[Rex Trailer Inventory and Value.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners		

Donation of Decontamination Trailer and Equipment from Rex Hospital

That the Board of Commissioners accepts the donation of the Decontamination Trailer and included equipment from Rex Hospital

Item Title: Donation of Decontamination Trailer and Equipment from Rex Hospital

Specific Action Requested:

That the Board of Commissioners accepts the donation of the Decontamination Trailer and included equipment from Rex Hospital.

Item Summary:

As a part of the Radiological Emergency Preparedness (REP) Program, Emergency Management must maintain supplies and equipment to support Emergency Worker Decontamination. Currently, that equipment is stored on shelves and not readily deployable. In the event of deployment, equipment would have to be removed from shelves, organized, loaded, transported, unloaded and set up at decontamination sites. Deploying requires time and additional staff with unique skills and knowledge. This inefficiency has been noted on internal after-action reports during past drills and exercises. Staff have been discussing options to improve efficiency with the purchase of a trailer or shipping containers in the options. Prior to implementing the new operating procedure or purchasing a transport container, Rex Hospital contacted Emergency Management offering to donate their decontamination trailer.

Rex Hospital had purchased the trailer in 2005 to expand their mass decontamination capability. Since that time, Rex has completed construction/renovation of a decontamination area within their hospital and no longer requires the trailer nor the decontamination equipment contained therein.

Rex Hospital sought interest from several agencies and selected Wake County to receive the trailer. The equipment from Rex Hospital, coupled with existing stored equipment, would allow the REP Emergency Worker Decontamination equipment to be housed in the trailer, ready for deployment, thereby improving operations. The custom-built trailer also contains features making it efficient at delivering decontamination services.

In conjunction with Wake County General Services Administration, Wake County Emergency Management has assessed all the equipment on the trailer as well as the trailer itself and found it to be in excellent condition.

Wake County Emergency Management will provide management of the equipment and trailer and will fund maintenance and repairs through the Duke Energy Grant Funds that support the REP Program. When required, replacement will be considered a capital purchase by Duke Energy, thereby having no impact on the annualized financial condition of the Agreement between Duke Energy and Wake County.

Attachments:

1. Letter from Rex Hospital
2. GSA Assessment of Trailer
3. Inventory and Value of Trailer and Included Equipment



Legislation Details (With Text)

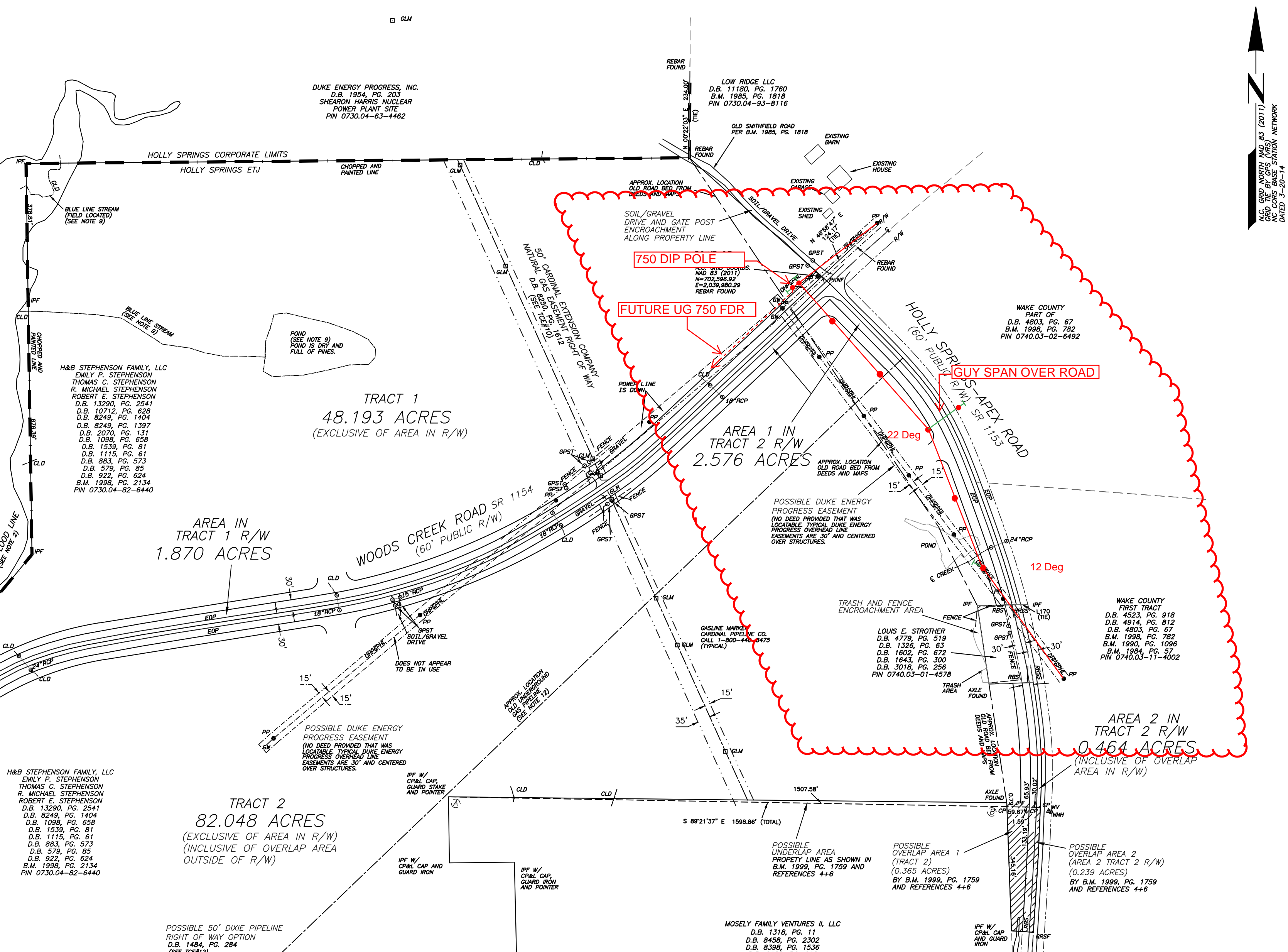
File #: 16-1142
Type: Consent Item
Status: Agenda Ready
In control: Board of Commissioners
On agenda: 10/16/2017
Final action:
Title: Conveyance of a Guying Easement at the Wake County South Wake Landfill to Duke Energy Progress, LLC
Sponsors:
Indexes:
Code sections:
Attachments: [Agenda Item.pdf](#)
[Contruction Drawing.pdf](#)
[Duke Energy Easement Request ltr.pdf](#)
[Exhibit A.pdf](#)
[Guying Easement.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners		

Conveyance of a Guying Easement at the Wake County South Wake Landfill to Duke Energy Progress, LLC

That the Board of Commissioners:

- 1. Approves the conveyance of a guying easement at the South Wake Landfill to Duke Energy Progress, LLC; and**
- 2. Authorizes the Chairman to execute said easement (along with any supporting documentation), subject to the terms and conditions acceptable to the County Attorney**



N.C. GRID NORTH NAD 83 (2011)
GRID TIE BY GPS (VRS)
NC COFS BASE STATION NETWORK
DATED 3-20-14



1020 West Chatham Street
Cary, NC 27511

September 18th, 2017

Wake County Attorney's Office
P.O. Box 550
Raleigh, NC 27602-0550

Subject: Easement Request at Wake County South Landfill
Property Address: 3705 Old Holly Springs-Apex Road.

Wake County Pin # 0740-02-6492

Duke Energy needs to re-locate power lines on the West side of Old Holly Springs-Apex Road to accommodate a housing development being planned at the intersection of Woods Creek Road & Holly Springs-Apex Road. In order to re-locate these power lines a non-energized Pole and Guy Wire will be needed on the East side of Old Holly Springs-Apex Road which is property owned by Wake County at 3705 Old Holly Springs-Apex Road in Holly Springs Township, NC. This non-energized Pole and Guy Wire will support a Span Guy which is a non-energized wire crossing the road to support a pole on the other side of the road.

In order to complete this project Duke Energy will need a Easement from Wake County. Enclosed is the Easement document with an Exhibit A attached.

This work shall be done with the greatest care and consideration to minimize any damage to your property. Tree clearing may be required within the Easement Area.

When signing the Easement please be sure the date on the 1st page is filled in and the 2nd page is signed in front of a Notary Public. Mail the Easements with original signatures to the address on the top right of the 1st page.

If you have any questions or concerns regarding the Easement, please contact me.

Respectfully,

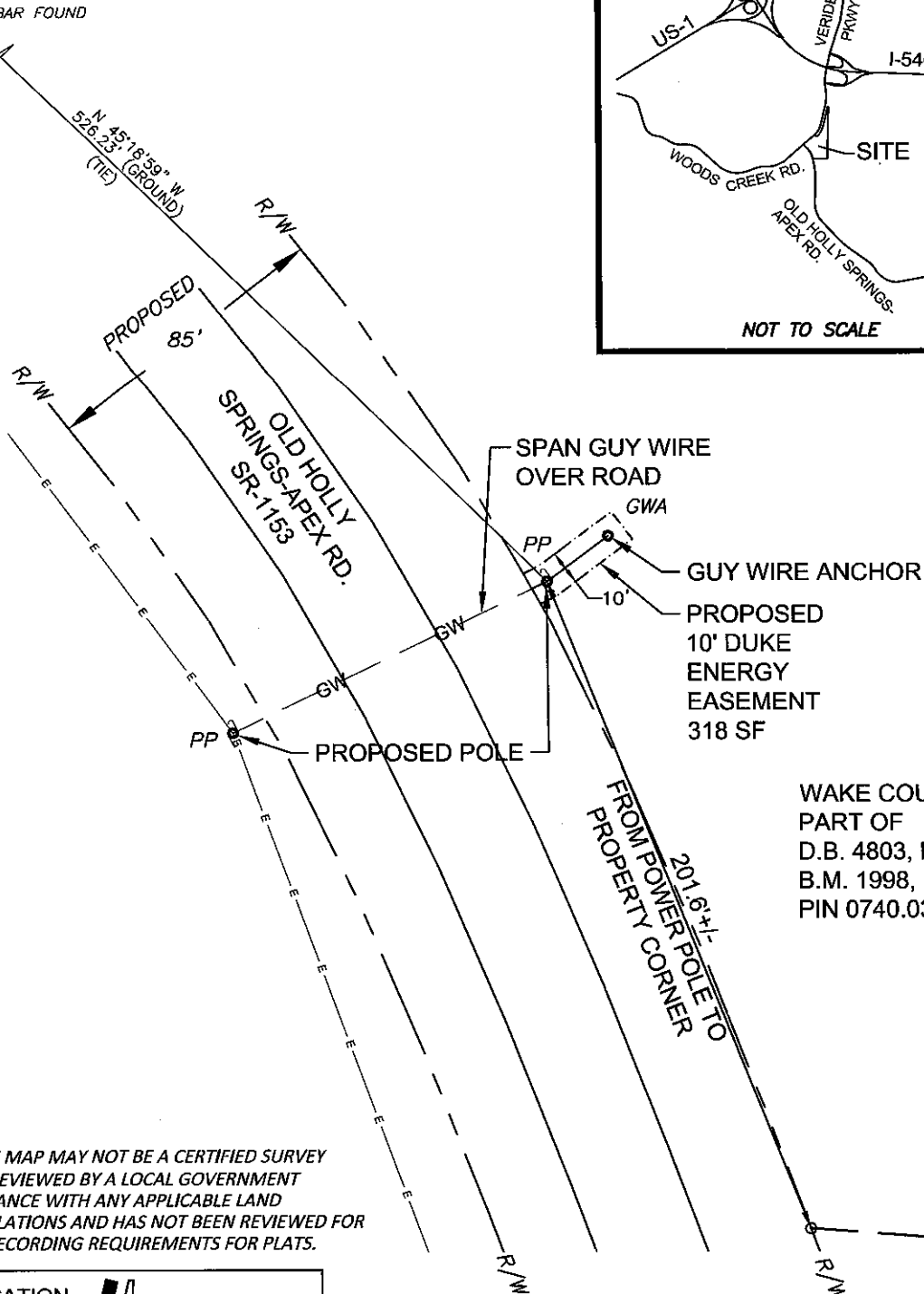
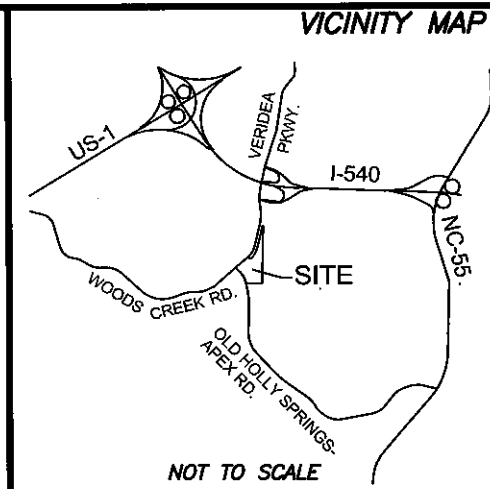
A handwritten signature in black ink, appearing to read "Z Huett", with a long, sweeping horizontal line extending to the right.

Zach Huett
Land Representative
919-481-6117
Zach.Huett@Duke-Energy.com

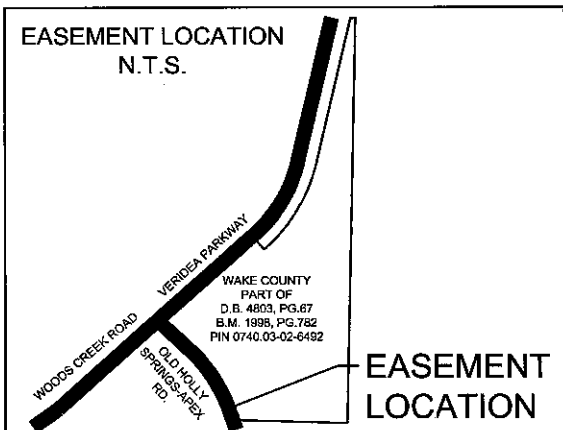
EXHIBIT 'A'

N.C. GRID COORDS.
NAD 83 (2011)
N=702,596.92
E=2,039,980.29
B.M. 2017
PG. 1277-1278

N.C. GRID NORTH NAD 83 (2011)
GRID TIE BY GPS (VES)
NC COFS BASE STATION NETWORK
DATED 3-20-14



DISCLAIMER: THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



LEGEND

(PP)-POWER POLE
(E)-OVERHEAD POWER LINE
(GW)-SPAN GUY WIRE
(GWA)-SPAN GUY ANCHOR

NOTES:

1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. THE SOLE PURPOSE OF THIS EXHIBIT IS TO ILLUSTRATE THE PROPOSED 10' DUKE ENERGY EASEMENT.
3. PROPOSED INFORMATION SHOWN PROVIDED BY SPAULDING AND NORRIS, PA.

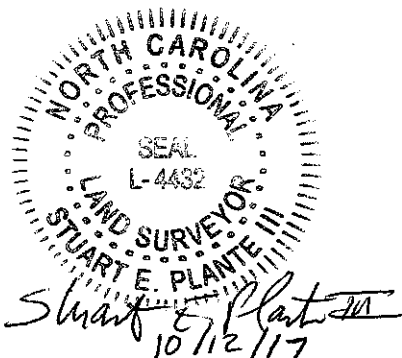
DUKE ENERGY PROGRESS, LLC. EASEMENT AREA/CORRIDOR
CROSSING THE PROPERTY OF:

WAKE COUNTY

SPAN GUY EASEMENT - 3705 OLD HOLLY SPRINGS-APEX RD
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA



GRAPHIC SCALE



PREPARED FOR:
MERITAGE HOMES
3005-100 CARRINGTON MILL
MORRISVILLE, NC 27560

SURVEY DATE : 9/5/2017

ROBINSON & PLANTE PC
LAND SURVEYING

C-2687
1240 SE MAYNARD ROAD
SUITE 203
CARY, N.C. 27511
PHONE (919) 481-1245
FAX (919) 481-1213

FILE: STEPHDEP

SCALE: 1"=50'



Legislation Details (With Text)

File #: 16-1148

Type: Consent Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 10/16/2017 **Final action:**

Title: Conveyance of Additional Right-of-Way and a Temporary Construction Easement to the North Carolina Department of Transportation (NCDOT) on Wake County-Owned Land Adjacent to Crabtree Creek Watershed Site #23

Sponsors:

Indexes:

Code sections:

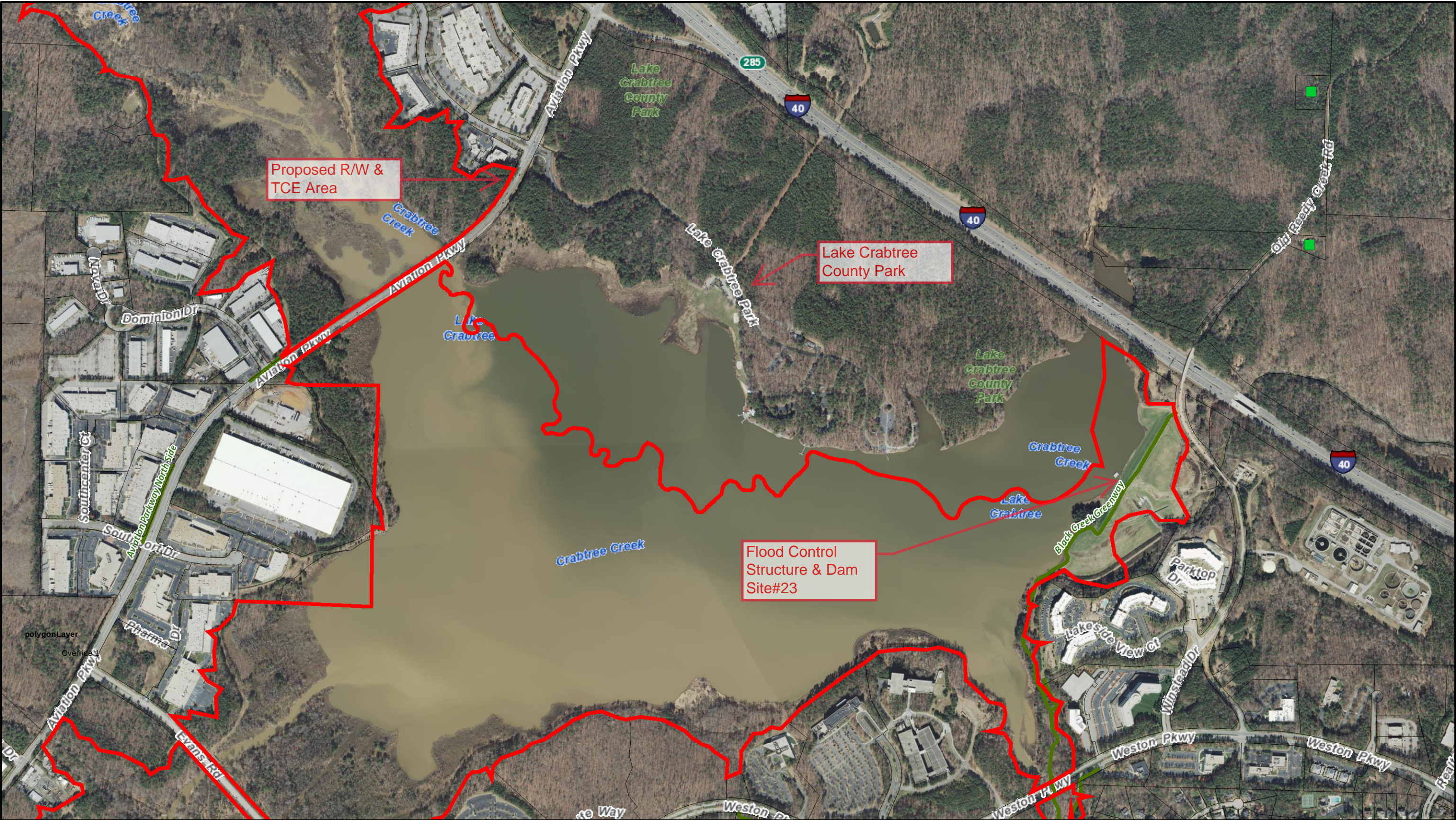
Attachments: [Agenda Item.pdf](#)
[Site Map.pdf](#)
[NCDOT I-5506 Acquisition Map.pdf](#)
[Summary Statement \(Offer\).pdf](#)
[NCDOT Appraisal.pdf](#)
[Right of Way Deed & TCE.pdf](#)
[\(W-9\) FRM4-M ROW.pdf](#)
[Notification of Conditional Relocation Payments form.pdf](#)
[Budget Memo - FY 2018 County Capital Fund - County Buildings.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners		

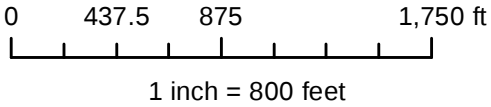
Conveyance of Additional Right-of-Way and a Temporary Construction Easement to the North Carolina Department of Transportation (NCDOT) on Wake County-Owned Land Adjacent to Crabtree Creek Watershed Site #23

That the Board of Commissioners:

- 1. Approves the conveyance of additional right-of way and a temporary construction easement to the NCDOT for Aviation Parkway in Morrisville;**
- 2. Accepts the amount of \$49,025.00 from NCDOT as just compensation for this conveyance; and**
- 3. Accepts the amount of \$2,895.75 as compensation to relocate the existing ground mounted entrance sign for Lake Crabtree County Park and appropriate that same amount into the Parks and Recreation element of the Capital Improvement Plan to complete the park entrance sign relocation; and**
- 4. Authorizes the Chairman to execute a Deed for Highway Right of Way and Temporary Construction Easement to NCDOT (along with any supporting documentation), subject to the terms and conditions acceptable to the County Attorney**



Site Map



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

MATCHLINE -L- STA. 36+50.00 SEE SHEET 5

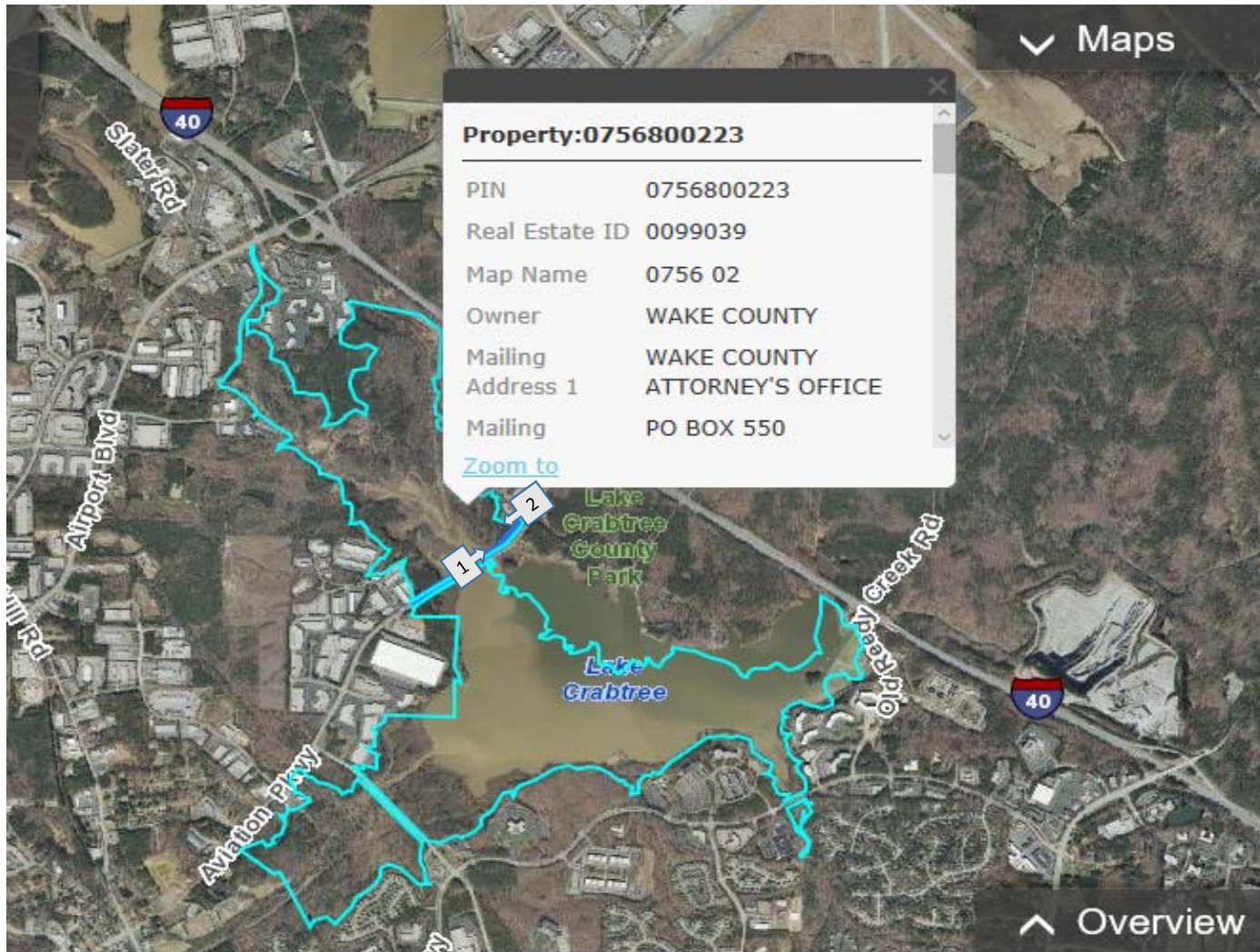


Photo 1: Facing North along Aviation Parkway

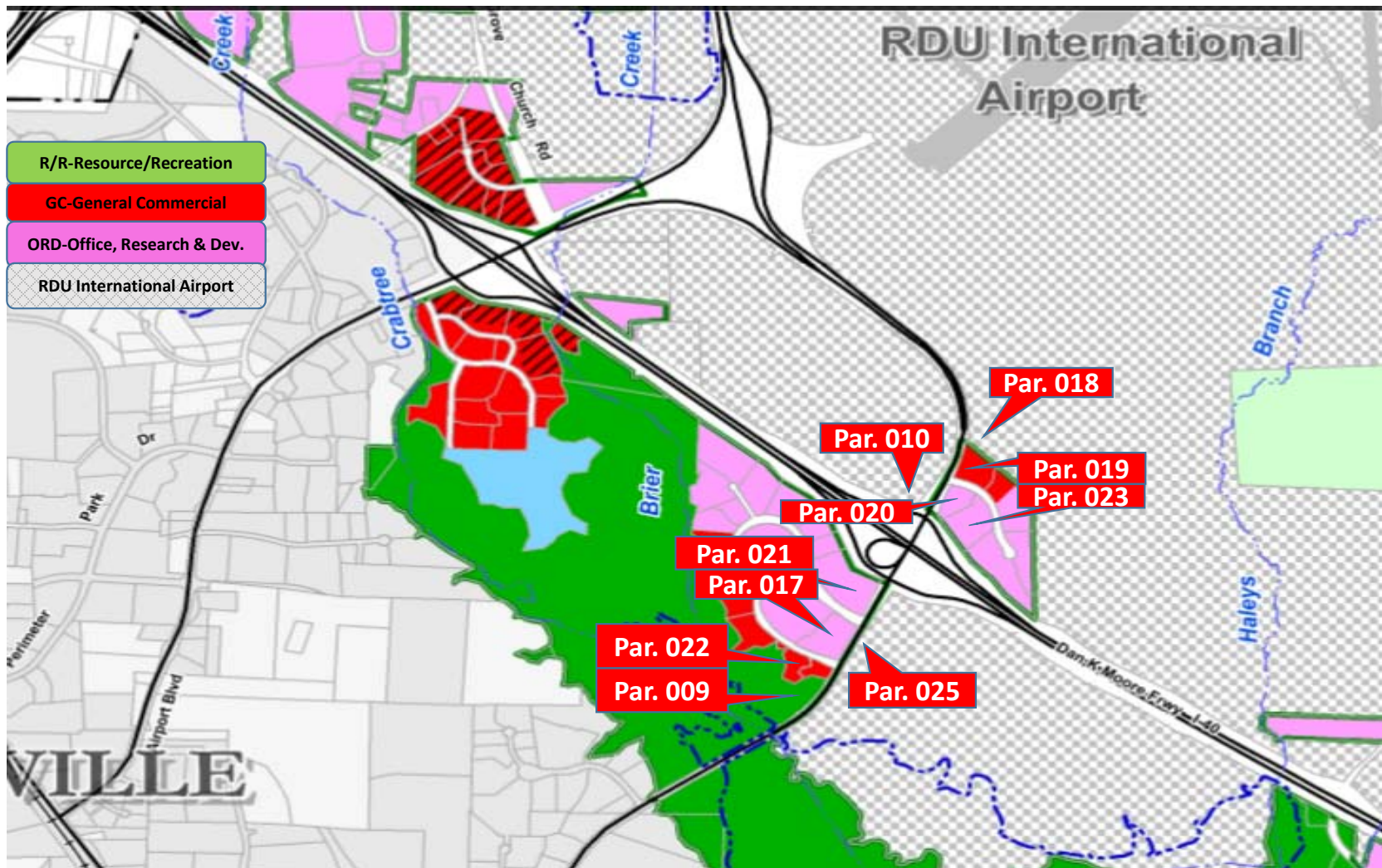


Photo 2: Facing South along Aviation Parkway

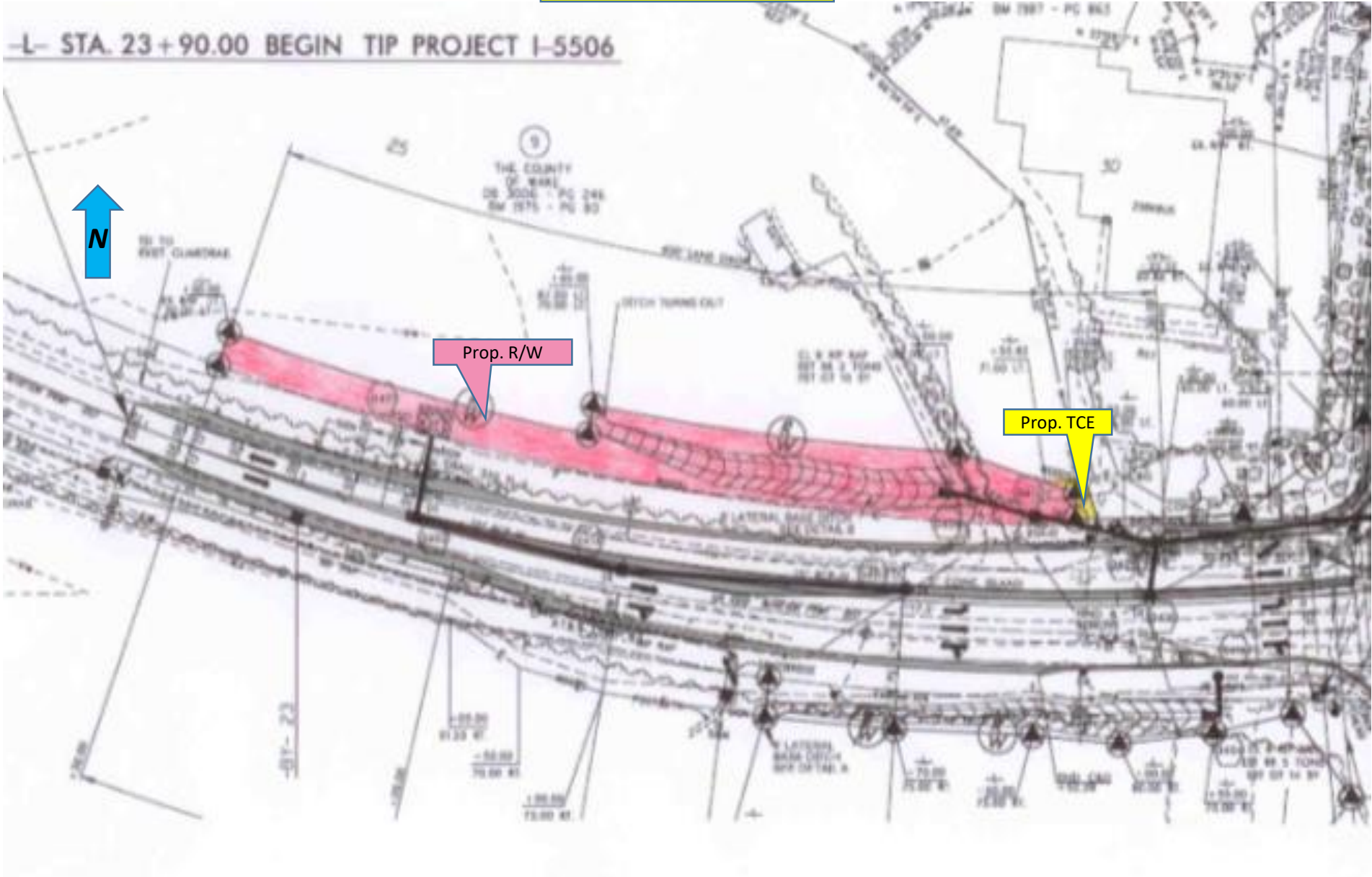
Property Sketch and Photo Positions



Area Zoning Map



Right of Way Sketch





**Budget and Management Services
Inter-Office Correspondence**

TO: Jim Hartmann, County Manager

FROM: Michelle Venditto, Budget and Management Services Director

SUBJECT: Revisions to Fiscal Year 2018 County Capital Ordinance, Section 1(A) and 1 (B)

The following chart summarizes all budget revisions to the fiscal year 2018 adopted budget for the County Buildings Element of the County Capital Fund indicated below. The summary includes approved items, as well as items to be presented to the Board of Commissioners at the meeting date indicated. *Items for presentation are shown in bold italics.*

Fund: County Capital			Element: County Buildings	
REVENUE CATEGORY (SOURCE OF FUNDS)				
Date	Description of Revision or Adjustment	Type	Amount	Balance
July 1, 2017	Adopted Budget	County Capital	\$7,076,000	\$7,076,000
July 17, 2017	Appropriate NC Department of Transportation Right-of-Way conveyance compensation	State Funds	\$275,000	\$7,351,000
October 16, 2017	Proposed: Appropriate NC Department of Transportation Right-of-Way conveyance compensation for Aviation Parkway in Morrisville	State Funds	\$49,025	\$7,400,025
October 16, 2017	Proposed: Appropriate NC Department of Transportation compensation to relocate existing entrance sign of Lake Crabtree County Park	State Funds	\$2,896	\$7,402,921
EXPENDITURES (USE OF FUNDS)				
Date	Description of Revision or Adjustment	CIP Element	Amount	Balance
July 1, 2017	Adopted Budget	County Buildings	\$7,076,000	\$7,076,000
July 17, 2017	Appropriation NC Department of Transportation Right-of-Way conveyance compensation	County Buildings	\$275,000	\$7,351,000
October 16, 2017	Proposed: Appropriate NC Department of Transportation Right-of-Way conveyance compensation for Aviation Parkway in Morrisville	State Funds	\$49,025	\$7,400,025
October 16, 2017	Proposed: Appropriate NC Department of Transportation compensation to relocate existing entrance sign of Lake Crabtree County Park	State Funds	\$2,896	\$7,402,921



Legislation Details (With Text)

File #: 16-1140
Type: Consent Item
Status: Agenda Ready
In control: Board of Commissioners
On agenda: 10/16/2017
Final action:
Title: Approval of Schematic Design for New Hope EMS Station
Sponsors:
Indexes:
Code sections:
Attachments: [Agenda Item SD.pdf](#)
[Presentation.pdf](#)
[Program Summary.pdf](#)
[Project Cost Summary.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners		

Approval of Schematic Design for New Hope EMS Station

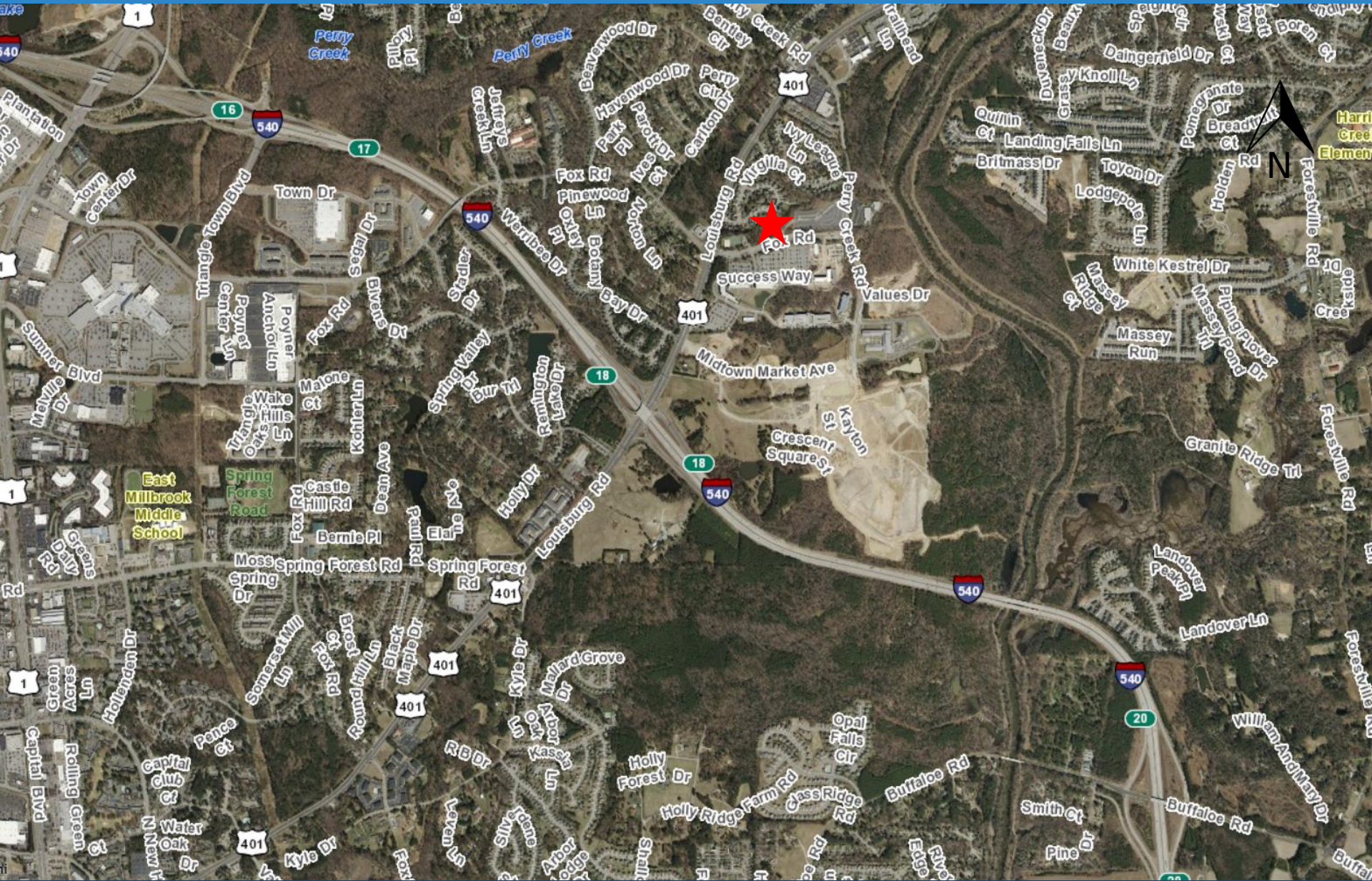
That the Board of Commissioners approves Schematic Design for the New Hope EMS Station located on the campus of Wake Tech North



New Hope EMS Station

Schematic Design Presentation

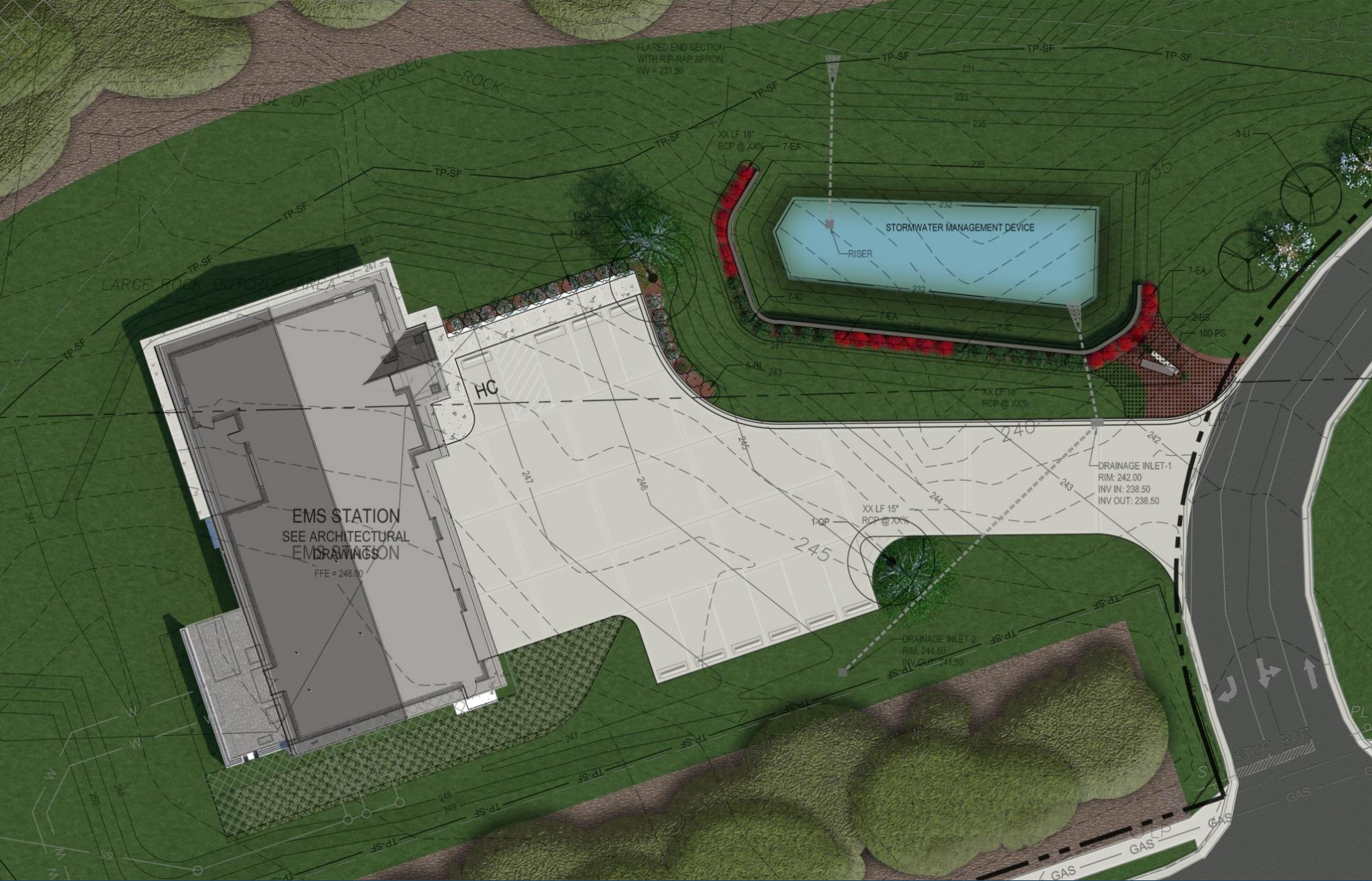




Area Map



Vicinity Map











BUILDING STRATEGIES

- Natural Daylighting in All Regularly Occupied Spaces.
- Durable, Reliable Materials. Designed as a 50 Year Facility.
- Low VOC Materials.
- Regional and Recycled Materials.
- Occupancy and Daylighting Sensor Lighting Control.
- Low-Flow Plumbing Fixtures.
- Efficient HVAC Systems.
- Collection and Storage of Recyclables.

SITE STRATEGIES

- Preserve Existing Site Trees and Landscape Screening.
- Native and Drought Tolerant Landscaping. No Irrigation.
- High Albedo, Durable Concrete Paving.
- Minimize Site Disturbance.

Questions?



Legislation Details (With Text)

File #: 16-1150
Type: Consent Item
Status: Agenda Ready
In control: Board of Commissioners
On agenda: 10/16/2017
Final action:
Title: Memorandum of Agreement for Commuter Rail Portion of Major Investment Study
Sponsors:
Indexes:
Code sections:
Attachments: [cost share agenda item.pdf](#)
[Draft Memorandum of Agreement](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners		

Memorandum of Agreement for Commuter Rail Portion of Major Investment Study

That the Board of Commissioners approves entering into a Memorandum of Agreement between Durham County, Wake County, Capital Area Metropolitan Planning Organization (CAMPO), and the Research Triangle Regional Public Transportation Authority D/B/A GoTriangle, for the Commuter Rail Portion of the Major Investment Study, subject to terms and conditions acceptable to the County Attorney



Legislation Details (With Text)

File #: 16-1152
Type: Consent Item
Status: Agenda Ready
In control: County Manager
On agenda: 10/16/2017
Final action:
Title: Approval of Extension of Ammons Wake Competition Center Funding Agreement
Sponsors:
Indexes:
Code sections:
Attachments: [Approval of Extension of Ammons Wake Competition Center Funding Agreement.pdf](#)
[Ammons Agreement Extension for Board Approval.pdf](#)
[WCC Wake County time extension - 2.pdf](#)
[Final funding agreement signed.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners		

Approval of Extension of Ammons Wake Competition Center Funding Agreement

That the Board of Commissioners approves an amendment to the funding agreement with Ammons Building Corporation for Wake Competition Center extending the term of the agreement 30-months, consistent with terms and conditions acceptable to the County Attorney



Legislation Details (With Text)

File #: 16-1124
Type: Regular Item
Status: Agenda Ready
In control: Board of Commissioners
On agenda: 11/6/2017
Final action:
Title: Land Acquisition for a Parcel of Land Containing 1.080 Acres Located Across from Wendell Elementary School (Second Reading)
Sponsors:
Indexes:
Code sections:

Attachments: [Land Acquisition for Wendell Elementary - 2nd Reading Item Summary 10-2-17.pdf](#)
[Wendell Offer to Purchase.pdf](#)
[2017-10-3 BOE Land Acquisition Presentation Gerardi at Wendell ES BOC 10-16-2017.pdf](#)
[Wendell Appraisal.pdf](#)
[Wendell Survey.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Land Acquisition for a Parcel of Land Containing 1.080 Acres Located Across from Wendell Elementary School (Second Reading)

That the Board of Commissioners approve funding of the purchase price together with closing costs in an amount not to exceed \$75,447.00 pursuant to NCGS 115C-426

Presentation To:

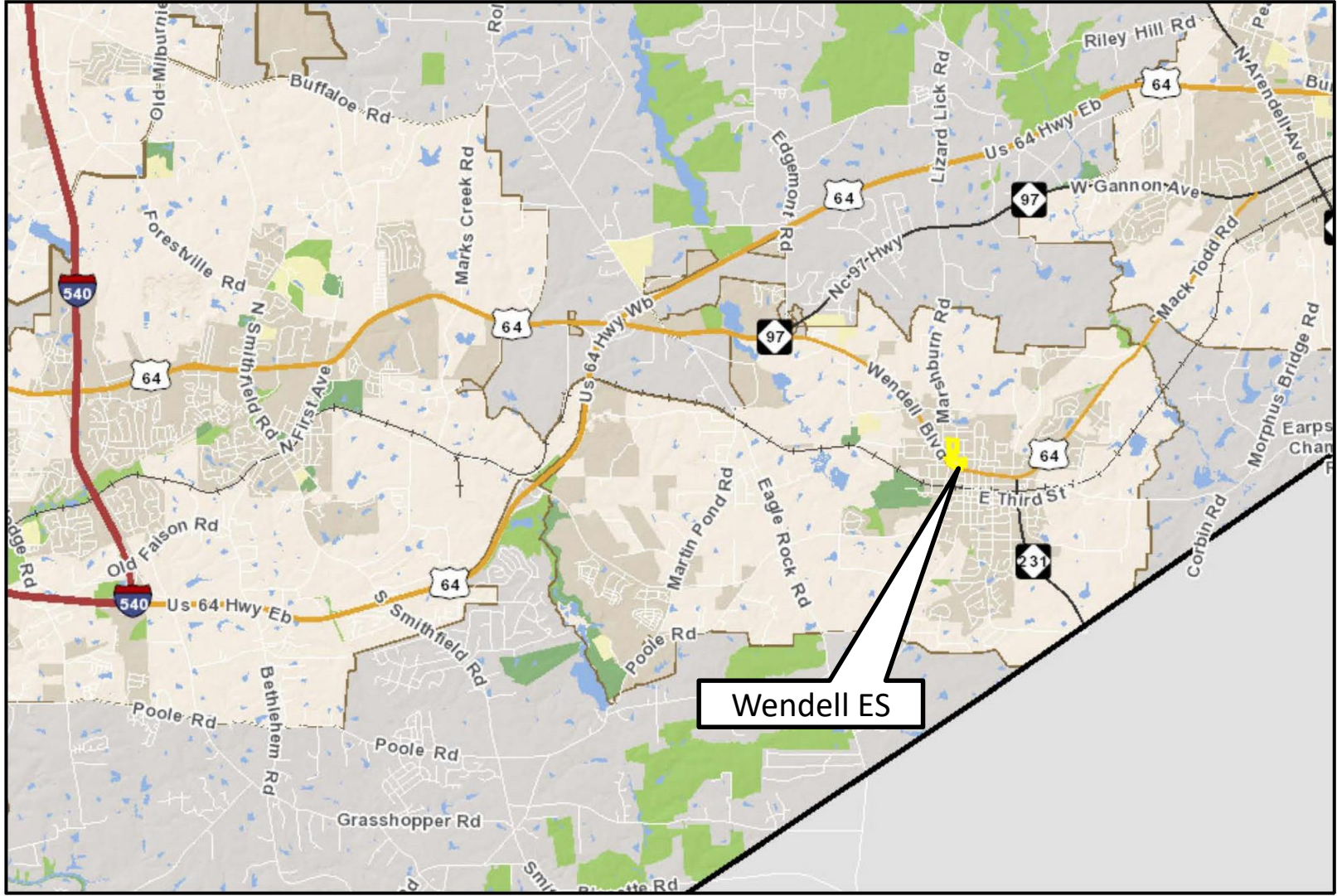
Wake County Board of Commissioners

Request for Approval and Funding of
The Wake County Board of Education Acquisition of a
1.080 Acre Parcel Adjacent to Wendell Elementary School
(226 West Academy Street, Wendell, NC)

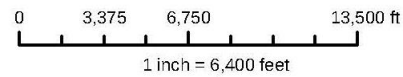
(Second Reading)

Betty L. Parker, Senior Director of Real Estate Services
Wake County Public School System
October 16, 2017

GIS Area View



Wendell ES



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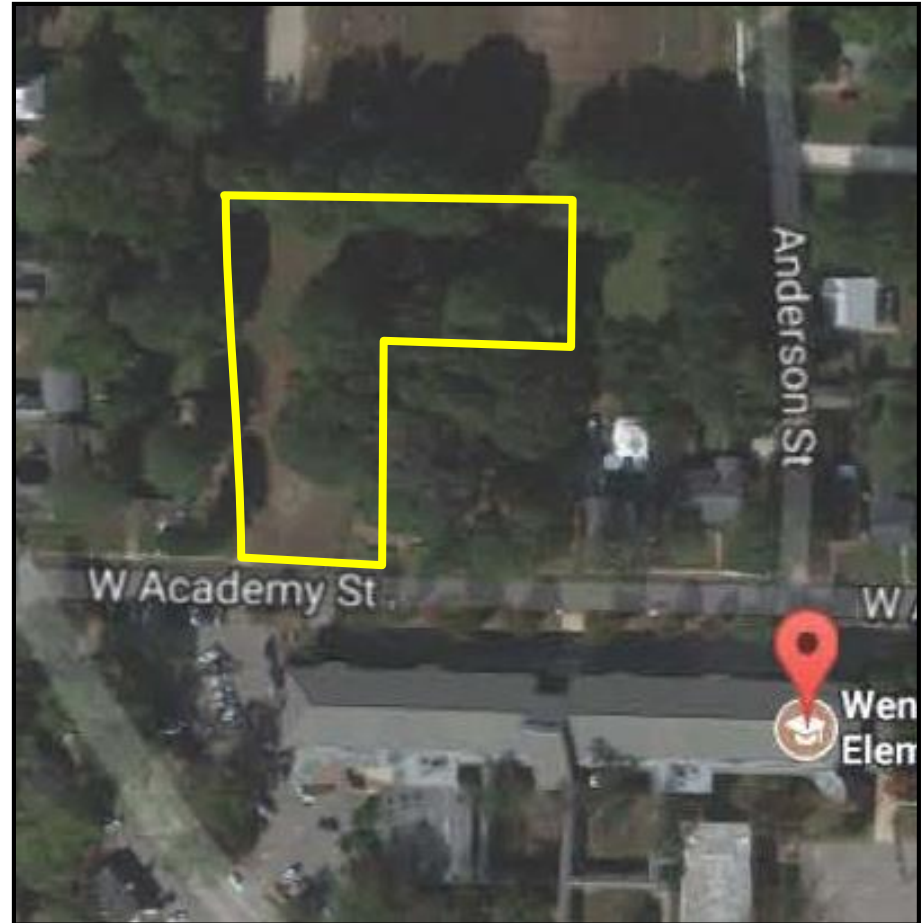
Aerial School and Subject Parcel View



Subject Parcel View



GIS View (2013)



Google Maps View After House Removal

Contract Terms & Information

- **Seller: Anthony M. Gerardi and Stephanie S. Gerardi**, who acquired the property in 2014.
- **Location:** 226 West Academy Street, Wendell, NC, adjacent to Wendell ES.
- **Asset Description:** ±1.080 acre residential tract from which a single family residential structure and appurtenances were removed in 2015.
- **Negotiated Purchase Price:** \$74,800.
- **Valuation:** Appraised value is \$68,000. Current Wake County Tax value is \$35,100.
- **Proposed Utilization:** Direct access from Wendell ES to Thompson Field, aids design flexibility for the future Wendell ES major renovation, provides opportunities to expand parking.



Legislation Details (With Text)

File #:	16-1120	Status:	Agenda Ready
Type:	Regular Item	In control:	Facilities Design & Construction
On agenda:	10/16/2017	Final action:	
Title:	Approval of a Multi-Year Operating Lease for Wake County Board of Education at 3080 Business Park Drive, Raleigh, NC (First Reading)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	Agenda Item Business Park Drive Lease 1st reading 10-2-2017 DRAFT.pdf BOC Presentation - Purchasing Warehouse First Reading.pdf Precis Purchasing ERD Warehouse Flex Lease 9-19-2017 final V3.pdf Draft Lease (2).pdf 2017-9-15 BOC Resolution re Business Park Drive Warehouse Flex Space Operating Lease - V2.pdf Warehouse Lease 15 yr Cash Flow Analysis.pdf		

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners		

Approval of a Multi-Year Operating Lease for Wake County Board of Education at 3080 Business Park Drive, Raleigh, NC (First Reading)

That the Board of Commissioners receives this information from the Board of Education, so that upon answering any outstanding questions this item will be placed on a future Agenda for consideration pursuant to NCGS 115C-530 to:

1. Adopt the attached resolution approving a Board of Education warehouse/flex space lease for operational, educational and student support purposes and directs staff to submit an application to the Local Government Commission for approval of the lease; and
2. Approve the Reallocation of the necessary funding from current allocation from Capital Outlay (Fund 4) mobile leases to Local Current Expenses (Fund 2) Real Estate Services contracted services



Presentation to:

Wake County Board of Commissioners

**REQUEST FOR APPROVAL AND FUNDING OF BOARD OF EDUCATION ACQUISITION
(LEASE) OF WAREHOUSE/FLEX SPACE: 3080 BUSINESS PARK DRIVE, SUITE 105**

Betty Parker, Senior Director of Real Estate Services
Wake County Public School System
October 16, 2017

System Growth and Purchasing Operations Warehouse Facilities

Rock Quarry Road (RQR) Central Services Complex was completed in 1988.

- 1988: 79 schools; 60,932 students; growth rate of $\pm 1,200$ students/year
- 2017: 183 schools; 161,755 students, growth rate of $\pm 2,200$ students/year
- 2024: 204 schools; 182,000 students; growth rate of $\pm 3,400$ students/year

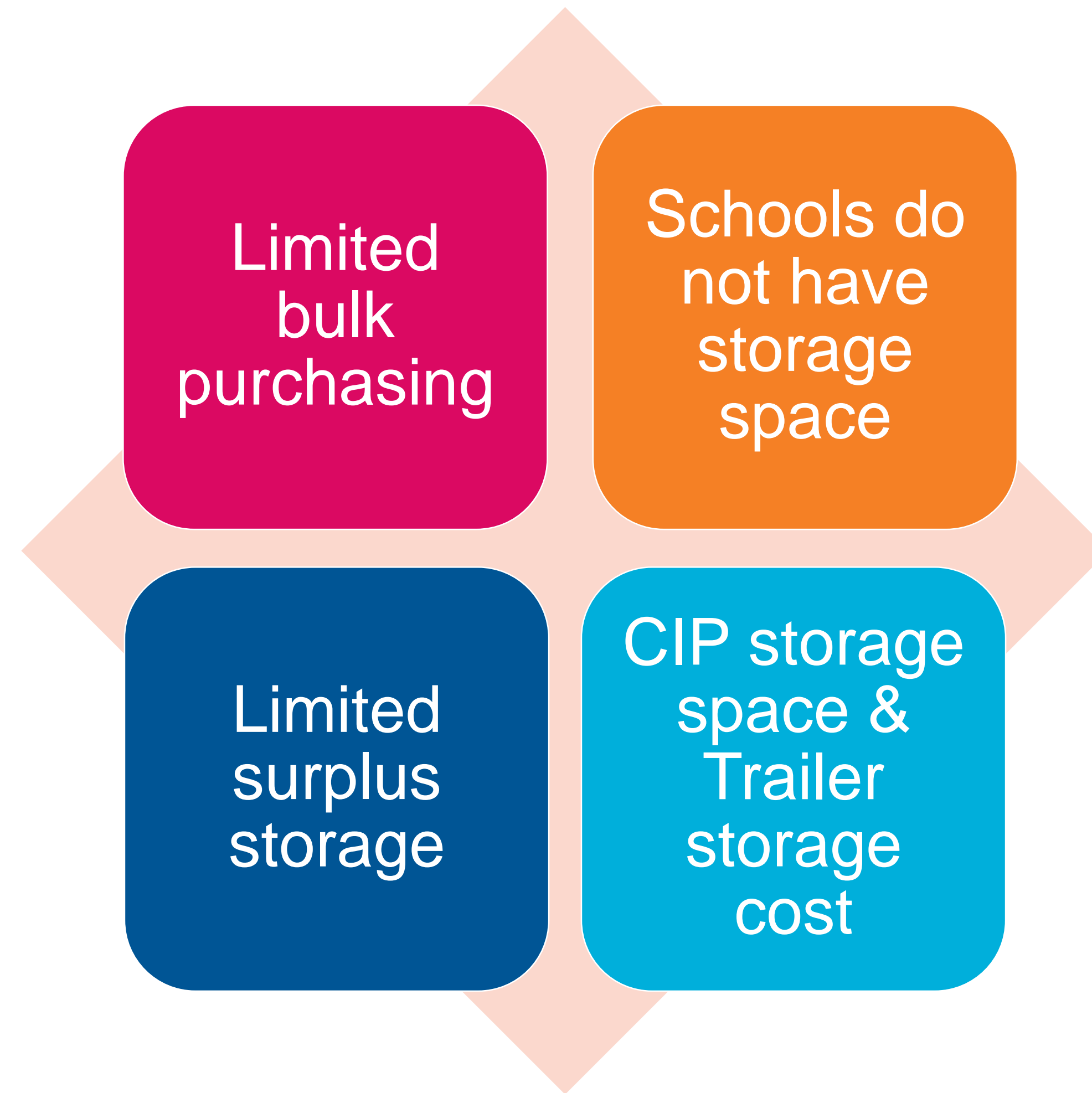
RQR Purchasing Operations Warehouse Space

- 1988: 117,725 SF building for Purchasing and Child Nutrition Services (CNS)
- CNS growth, Data & Accountability Testing Management growth, and special project space needs reduced available space
- $\pm 81,050$ SF now dedicated to Purchasing and warehouse operations
- SNAP - Temporary Warehouse Space & Trailer Parking leased: 2016-2018
- Additional space is required to maintain and improve current services as a first step in addressing long range needs

Services Performed That Require Additional Space

Instructional Warehouse	Maintenance Warehouse	General Purchasing	CIP FF&E and IMES Staging	Surplus/ERD Recycling
2016-2017 \$3.4M > 4,700 Orders	2016-2017 \$1.3M > 3,800 Orders	2016-2017 \$203.7M > 11,000 POs	2017-2024 21 New schools 14 Renovations	2016-2017 \$231,000

Challenges



Additional Space will allow for:

- Enhanced Services
- Growth



Recycling

**Surplus
Sales**

**Repurpose
FF&E**

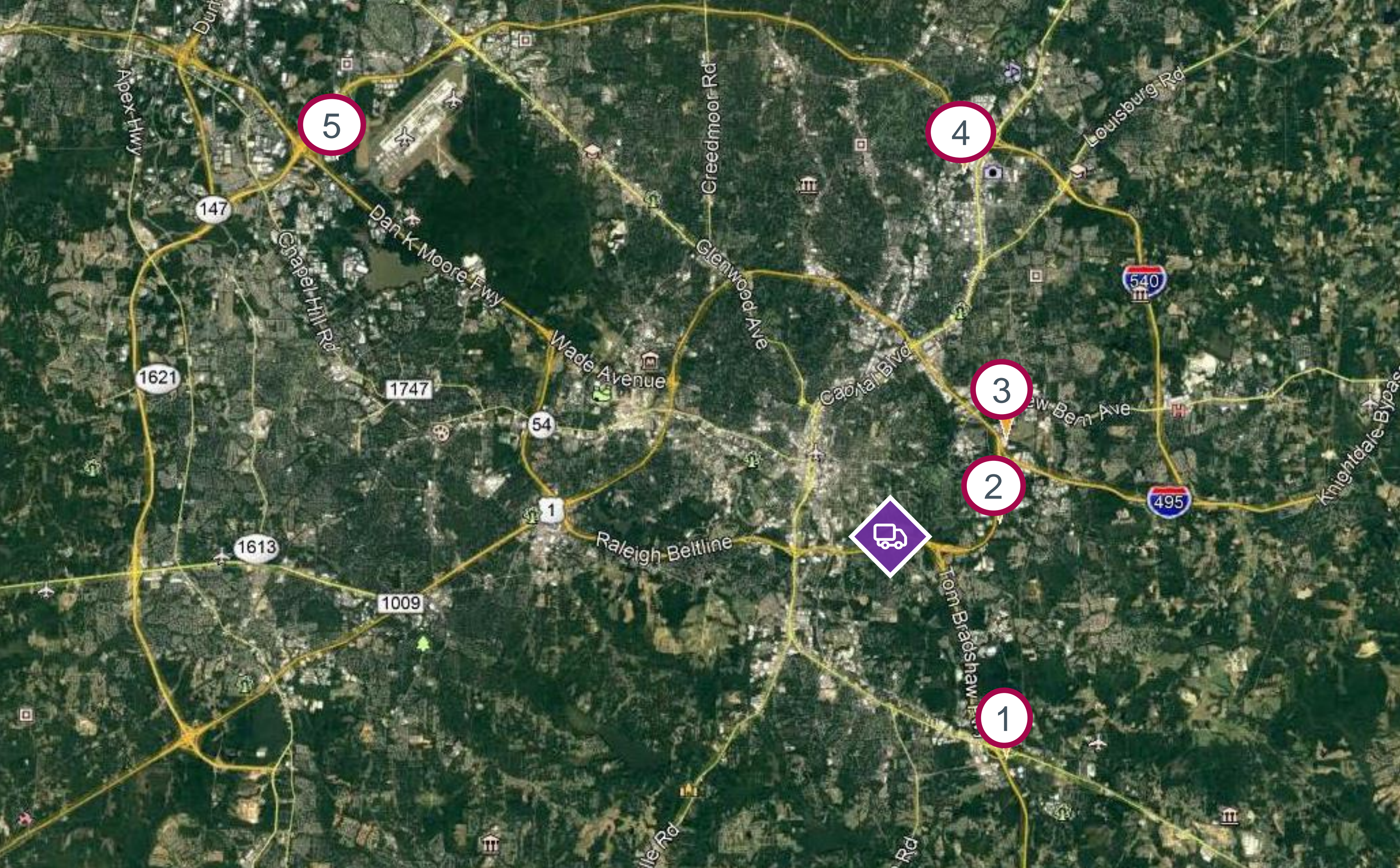
**CIP FF&E
& IMES
Staging**

**Bulk
Buying**

SNAP Process Considerations Preceding Site Determination

- **Purpose/Function**
- **Current SF in use**
- **Process Optimization**
- **Projected SF Needed**
- **Optimal Location Area(s)**
- **Compatibility with Available Board Space**
- **Collocation Efficiencies**
- **Adjacency Opportunities**
- **Operational Cost Impacts**
- **Funding Source Identification**
- **Lease Vs. Build/Purchase**
- **Phasing Strategies**

Potential Site Locations

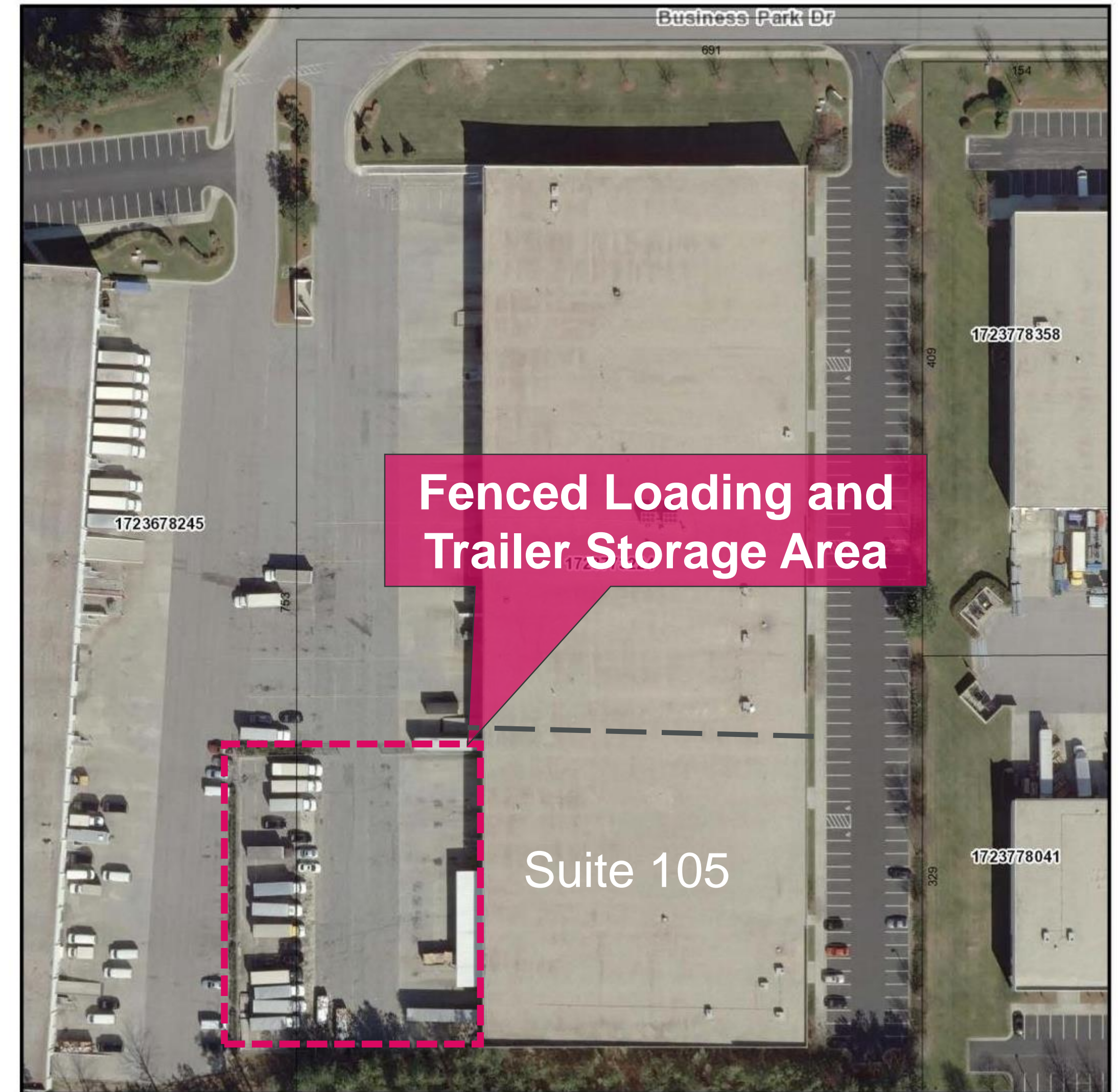


Top Potential Sites Comparison

	#1	#2	#3	#4	#5
Location	Greenfield North (Garner Area)	Walnut Creek III (East Raleigh Area)	Lincoln Park East (East Raleigh Area)	Sumner Business Pk (North Raleigh Area)	Woodlake Center (Airport Area)
Address	Greenfield Pkwy X I-40	New Hope Road X US 264	Corporation Pkwy X US 64	Sumner Blvd X Atlantic/Capital/I540	Innovation Ave X I40/Airport Blvd
Building Size	151,642	132,000	36,400	83,389	108,000
Available SF	151,642	44,000	27,600	33,000	36,000
Listed Rental Rate	\$5.75/SF NNN	\$6.25/SF NNN	\$5.39/SF NNN	\$6.95/SF NNN	\$5.95/SF NNN
TICAM	\$1.40/SF	\$1.70/SF	\$2.30/SF	\$2.45/SF	\$1.50/SF
Total Cost	\$7.15/SF	\$7.95/SF	\$7.69/SF	\$9.40/SF	\$7.45/SF
Trailer Storage	No	Yes	No	No	No

Proposed Walnut Creek III Warehouse Site Aerial

(3080 Business Park Drive, Suite 105)



Lease Terms

- **Landlord:** Duke Realty Limited Partnership, who acquired the site and constructed the building in 2001.
- **Proposed Lease Term:** 15 year triple net lease beginning 12/15/17 with option to extend up to two 5 year periods.
- **Proposed Rent:** Annual rental rate is \$5.50/SF with a 3% annual rent escalation. TICAM is estimated at \$1.70/SF. Total initial rate is \$7.20/SF per year. (Comparable to the recent Wake County EM/EMS Warehouse & Training Facility 15 year lease)
- **Key Terms:** 6 months free rent (\$121,000). Landlord provides a Tenant Improvement Allowance of \$4.00/SF. (\$176,000). Up to \$3/SF of TI can be used for FF&E or to offset rent. Tenant pays for utilities and janitorial services.

Lease Approval Milestones





Legislation Details (With Text)

File #: 16-1144

Type: Regular Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 10/16/2017 **Final action:**

Title: Repurposing Portion of CIP Funds Appropriated for CCBI DWI Blood Chemistry Laboratory Upgrade to Add Forensic Firearm/Ballistic Services to the CCBI Crime Laboratory

Sponsors:

Indexes:

Code sections:

Attachments: [CCBI Agenda Item Ballistics Lab.pdf](#)
[Budget Memo - FY 2018 CCBI.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Repurposing Portion of CIP Funds Appropriated for CCBI DWI Blood Chemistry Laboratory Upgrade to Add Forensic Firearm/Ballistic Services to the CCBI Crime Laboratory

That the Board of Commissioners:

- 1. Creates 2.00 Forensic Examiner FTEs in CCBI to operate the Firearms/Ballistics Laboratory, and**
- 2. Approves the transfer of \$85,000 from the County Capital Improvement Fund to the General Fund for six months of salary and benefits**

Item Title: Repurposing Portion of CIP Funds Appropriated for CCBI DWI Blood Chemistry Laboratory Upgrade to Add Forensic Firearm/Ballistic Services to the CCBI Crime Laboratory

Specific Action Requested:
That the Board of Commissioners:

- 1. Creates 2.00 Forensic Examiner FTEs in CCBI to operate the Firearms/Ballistics Laboratory, and**
- 2. Approves the transfer of \$85,000 from the County Capital Improvement Fund to the General Fund for six months of salary and benefits.**

Item Summary:

In early 2017, Wake County District Attorney Lorrin Freeman expressed the need to add forensic firearm services to the CCBI Crime Laboratory due to the State Crime Laboratory's backlog of firearm evidence examinations. To address this backlog, CCBI plans to repurpose a portion of the current DWI Blood Chemistry Laboratory Upgrade Funds for the acquisition of a Firearms/Ballistics Laboratory. CCBI requests the Board of Commissioners approves 2.00 Forensic Examiner FTEs in CCBI's Crime Lab Unit and transfers \$85,000 from the County Capital Improvement Fund to the General Fund to provide six months of salary and benefits in FY2018.

The FY 2017 – 2023 Capital Improvement Program (CIP) included \$830,000 funded with ABC revenue to upgrade the CCBI DWI Blood Chemistry Laboratory to increase the ability to identify drugs in blood samples from DWI cases, which is not readily identifiable with CCBI's current instrumentation. The project included funds for the purchase of new mass spectrometers and building renovations to accommodate this equipment. Prior to the project's approval, requests for drug testing in DWI cases had increased from 25% in 2012 to 45% in 2016.

A portion of the DWI Blood Chemistry CIP funds have been applied towards the original scope of the project. Actual expenditures include \$18,298 for consultant review of current processes and renovation design and \$35,356 to upgrade to the Uninterrupted Power Source (UPS) system.

Table 1: Status of CCBI DWI Lab Equipment Upgrade	
Current Project Appropriation	\$830,000
Expenditures To Date	\$53,654
<i>Consultant Review and Renovation Design</i>	\$18,298
<i>Update Uninterrupted Power Source</i>	\$35,356
Current Balance	\$776,346



**Budget and Management Services
Inter-Office Correspondence**

TO: Jim Hartmann, County Manager

FROM: Michelle Venditto, Budget and Management Services Director

SUBJECT: Revisions to Fiscal Year 2018 Operating Budget Ordinance, Section 2 and 3, and Fiscal Year 2018 Personnel Authorization Ordinance.

The following chart summarizes all budget revisions to the fiscal year 2018 adopted budget for the department and fund indicated below. The summary includes approved items, as well as items to be presented to the Board of Commissioners at the meeting date indicated. *Items for presentation are shown in bold italics.*

Fund: General Fund				Department: CCBI
REVENUE CATEGORY (SOURCE OF FUNDS)				
Date	Description of Revision or Adjustment	Type	Amount	Balance
July 1, 2017	Adopted Budget		\$1,025,000	\$1,025,000
<i>October 16, 2017</i>	<i>Proposed: Transfer \$85,000 from the County Capital Improvement Fund to the General Fund for six months of salary and benefits.</i>	<i>ABC Revenue</i>	<i>\$85,000</i>	<i>\$1,110,000</i>
EXPENDITURES (USE OF FUNDS)				
Date	Description of Revision or Adjustment	Division	Amount	Balance
July 1, 2017	Adopted Budget		\$6,362,243	\$6,362,243
<i>October 16, 2017</i>	<i>Proposed: Transfer \$85,000 from the County Capital Improvement Fund to the General Fund for six months of salary and benefits.</i>	<i>Crime Laboratory</i>	<i>\$85,000</i>	<i>\$85,000</i>
STAFFING				
Date	Description of Revision or Adjustment	Division	FTE	Balance
July 1, 2017	Adopted Budget		78.50	78.50
<i>October 16, 2017</i>	<i>Proposed: Amend the Personnel Ordinance's Authorized Positions to add 2.00 FTEs to Crime Laboratory Division.</i>	<i>Crime Laboratory</i>	<i>2.00</i>	<i>80.50</i>



Legislation Details (With Text)

File #: 16-1135

Type: Regular Item **Status:** Agenda Ready

In control: Community Services

On agenda: 10/16/2017 **Final action:**

Title: Public Hearing to Close the Right-of-Way for Old Kit Creek Road (SR 1639) in the Research Triangle Park Area (Petition ROW-C-01-17)

Sponsors:

Indexes:

Code sections:

Attachments: [ROW-C-01-17 Item Summary BOC.pdf](#)
[ROW-C-01-17 Request Letter.pdf](#)
[Right-of-Way Closure Exhibit.pdf](#)
[Aerial View ROW-C Map.pdf](#)
[NCDOT Maintenance System Deletion.pdf](#)
[ROW-C-01-17 Ordinance.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Public Hearing to Close the Right-of-Way for Old Kit Creek Road (SR 1639) in the Research Triangle Park Area (Petition ROW-C-01-17)

That the Board of Commissioners holds a public hearing and closes the right-of-way for Old Kit Creek Road (SR 1639)



Legislation Details (With Text)

File #: 16-1141
Type: Consent Item
Status: Agenda Ready
In control: Housing & Community Revitalization
On agenda: 10/16/2017
Final action:
Title: Multi-Family Affordable Housing Rehabilitation Loans and Grants
Sponsors:
Indexes:
Code sections:
Attachments: [Item Summary Multifamily Rehabilitation.pdf](#)
[Multifamily Rehabilitation Power Point Presentation.pdf](#)
[Multifamily Rehabilitation RFP.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Multi-Family Affordable Housing Rehabilitation Loans and Grants

That the Board of Commissioners approves the following loans and grants:

1. A grant in an amount not to exceed \$75,000 in Federal CDBG funds for Turnberry Apartments, an affordable Senior housing development in Wake Forest, NC;
2. A grant in an amount not to exceed \$75,000 and a loan in an amount not to exceed \$225,000 in Federal CDBG funds for Beechridge I Apartments, an affordable Family housing development in Apex, NC;
3. A grant in an amount not to exceed \$23,436 in Federal CDBG funds for Huntington Spring Apartments, an affordable Senior housing development in Wake Forest, NC;
4. A grant in an amount not to exceed \$75,000 and a loan in an amount not to exceed \$162,082 in Federal CDBG funds for Silver Spring Apartments, an affordable Senior housing development in Zebulon, NC; and
5. A grant in an amount not to exceed \$75,000 and a loan in an amount not to exceed \$28,003 in Federal CDBG funds for Cedar Spring Apartments, an affordable Senior housing development in Wendell, NC.

All funding commitments and awards are subject to terms and conditions acceptable to the County Attorney. In addition, all awards are contingent upon the basic terms as identified in the project descriptions, the Request for Proposals, and any applicable Federal funding requirements.



Multi-Family Rehabilitation Funding Requests

Wake County Board of Commissioners Meeting
October 16, 2017



Purpose:

- Rehabilitation funds for essential repairs to maintain the habitability and affordability of existing rental units
- Addressing Affordable Housing Preservation

Request for Proposals:

- Sent out in August 2017
- Responses due back September 15, 2017

County Staff Review:

- 5 proposals received and reviewed

Evaluation Criteria	Points
Cost Reasonableness	25
Project Timeline	25
Rehabilitation Quality	25
Energy Star	5
Favorable County Monitoring	20
Total	100

Turnberry – Wake Forest



- Developer - DHIC
- Units - 40
- Population-Senior
- Requested-\$ 75,000 (grant)
- Repair/Replace:
 - toilets
 - shower heads with Water Sense Certified units
 - interior lighting with new E-Star LED fixtures
- Timeline-60 days

Beechridge I - Apex



- Developer - DHIC
- Units - 40
- Population - Family
- Requested - \$300,000 (\$75,000 grant & \$225,000 loan)
- Repair/Replace:
 - Roofs
 - Toilets
 - Water heaters
 - Heat pumps
- Timeline - 90 days

Huntington Spring – Wake Forest



- Developer – Evergreen Construction
- Units - 84
- Population - Senior
- Requested - \$23,436 Grant
- Repair/Replace:
 - Energy Control System
- Timeline - 30 days

Silver Spring – Zebulon



- Developer – Evergreen Construction
- Units - 33
- Population - Senior
- Requested - \$237,082 (\$75,000 grant & \$162,082 loan)
- Repair/Replace:
 - Energy Control System
 - Exterior signage
 - Carpet/Painting
 - Water heater
 - HVAC
 - Tree limbs trimmed
- Timeline – 90 days

Cedar Spring – Wendell



- Developer – Evergreen Construction
- Units - 20
- Population - Senior
- Requested - \$103,003 (\$75,000 grant & \$28,003 loan)
- Repair/Replace:
 - Energy Control System
 - Carpet/Painting
 - Shutter replacement
 - HVAC
 - Tree limbs
- Timeline - 90 days



Legislation Details (With Text)

File #: 16-1136
Type: Regular Item
Status: Agenda Ready
In control: Housing & Community Revitalization
On agenda: 10/16/2017
Final action:
Title: Wake County 20-Year Comprehensive Affordable Housing Plan
Sponsors:
Indexes:
Code sections:
Attachments: [Item Summary.pdf](#)
[Presentation.pdf](#)
[Wake Briefing Book Executive Summary.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Wake County 20-Year Comprehensive Affordable Housing Plan
That the Board of Commissioners accepts and approves the Wake County 20-year comprehensive Affordable Housing Plan

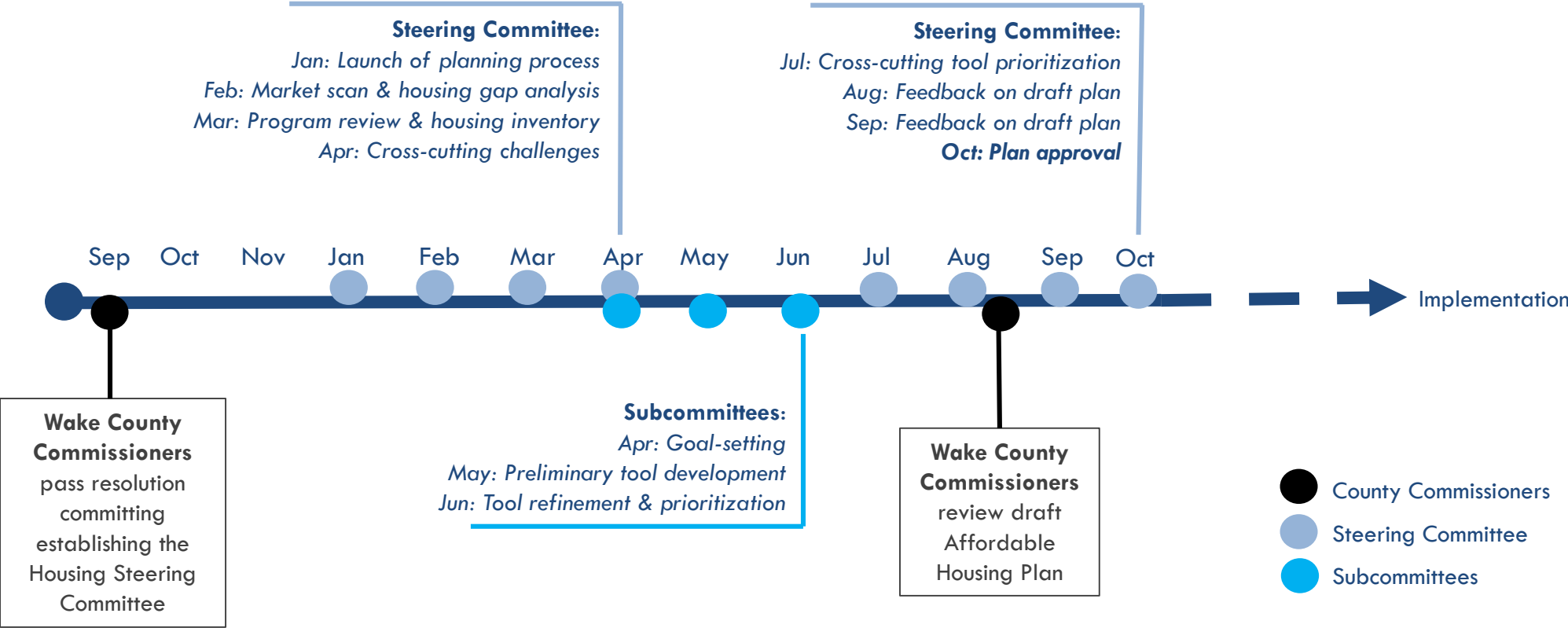
Wake County Affordable Housing Plan

October 16, 2017

The Wake County Board of Commissioners established a Steering Committee and charged them with developing an Affordable Housing Plan for Wake County.

In September 2016, the County Board of Commissioners (BOC) passed a resolution committing to the development of a long-term (20-year) affordable housing plan for Wake County and establishing a Steering Committee to support the process. The plan's goal is **to identify strategies to preserve and produce affordable housing and address**

the growing housing crisis in Wake County, as well as provide guidance to local municipalities grappling with the same issues on a smaller scale. Plan development involved a 10-month process from January to October 2017.



Fundamentally, the Plan's goal is to ensure that quality affordable housing is available for all Wake County residents.

Affordable housing is critical to preserving Wake County's economic competitiveness by offering housing for workers of all income levels, supporting housing stability and economic opportunity for its existing residents, and furthering Wake County's commitment to healthy and inclusive growth.

Since the plan is meant to serve as a comprehensive strategy for addressing affordable housing needs in Wake County, **it considers the unique conditions and needs of all areas** in Wake County, including both the incorporated areas falling within the municipalities and the unincorporated areas.

Maximum Benefit from Public Resources

Maximize efficient use of public subsidy, including land.

Support Overall Housing Growth

Use land use policy to support housing production that keeps pace with population growth and includes a proportionate share of affordable housing.

Focus on Populations in Greatest Need

Focus limited County resources on serving the populations in greatest need of affordable housing.

Pursue Locally Appropriate Solutions

Ensure that recommended tools respond to the diverse market conditions and regulatory frameworks that exist across Wake County.

Use Housing as Platform for Economic Opportunity

Provide housing in high-opportunity areas that provide access to high-frequency transit and other essential services to support economic opportunity for residents and deconcentrate poverty.

Wake County is experiencing a growing housing crisis as residents are increasingly unable to afford to live within the County.

Following the launch of the planning process, **HR&A conducted a multipart analysis of the existing affordable housing landscape in Wake County.** This effort involved a series of interviews with local affordable housing experts; a thorough review of all housing programs and policies in Wake County, as well as a synthesis of housing plans developed to date; an evaluation of demographic and

market conditions; a census of current affordable housing; and an affordable housing gap analysis for Wake County residents at various income levels. This process revealed **wide variation in housing affordability throughout Wake County,** as well as significant challenges to affordable housing production and preservation. Overall, five key themes emerged from the existing conditions analysis:

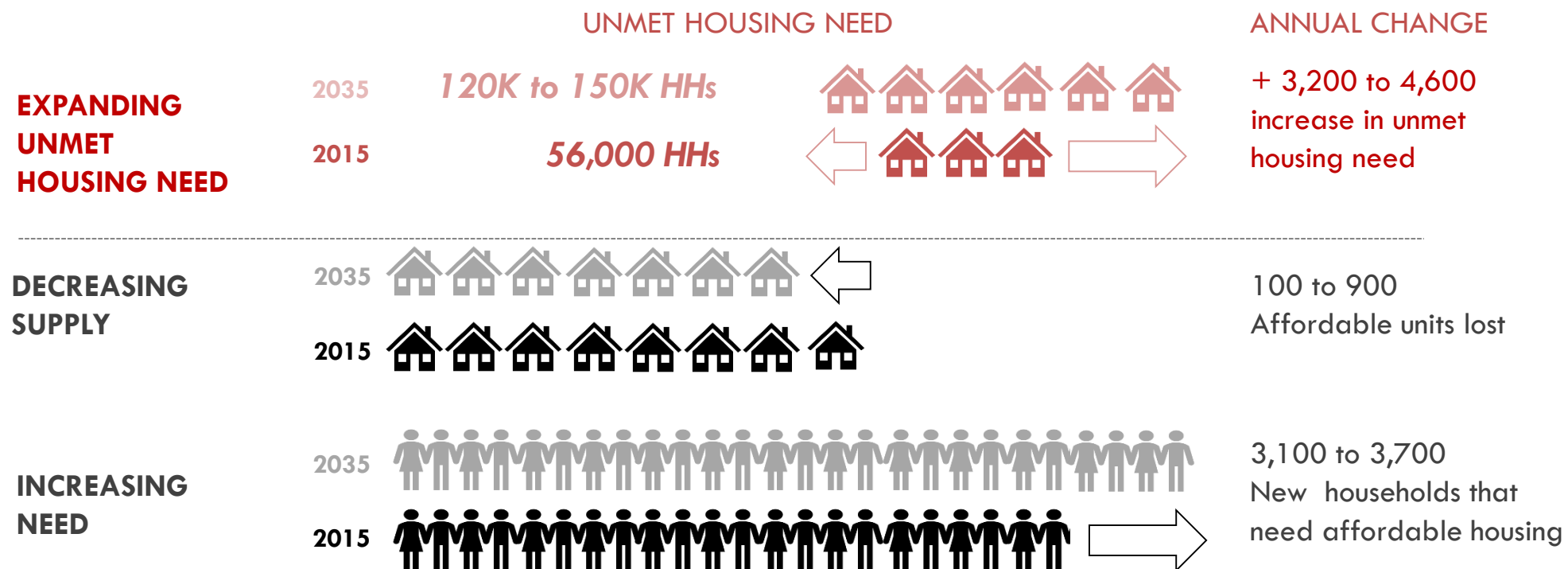
- 1** Wake County's rapid population growth is generating upward pressure on the cost of rental and ownership housing.
- 2** Household incomes are not keeping pace with escalating housing costs, especially for the lowest-income households.
- 3** While Wake County has experienced substantial housing production in response to growth, affordable housing has been a very small part of this.
- 4** Wake County is losing both existing naturally occurring affordable housing (NOAH) and publicly subsidized housing through redevelopment and conversion.
- 5** In 2015, Wake County had an unmet housing need of ~56,000 affordable units, which is likely to expand to as much as 150,000 units in the next 20 years.

Note: A household with an income of \$39,000 or lower is equivalent to a household less than or equal to 50% AMI based on HUD's definition of AMI for a 4-person household in Wake County in 2015.

Wake County's growing affordable housing need and diminishing supply is likely to cause low-income households unable to find housing to more than double over 20 years.

There is a **current unmet housing need of roughly 56,000 for very low-income households**. With Wake County's growing population, the need for additional affordable units to accommodate a greater total number of low-income people is expected to rise by approximately 3,100 to 3,700 households annually. Simultaneously, overall supply of affordable housing in Wake County is projected

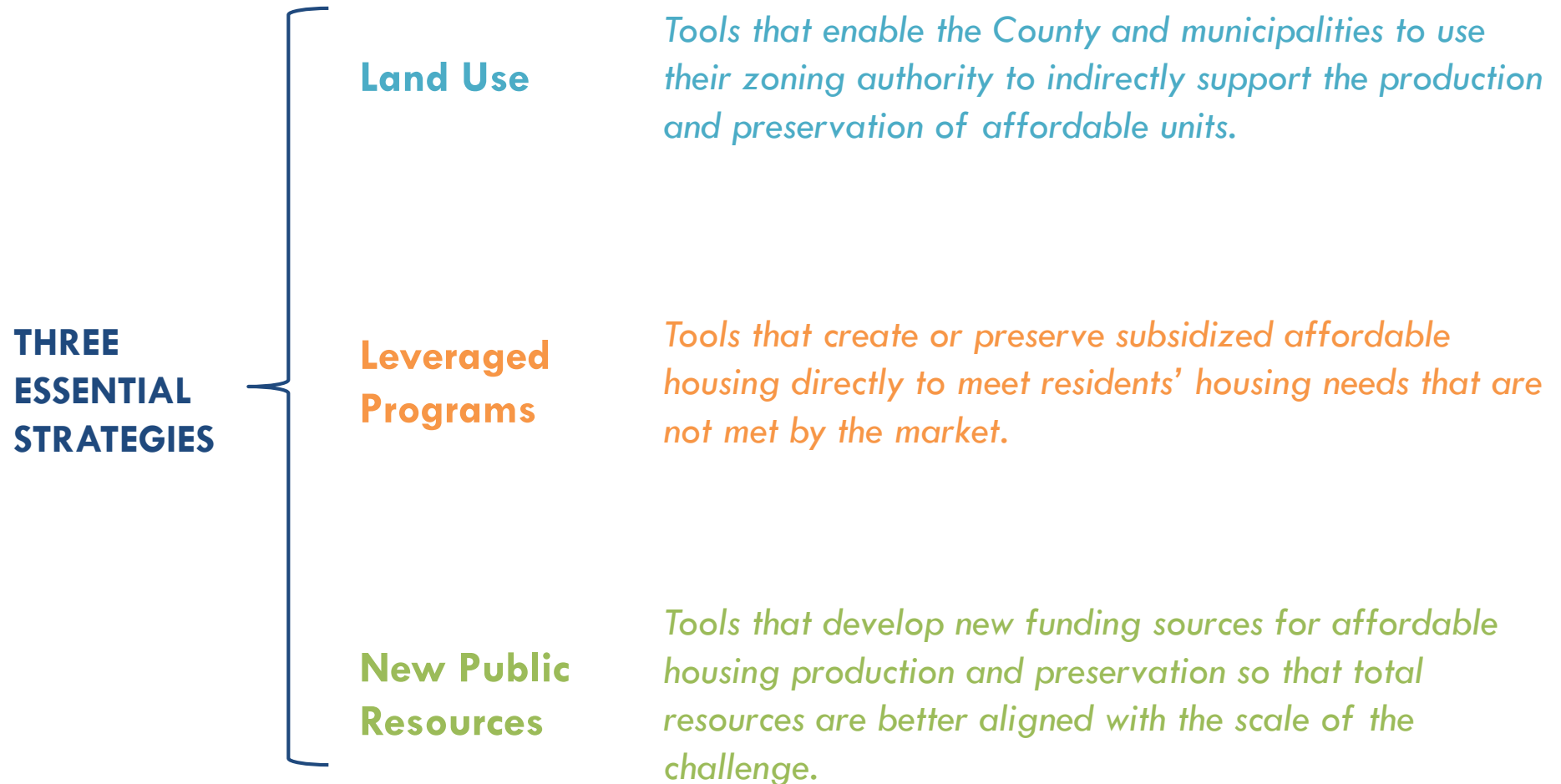
to decline by approximately 100 to 900 units each year. This will decline has decreased in recent years and the production has subsidized rental housing has increased. **Together, these trends create are projected to create an unmet housing need between 120-150,000 by 2035.**



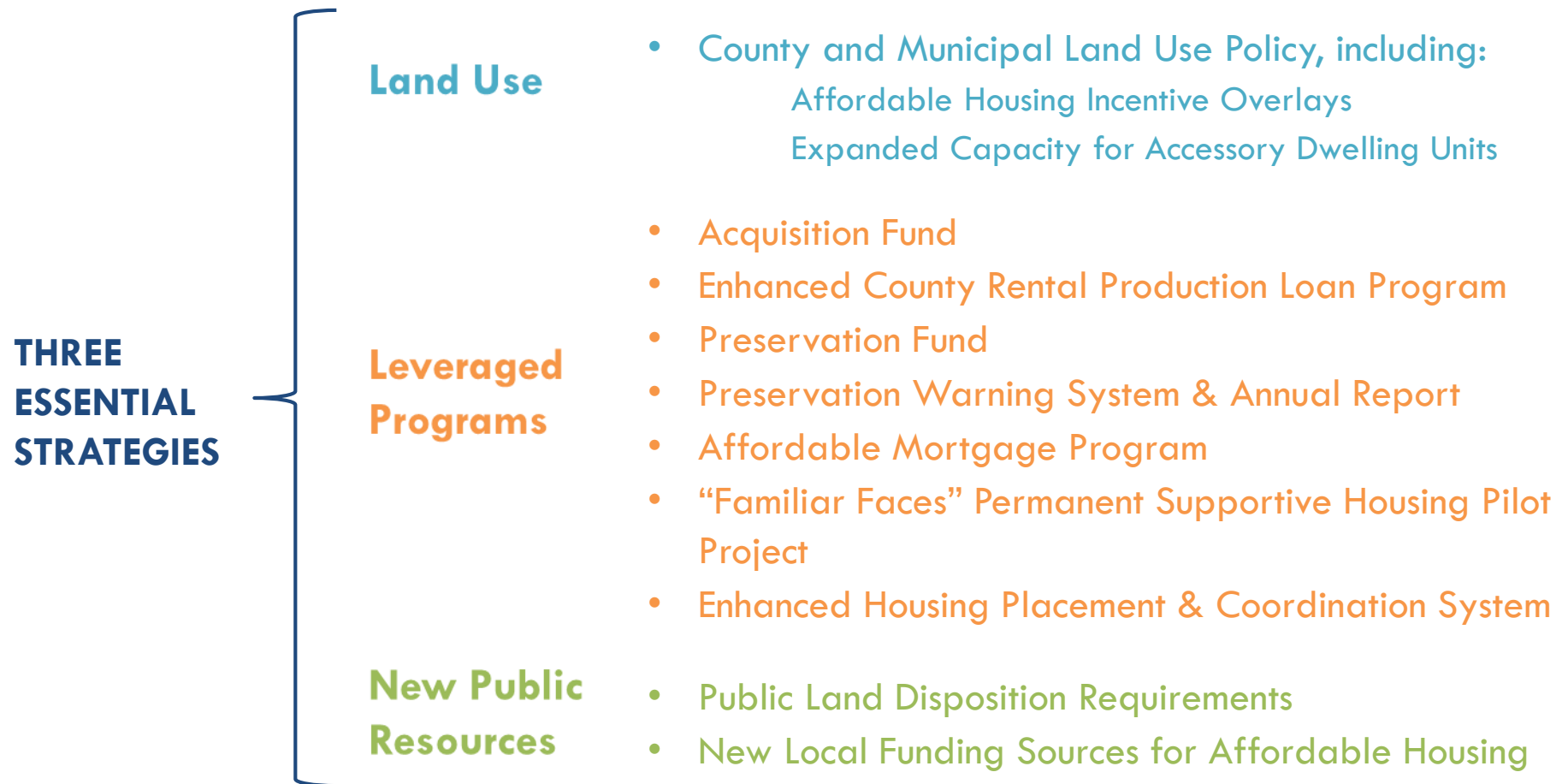
Note: Unmet housing need speaks includes only households at or below 50% AMI. All of the projections assume that current demographic and housing market trends continue along a straight line for the next 20 years.

Source: U.S Census; HR&A Advisors

Recommendations Structure



Recommendations Structure with Priority Recommendations



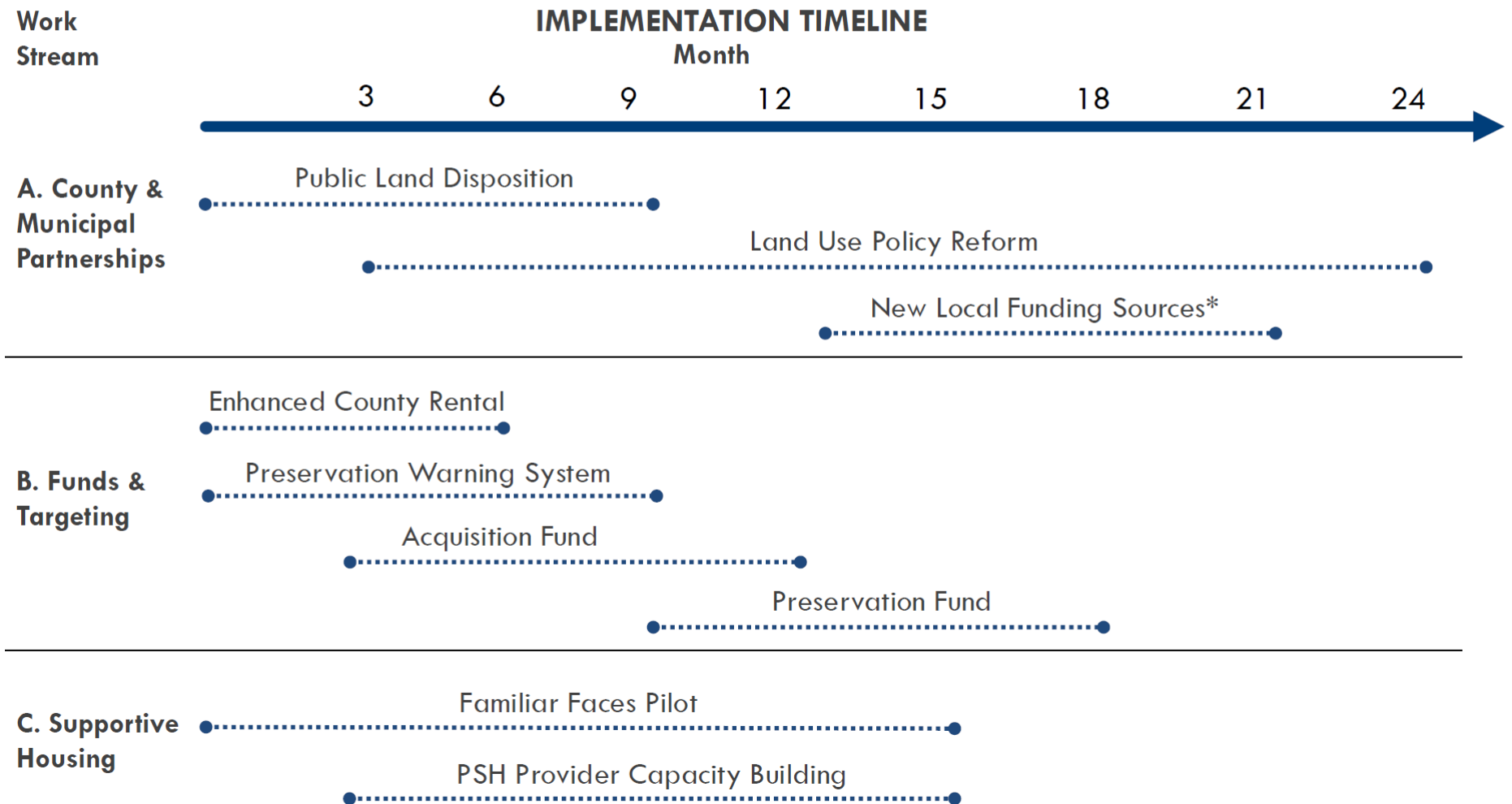
There are six key considerations that Wake County will need to take into account as it implements the Plan.

- 1** **Sizing impacts and required funding** to guide requested budget allocation.
- 2** **Refining policy** for income targeting and location targeting.
- 3** **Strengthening internal and partner capacity**, including by adding County staff and expertise and establishing partnerships with the municipalities and other actors essential to plan implementation.
- 4** **Building community support.**
- 5** Establishing systems for **guiding and tracking implementation.**
- 6** **Launching priority programs.**

LAUNCHING PRIORITY TOOLS & PROGRAMS

The Affordable Housing Plan recommends the creation or significant revision of over 20 programs, regulations, or policies. This represents a drastic expansion and reorganization of the County's housing efforts. To be successful, the County should focus on priority projects, organized into three workstreams, and phase their implementation over at least 24 months.

- A. Building County and municipal partnerships for public land disposition, land use policy reform, and new funding sources.
- B. Developing different types of affordable rental funds and the tools to target them.
- C. Implementing tools that have the primary focus of serving highly-vulnerable populations.



Additional Information can be found online at wakegov.com/housingwake



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Fundors

Community
Development
Activities

Homeless
Services &
Affordable
Housing →

Homeowners

Housing Plans &
Documents

Wake County
Affordable
Housing Plan

Wake County Affordable Housing Plan

Background

While Wake County has been fortunate to experience a great deal of growth and prosperity, that good fortune has not extended to every resident in our county.

Across Wake County, more than 100,000 households were identified as being cost burdened, meaning they spend 30 percent or more of their income on housing. This is more than one quarter of the county's households.

While the number of people and families who need affordable housing is increasing, the supply of affordable housing in Wake County is not growing fast enough to meet the demand.



Wake County Affordable Housing Plan

Final Briefing Book

October 2017

PLAN ACKNOWLEDGEMENTS

The Affordable Housing Plan was prepared by HR&A Advisors, on behalf of the Wake County Housing Division and at the direction of the Wake County Board of Commissioners. Plan development was a collaborative process that involved contributions from a broad range of stakeholders, and would not have been possible without the expertise and insight of the following individuals and entities:

Wake County Board of Commissioners

Wake County Housing Division & Wake County Department of Human Services Staff

Alicia Arnold
Kelly Baraldi
Emily Fischbein
Denise Foreman
Tim Gardiner
Elizabeth Harmantzis
David Harris
Sharon Peterson

City of Raleigh Housing Staff

The Corporation for Supportive Housing

The University of North Carolina School of Government

Kara Millonzi
Tyler Mulligan

Plan prepared by:

HR&A Advisors

Sara Brown
Phillip Kash
Tania O'Connor
Kyle Vangel
Mary Beth Williams

Enterprise Community Partners

Anne Jordan
Chris Kizzie
Laura Searfoss

Karen Lado

Wake County Affordable Housing Steering Committee & Supporting Subcommittees

Commissioner Jessica Holmes

New Rental Production

Daniel Coleman
Tim Morgan
Howard Manning
Stephen Player
Jacob Rogers
Jean Tedrow
Harris Tulloss

Preservation

Sonia Barnes
Theresa Dew
Tyran Hill
Larry Jarvis
Debra King
Joe Stallings

Homeownership

Tom Anhut
Aaliyah Blaylock
Kevin Campbell
Marvin Connelly
John Verdejo
Devone Young

Supportive Housing

Teresa Piner
Kent Jackson
Ann Oshel
Gregg Warren
Burnetta Smith
Cathy Tamsberg

Community Engagement

Lori Bush
Gina Clapp
William Rowe
Vicki Scroggins-Johnson
Julie Paul
Shana Overdorf

Executive Summary

Wake County's Affordable Housing Need

Recommendations

Implementation Roadmap

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Produced by **HR&A Advisors, Inc.**,
Enterprise Community Partners and **Karen Lado** for the
Wake County Department of Human Services | August 2017

PLAN CONTEXT

In September 2016, the Wake County Board of Commissioners (BOC) **passed a resolution committing to the development of a long-term (20-year) affordable housing plan for Wake County** and establishing a Steering Committee to guide the process. The goal of the process was to **identify strategies to preserve and produce affordable housing** and **address the growing housing crisis** in Wake County, as well as engage local municipalities grappling with the same issues on a smaller scale.

The Steering Committee, Wake County Human Services, and the HR&A Team worked together to develop the Affordable Housing Plan. The **Steering Committee** was comprised of 32 local stakeholders appointed by the Board of Commissioners and representing different communities in Wake County. The Steering Committee was chaired by **Commissioner Jessica Holmes**. The **Wake County Human Services Department (WCHS)**, which provides public health, social services, housing, and transportation services to Wake County residents, served as the lead county agency for the effort. The HR&A Team, which was comprised of HR&A Advisors, Enterprise Community Partners, and Karen Lado, provided technical expertise and facilitated Steering Committee meetings.

The plan development process was highly collaborative. At the beginning of the process, the HR&A Team interviewed 80+ local elected officials, County and municipal staff members, developers, nonprofit service providers, and other housing experts to gather insight into the affordable housing landscape. The HR&A Team met regularly with the Steering Committee

throughout the entire plan development process to gather ongoing feedback.



THE AFFORDABLE HOUSING PLAN

The goal of the Affordable Housing Plan is to **ensure that quality affordable housing is available for all Wake County residents**. Affordable housing is critical to preserving Wake County's economic competitiveness by offering housing for workers at all income levels, supporting housing stability and economic opportunity for its residents, and furthering Wake County's commitment to healthy and inclusive growth. The consulting team collaborated with the Steering Committee to **develop five principles to guide development of the Plan's recommendations**.

Since the Affordable Housing Plan is meant to serve as a comprehensive strategy for addressing affordable housing needs in Wake County, **it considers the conditions and needs of all areas** in Wake County, including the incorporated areas falling within the municipalities and the unincorporated areas. Recognizing that the County and the municipalities have different powers and areas of focus, the Plan will be most successfully implemented if the County and municipalities work together.

Five core principles guided the creation of the Affordable Housing Plan.

Realize Maximum Benefit from Public Resources

Maximize efficient use of public subsidy, including land.

Support Overall Housing Growth

Use land use policy to support housing production that keeps pace with population growth and includes a proportionate share of affordable housing.

Focus on Populations in Greatest Need

Focus limited County resources on serving the populations in greatest need of affordable housing.

Pursue Context-Appropriate Solutions

Ensure that recommended tools respond to the diverse market conditions and regulatory frameworks that exist across Wake County.

Use Housing as a Platform for Economic Opportunity

Provide housing in high-opportunity areas that provide access to high-frequency transit and other essential services to support economic opportunity for residents and deconcentrate poverty.

THE AFFORDABLE HOUSING NEED

Within Wake County, there are several trends that are increasing the unmet need for affordable housing.

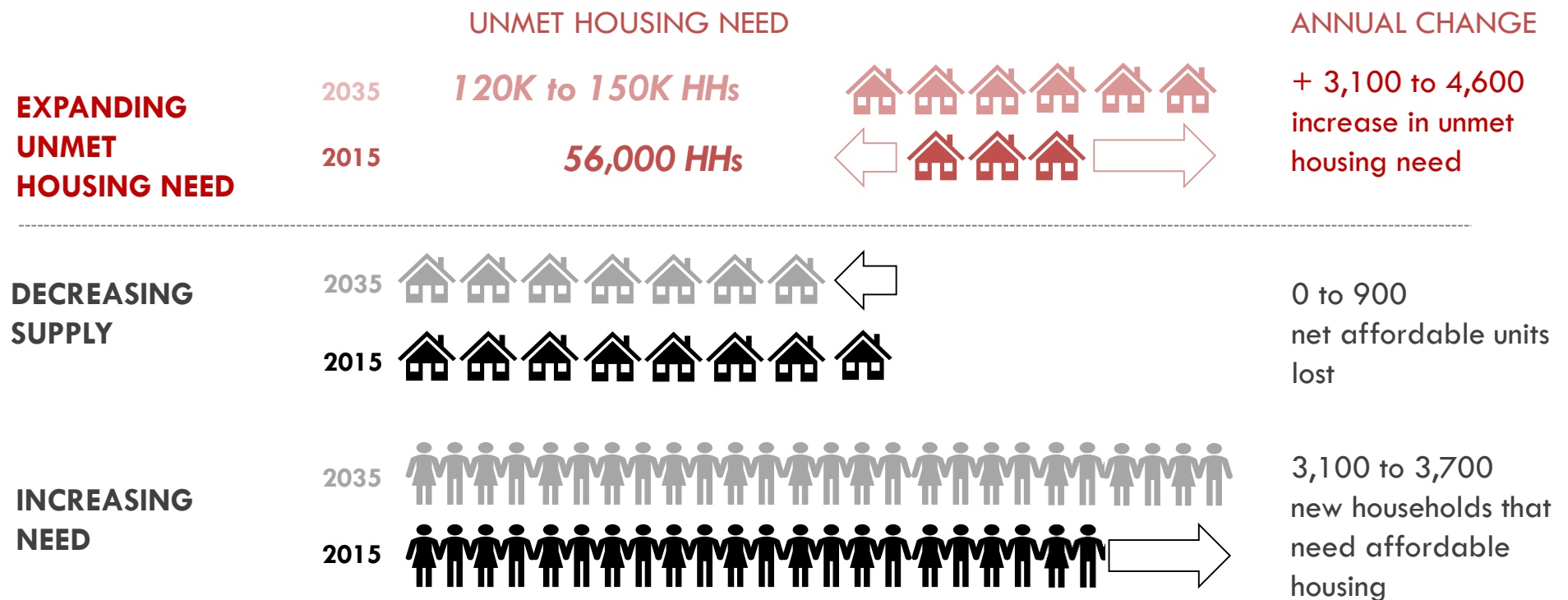
- **Wake County's rapid population growth is generating upward pressure on the cost of rental and ownership housing.** Wake County is projected to grow an average of ~22,000 people each year, making it the second fastest-growing county with more than a million residents.
- **Household incomes are not keeping pace with escalating housing costs, especially for the lowest-income households.** Since 2006, the median household income for those without a bachelor's degree has increased by 10%, while rental housing costs have increased by 35%.
- **While Wake County has experienced substantial housing production in response to growth, affordable housing has been a very small part of this, and development patterns vary across the County.** In 2015, 500 units of affordable housing were produced, representing just 5% of the county's total housing production.
- **Wake County is losing both existing naturally occurring affordable housing (NOAH) and publicly-subsidized housing through redevelopment and conversion.** From 2009-2015 Wake County experienced a loss of approximately 5,000 units at prices affordable to low-income households.
- **In 2015, Wake County had an unmet housing need of ~56,000 affordable units, due in large part to the fact that low-income households are largely unable to find affordable housing within the County.** This gap is likely to expand to as much as 150,000 units in the next 20 years.



Note: Low-income is defined as 50% of AMI or \$39,400 for a four-person household based on HUD's 2015 income limits for Wake County.

Wake County's growing affordable housing need and diminishing affordable housing supply is likely to cause the number of low-income households unable to find housing to more than double over 20 years. There is a current unmet housing need of roughly 56,000 units for low-income households. With Wake County's growing population, the need for additional affordable units to accommodate a greater total number of low-income households is expected to rise by

approximately 3,100 to 3,700 households annually. Simultaneously, overall supply of affordable housing in Wake County is decreasing by up to 900 units each year. Together, these trends create an unmet housing need of 120,000 to 150,000 units by 2035.



Note: Low-income is defined as 50% of AMI or \$39,400 for a four-person household based on HUD's 2015 income limits for Wake County.

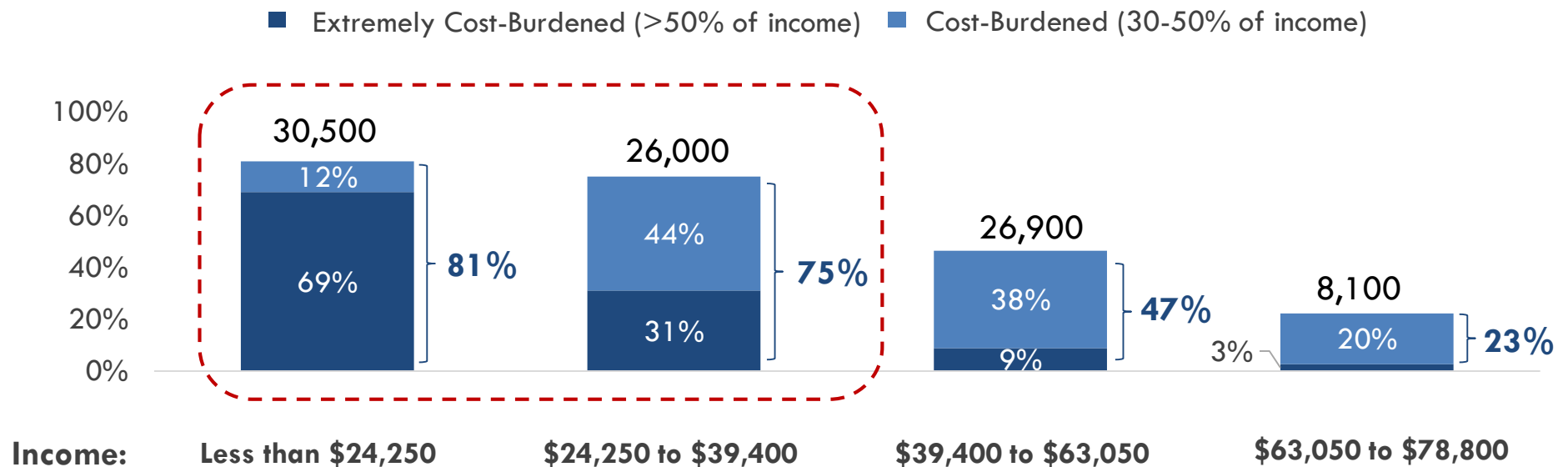
Over 42,000 low-income households in Wake County are extremely cost-burdened, meaning that they spend half or more of their income on housing. Of these households, about 60%, or about 26,000 households, earn less than \$24,000 annually, leaving them with less than \$1,000 per month to cover their remaining household costs, including food, transportation, clothing, and healthcare.

Another 49,000 low-income households spend between 30% and 50% of their income on housing, and are considered

housing cost-burdened. Together, there are more than 91,000 households in Wake County that are at least cost-burdened. Households that make less than \$39,000 a year (<50% AMI), represent 62% of those that are housing cost-burdened.

Low-income households are more impacted by housing affordability due to their limited resources. The Affordable Housing Plan focuses on solutions that address the need of low-income families, those making less than \$39,000 (<50% AMI), in order to address the population with the greatest need.

COST-BURDENED HOUSEHOLDS Wake County, 2014



Sources: HUD 2014 CHAS data; HR&A Advisors.

Note: Total cost-burdened households includes the total number of households spending more than 30% of their income on housing costs. Low-income households are defined as 50% of AMI or \$39,400 for a four-person household based on HUD's 2015 income limits for Wake County.

By focusing on low-income households, Wake County will ensure that a diverse cross-section of residents, including many individuals who perform essential community functions, such as teaching, healthcare, and emergency response, have access to affordable housing options. The community members below represent sample low-income households in Wake County.

Affordable housing is critical to helping households achieve greater financial stability and access economic opportunity. It enables them to dedicate a greater share of their resources to other needs, including healthcare, nutritious food, and educational activities. In addition, affordable housing options help low-income workers access labor markets near their homes, benefiting individual households and the community as a whole.



Home Health Aide
Single parent, 2 children
(3-person household)

Income:
\$20,200

<30% AMI



Retail Salesperson
Single person, 0 children
(1-person household)

Income:
\$25,600

30-50% AMI



Preschool Teacher
Single parent, 1 child
(2-person household)

Income:
\$28,500

30-50% AMI



Firefighter
Two parents, 2 children
(4-person household)

Income:
\$34,300

30-50% AMI

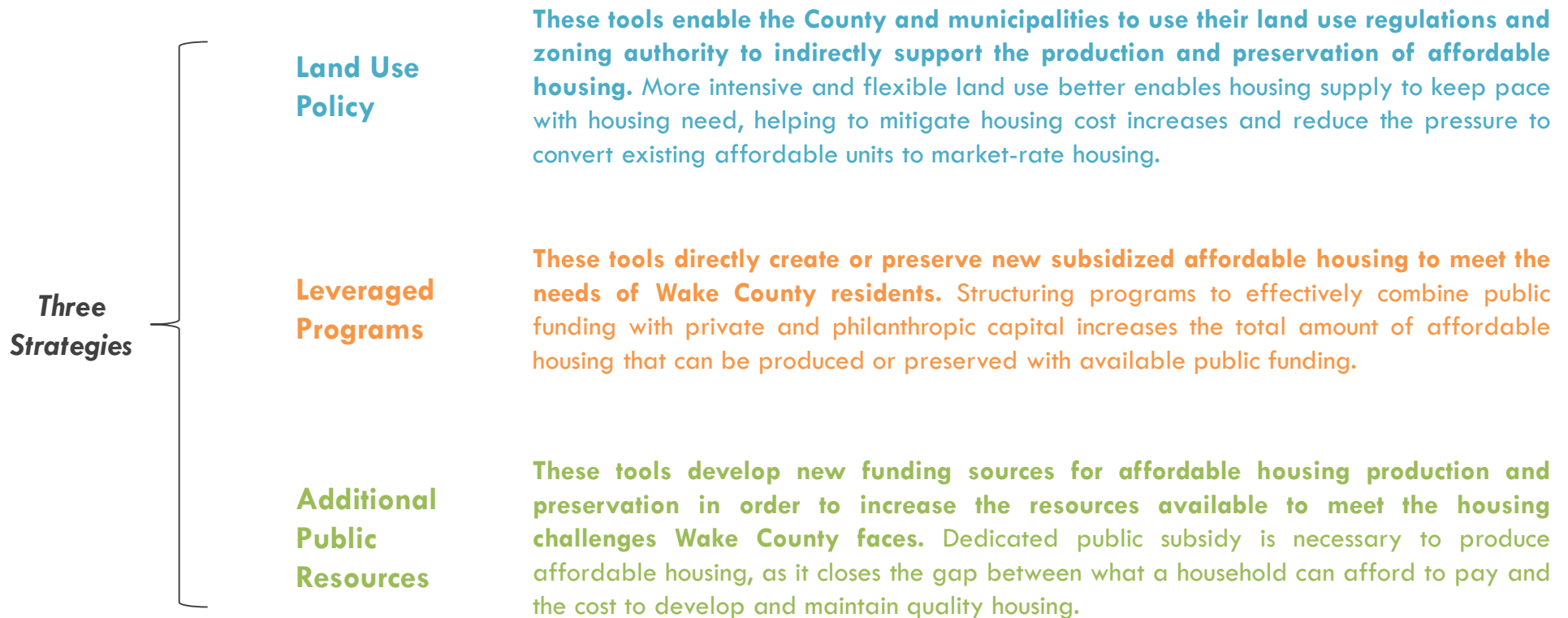
Sources: NC Department of Commerce, HUD; HR&A Advisors.

Notes: Income defined using the North Carolina average annual income for each occupation. Area Median Income (AMI) is the midpoint of the income distribution for a specific geographic area. AMI is defined by the U.S. Department of Housing and Urban Development (HUD) and varies according to household size. Low-income is defined as 50% of AMI or \$39,400 for a four-person household based on HUD's 2015 income limits for Wake County.

RECOMMENDED APPROACH

Together, the County and municipalities have the capacity to mitigate Wake County's growing housing crisis by **deploying a set of recommended tools** to address residents' housing needs. The tools represent three major categories of strategies, summarized below. The tools focus on addressing the unmet affordable housing need of Wake County residents by **increasing housing supply**. By pursuing the tools, the County and the municipalities can act to both increase the production of affordable housing and reduce the loss of existing affordable

housing. The recommended tools focus on **increasing housing supply** because local governments have limited ability to affect the **growth in affordable housing need** by influencing the income levels of existing and future residents. Increasing need reflects population growth, combined with stagnant or declining wages for low-income households. These factors are largely driven by federal policy and market forces.



Recognizing that the County and municipalities face resource constraints in terms of staff time and funding, select recommended tools have been identified as highest-priority based on three factors. **Need** reflects the selected tools' ability to **serve the lowest-income populations in Wake County that have the greatest need for affordable housing**. **Impact** describes the selected tools' ability to **generate the greatest**

number of units that provide access to opportunity by significantly increasing the number of affordable units produced or preserved and households served in high-opportunity areas. **Feasibility** is tied to Wake County's capacity to **successfully implement the selected tools**, either independently or in partnership with the municipalities or other actors, and is impacted by costs and other factors.

Highest-Priority Tools

LAND USE POLICY

County & Municipal Land Use Policy, which encompasses:

Establishment of Affordable Housing Overlays

Expanded Accessory Dwelling Units

LEVERAGED PROGRAMS

Acquisition & Preservation Fund

Affordable Housing Preservation
Warning System & Annual Report

Enhanced County Rental Production Loan Program

"Familiar Faces" Supportive Housing
Pilot

PSH Provider & Funder Capacity-
Building

Affordable Mortgage Program

ADDITIONAL PUBLIC RESOURCES

New Local Funding Sources for Affordable Housing

Public Land Disposition Requirements

LAND USE POLICY

Wake County is experiencing rapid population growth, which it must accommodate to successfully address the housing needs of its residents. Land use policy that supports development that keeps pace with population growth **can help mitigate housing costs and pressure to convert existing affordable housing to market-rate housing.**

Wake County increasingly requires higher-density housing to keep pace with population growth and strong housing demand in more desirable locations, especially those near transit. **If land use policy does not support the higher-density development necessary to meet market pressure, Wake County will continue to see the rapid loss of existing affordable housing.**

While increased overall housing demand puts affordable housing at risk, it also creates **an opportunity to use land use policy to encourage developers and homeowners to produce new affordable housing.** By adjusting land use requirements to allow for residential projects at higher densities in exchange for the provision of affordable units, municipalities and, to a lesser extent, the County can provide a financial incentive to create new affordable housing.

While land use policy is essential to meeting housing needs, it cannot address Wake's housing crisis alone. Lower housing development costs associated with reduced per unit land and entitlement expenditures will not be enough to make housing affordable for many low-income households, with **leveraged programs and additional public resources still necessary to close the affordability gap.**

★ County & Municipal Land Use Policy

Revise Wake County's Uniform Development Ordinance (UDO) and also support revisions to local municipalities' UDOs to allow for higher residential density on a as-of-right basis, especially in high-opportunity areas, such as those near current or planned future transit. The UDO revisions should be done in coordination with efforts to establish affordable housing incentive overlays and expand capacity for accessory dwelling units (see below).

★ Establishment of Affordable Housing Incentive Overlays

As part of the revisions to the County's and municipalities' UDOs, create affordable housing incentive overlays that offer developers the opportunity to build projects under alternative standards in exchange for including affordable units.

★ Expanded Accessory Dwelling Units (ADUs)

Encourage municipalities to change zoning to enable the construction of ADUs as-of-right in single-family or low-density neighborhoods. In addition, conduct public education to support ADU creation and expand access to low-cost loans.

LEVERAGED PROGRAMS

To increase the supply of subsidized affordable housing and realize the greatest impact from limited public resources, Wake County should establish new housing programs and modify existing programs to **better leverage outside resources and expertise and meet residents' changing housing needs.** Programs are needed because **the cost to develop, maintain, and operate housing is often higher than what low-income**

households can afford to pay. Leveraged programs address that gap to successfully create subsidized affordable housing, while expending minimum public funds.

Multiple programs are required to address the range of housing needs in Wake County, which include access to new affordable rental units, existing affordable rental units, affordable homeownership opportunities, and permanent supportive housing options.

★ **Acquisition & Preservation Fund**

Establish an acquisition and preservation loan fund, with philanthropic or mission-motivated investors and municipalities, to acquire sites for affordable housing development and provide low-cost permanent financing to maintain existing affordable multifamily rental properties.

★ **Affordable Housing Preservation Warning System & Annual Report**

Develop and maintain an affordable housing preservation warning system that tracks existing affordable units and guides preservation investments, including those made through the Preservation Fund, to prevent units from being converted to market-rate and improve their quality.

★ **Affordable Mortgage Program**

Provide funding to a nonprofit partner to offer guarantees for first mortgage loans and provide no-interest second mortgages for eligible low-income homebuyers.

★ **“Familiar Faces” Permanent Supportive Housing (PSH) Pilot**

Develop a high-quality pilot permanent supportive housing project focused on high-need, high-cost clients.

★ **Enhanced County Rental Production Loan Program**

Increase the scale and refine the focus of the County's existing Affordable Housing Development Program, which provides gap funding for affordable rental housing, including by emphasizing the production of units for populations below 50% AMI and permanent supportive housing units.

★ **Enhanced Housing Placement & Coordination**

Improve the County's system for assessing and placing populations into housing and perform ongoing monitoring to confirm that populations are appropriately matched to housing based on their needs.

Redevelopment of Public Housing Sites

Extended Affordability Provisions

Targeted Homeowner Rehabilitation Program

Housing Counseling

Shared Equity Homeownership Program

Permanent Supportive Housing Service Roadmap

Permanent Supportive Housing Provider & Funder Capacity-Building

Landlord Partnership Program

ADDITIONAL PUBLIC RESOURCES

To respond to the scale of the affordable housing need, Wake County and the municipalities must increase total public resources dedicated to housing.

Thoughtful land use policies can lower development costs and thus the price at which the market can provide housing. In addition, leveraged housing programs can stretch the impact of public funding. Nonetheless, there still will be need for greater public resources.

The federal government traditionally has provided much of the public resources to support affordable housing, but funding has decreased in recent years, and is likely to continue to fall. The private market will not deliver sufficient affordable housing on its own.

To expand public resources, Wake County and the municipalities can dedicate **more general fund revenue, expand the use of increment financing, and consider implementing special assessment districts**. For increased funding to produce the greatest possible impacts, it must be allocated to effective programs.

★ **New Local Funding Sources for Affordable Housing**

Develop new sources of affordable housing funding, with an emphasis on value capture (e.g., increment financing and special assessments) given the current level of development activity in Wake County.

★ **Public Land Disposition Requirements**

Dispose of available County and other publicly owned sites to support affordable housing development. The sites can be used to directly provide affordable units or provide resources to fund affordable housing through their sale proceeds. Both the County and municipalities have land available for disposition that is appropriate to support affordable housing development.

Changes to North Carolina's Qualified Allocation Plan

Support changes to the North Carolina Housing Finance Agency (NCHFA)'s process for allocating federal Low Income Housing Tax Credits to better address the housing needs of Wake County residents.

IMPLEMENTATION CONSIDERATIONS

To effectively implement the Wake County Affordable Housing Plan, **the County must undertake multiple actions to support execution of the overall Plan and high-priority recommended tools.** These actions fall into six major categories, summarized below.



1. Sizing Impacts & Required Funding

Identify the County's requested budget allocation, based on desired impacts and funding required to achieve those impacts.

2. Refining Policy

Refine the County's **existing income and location targeting policies.**

3. Strengthening Internal & Partner Capacity

- Internal**
 - Add necessary staff capacity (new FTEs) to ensure successful plan implementation.
 - Revise Housing Division budget to reflect expanded scale of activities (to be phased in over 3 years).
- Partner**
 - Strengthen coordination between the County and municipalities, recognizing that the Plan will be most successful if implemented jointly by both entities.
 - Establish partnerships with nonprofits, lenders and other partners necessary to support the implementation of specific recommended tools.

4. Building Community Support

- Conduct an **affordable housing public education campaign** tied to the plan's release that explains what the current Wake County affordable housing need is and how the recommended tools will help address it.
- Encourage Steering Committee members to **support efforts to build a countywide housing coalition**, committed to increasing both overall housing production and affordable housing production.

5. Guiding & Tracking Implementation

- Pursue **a continued role for the Affordable Housing Steering Committee in overseeing and guiding plan implementation**, including identifying emerging issues.
- Produce **an annual report that tracks the state of Wake County's housing** and helps to evaluate the County and municipalities' progress towards meeting their goals.

6. Launching Priority Programs

Select priority affordable housing recommended tools and organize them into related workstreams to design and launch the tools over a 24-month period.



Legislation Details (With Text)

File #: 16-1149

Type: Regular Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 10/16/2017 **Final action:**

Title: Locally Administered Projects Program (LAPP) and Strategic Transportation Prioritization (SPOT) grant submissions for the future Triangle Bike Way

Sponsors:

Indexes:

Code sections:

Attachments: [Traingle Bike Way Grant Funding Item 2017 10 16.pdf](#)
[Triangle Bike Way PP 2017 10 16 BOC.pdf](#)
[Triangle Bikeway Concept Map V4.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Locally Administered Projects Program (LAPP) and Strategic Transportation Prioritization (SPOT) grant submissions for the future Triangle Bike Way

That the Board of Commissioners:

- 1. Adds the Triangle Bike Way to the County's Greenway System Plan; and**
- 2. Authorizes the County Manager to execute both the Locally Administered Projects Program (LAPP) and Strategic Transportation Prioritization (SPOT) grant submissions for the future Triangle Bike Way**

Triangle Bike Way Raleigh ⇄ RTP / Durham

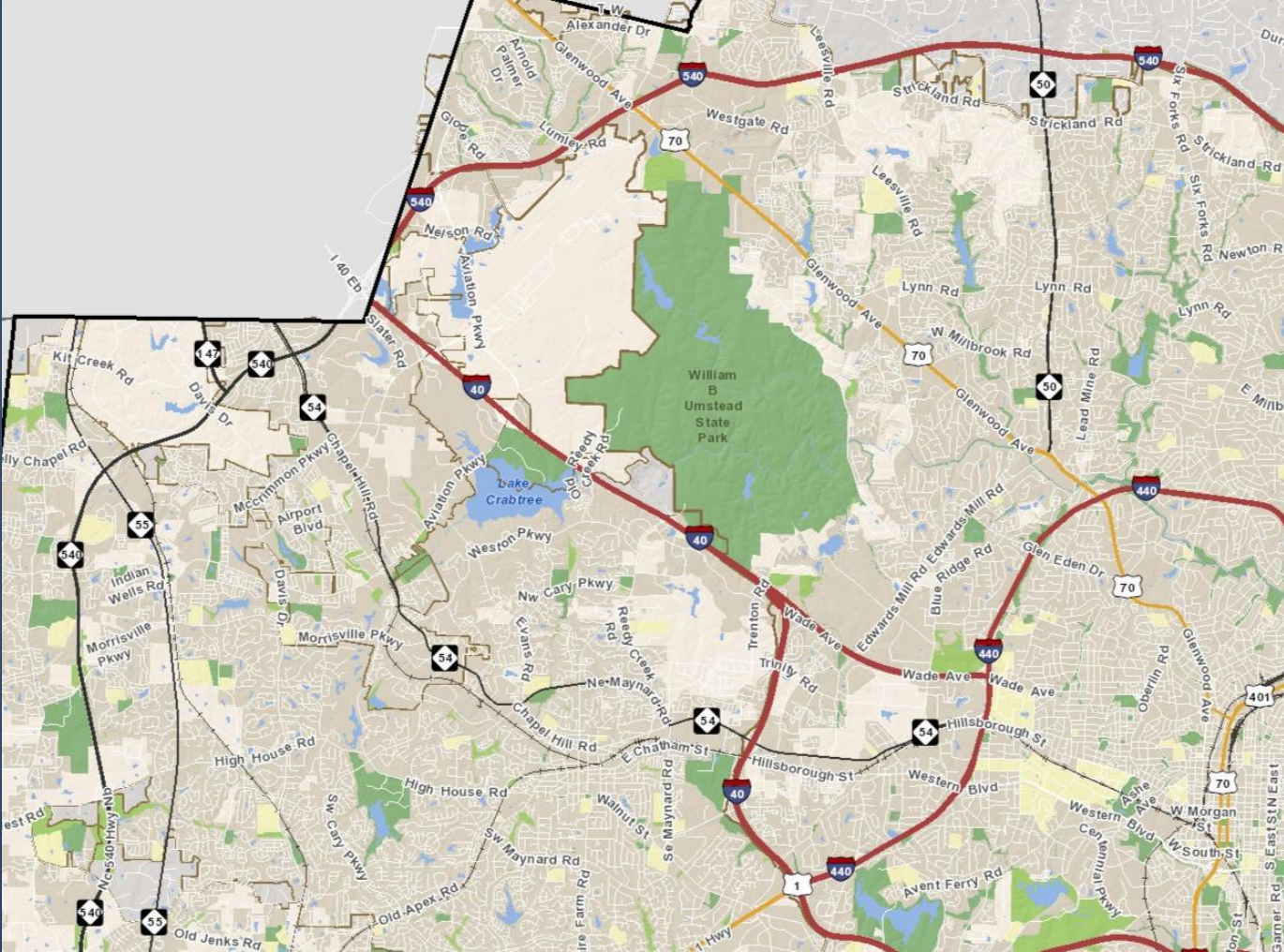
Wake County Board of Commissioners
October 16, 2017



@wakegov    

wakegov.com

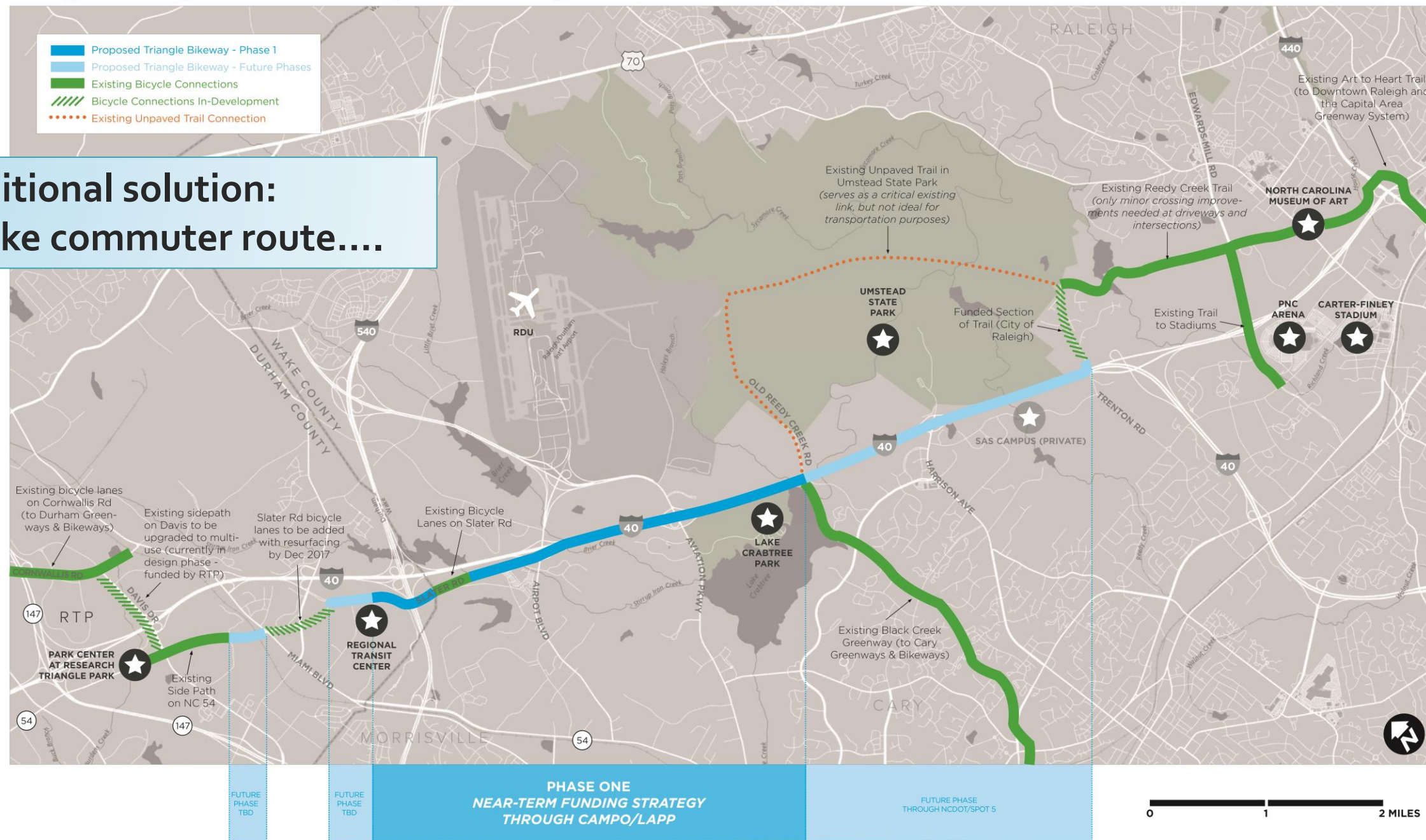
I-40 Corridor



- The most congested corridor in our region.
- Wake Transit Plan
 - Additional lanes
 - Managed lanes
 - Improved regional bus service

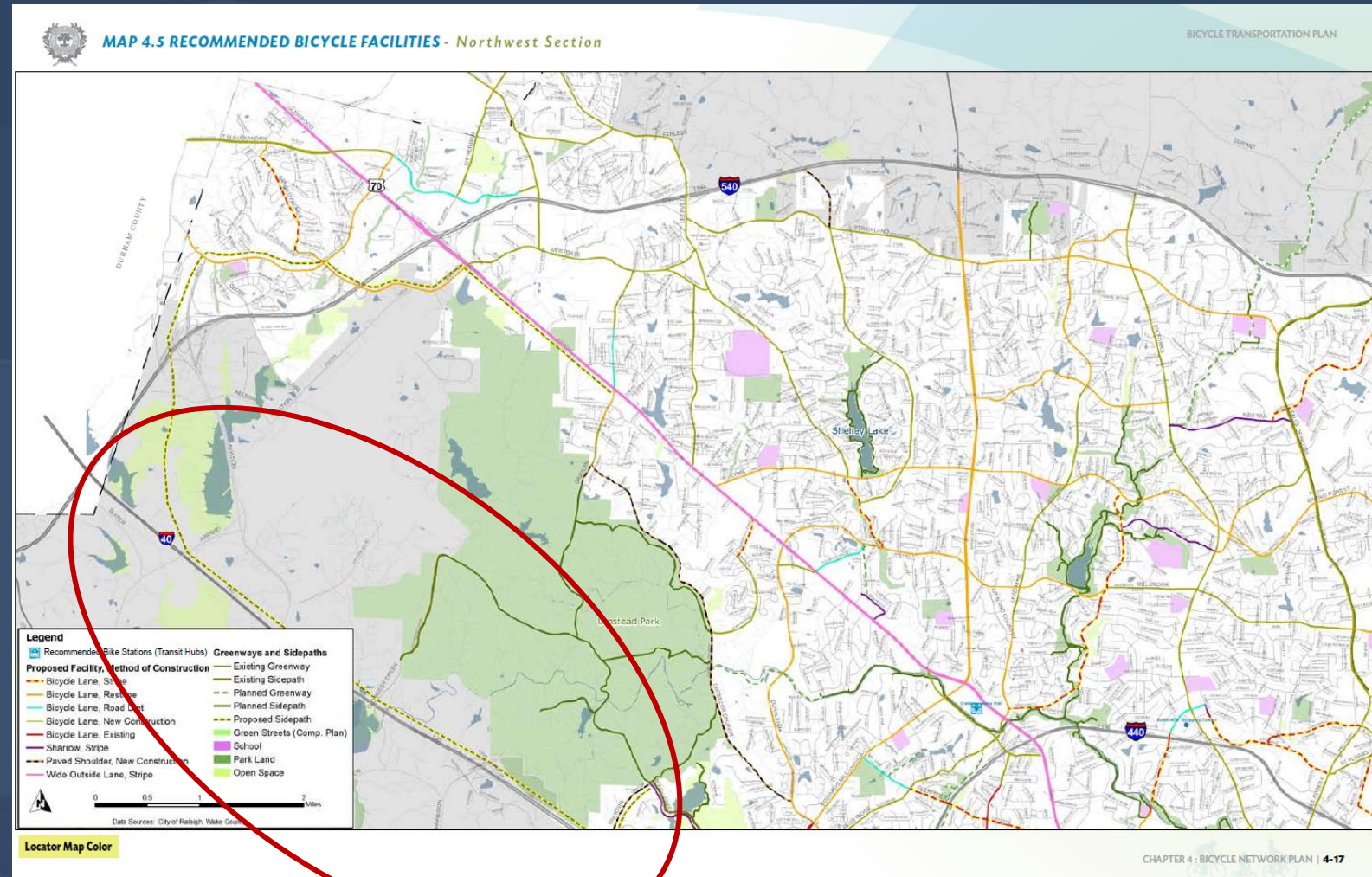
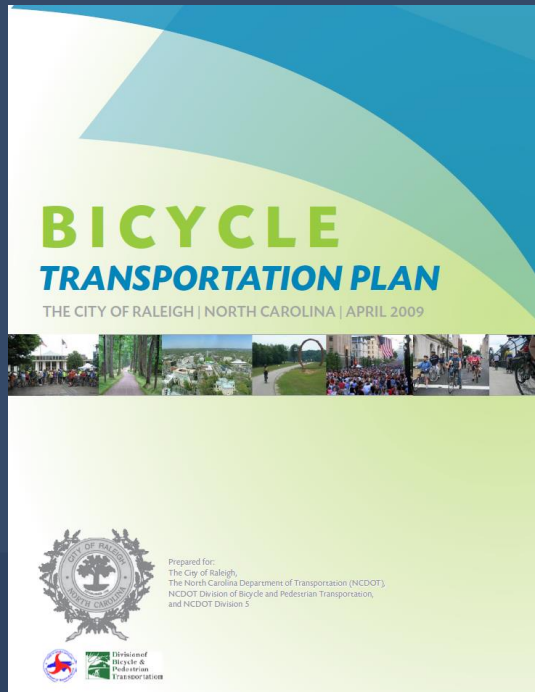


Additional solution:
a bike commuter route....



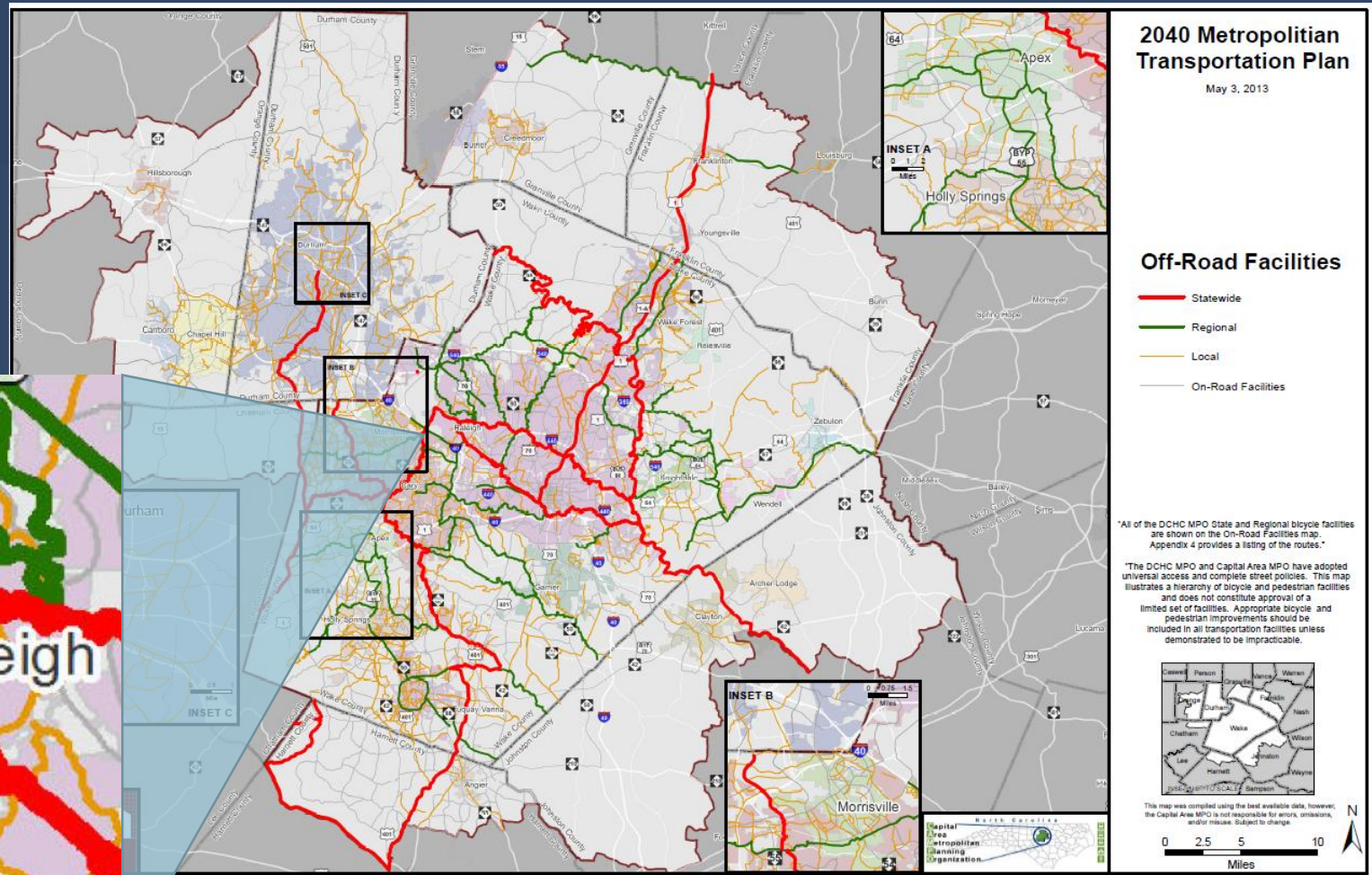
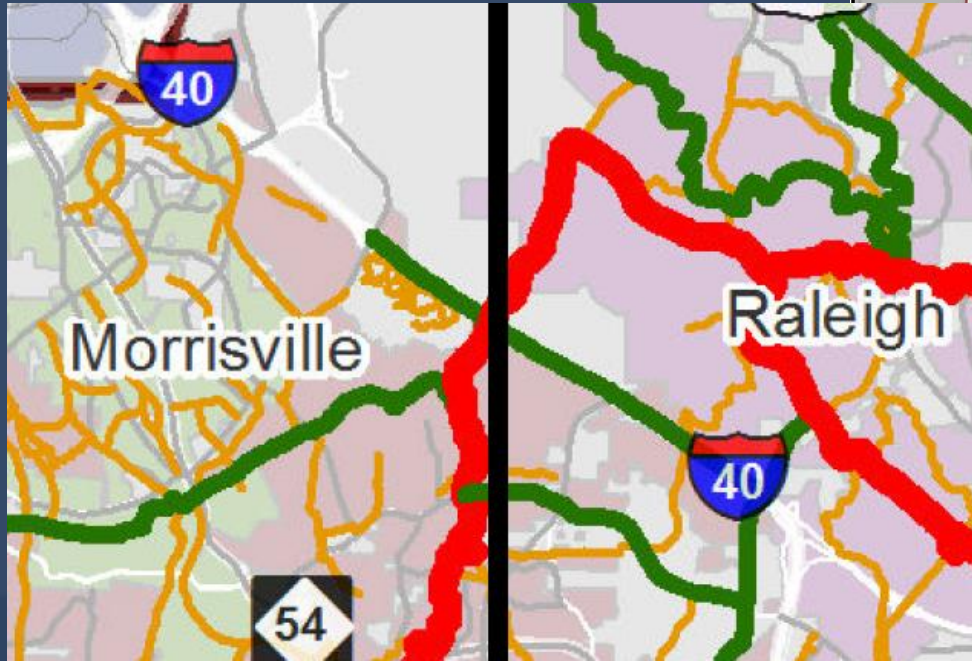
Raleigh Comprehensive Bicycle Transportation Plan (2009)

“Proposed Sidepath” along I-40



CAMPO 2040 MTP

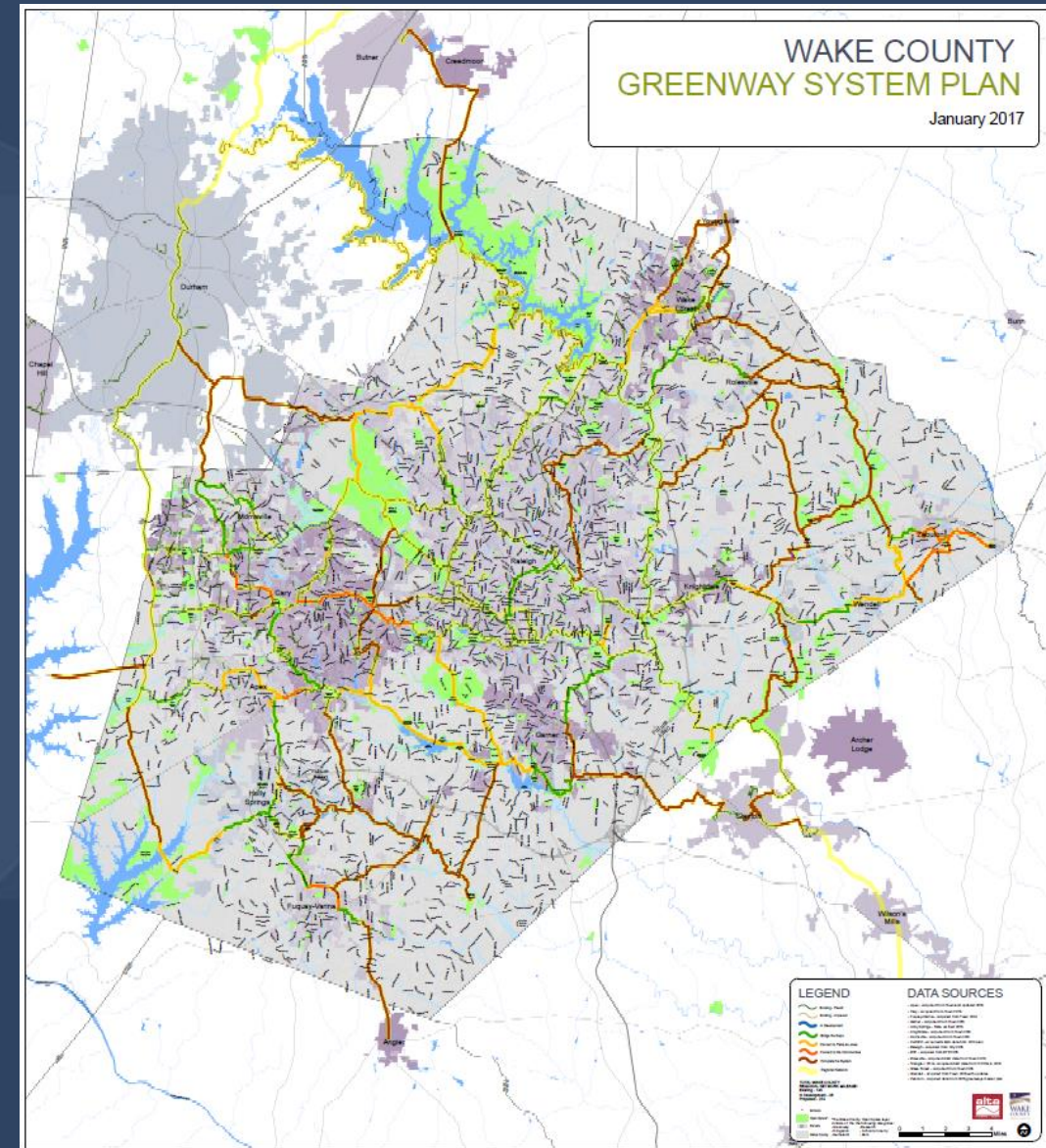
“Regional Off Road Facility” along I-40



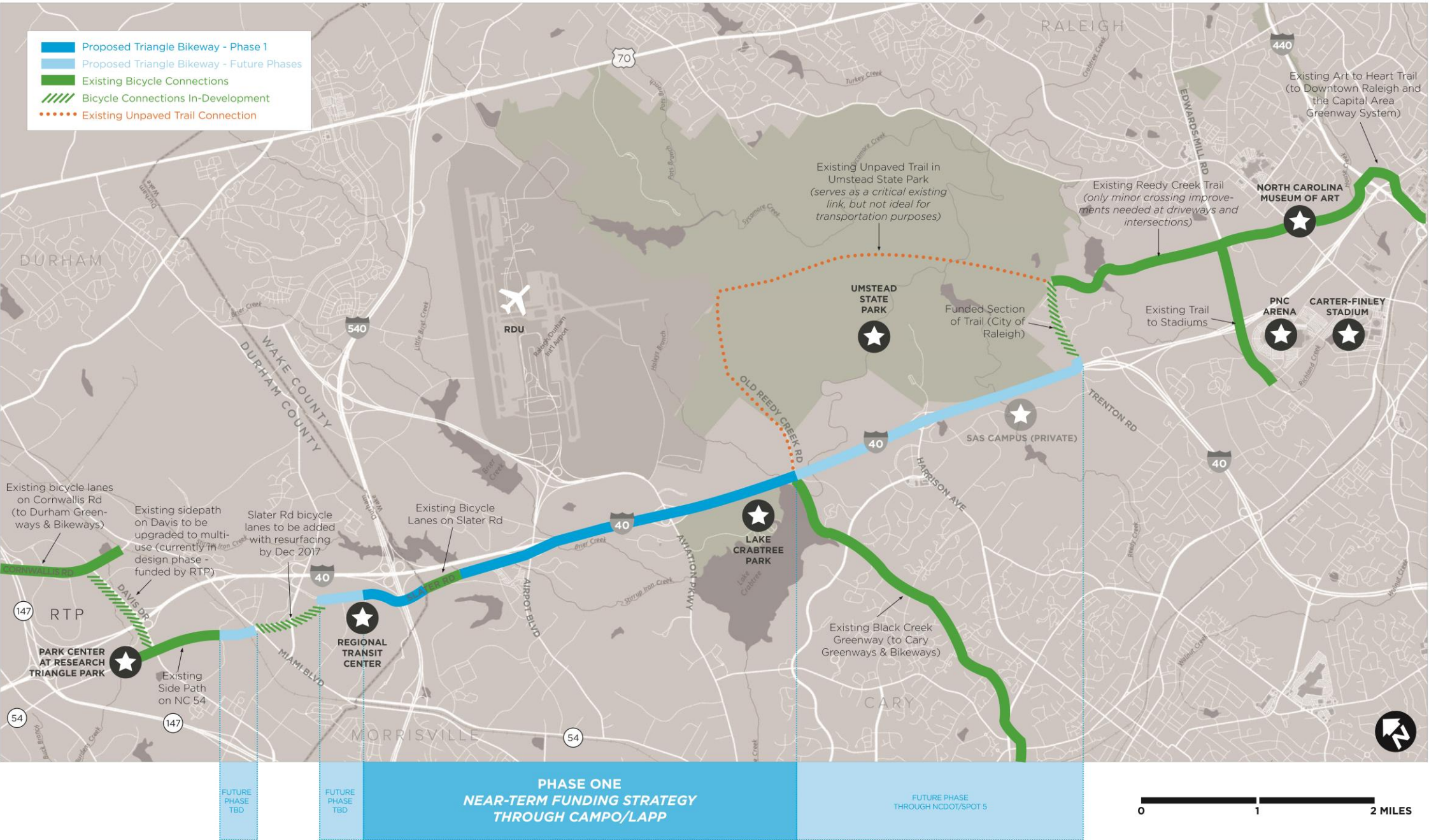
Wake County Greenway System Plan

Dec 2016 - Triangle J COG

- Evaluate routes
- Move forward as a regional priority
 - Short-term
 - Long-term



Triangle Bikeway Phase One Concept Map Working Draft for Preliminary Discussions | 9.20.2017



Locally Administered Projects Program (LAPP)

- Approximately \$6 million to award for the FY 2019
- Grant applications are due October 31, 2017
- Funding for design between Lake Crabtree and the Wake/Durham County line
- Estimated cost for design = \$1,276,080
 - CAMPO's minimum 20% local match = \$255,216
 - Very competitive - projects with design as a single component do not score as well
 - Proposing a 25% match, or \$319,020 to increase the odds of receiving funding

Source of Funds	Amount
CAMPO LAPP Grant Award	\$957,060
County Match	\$319,020
Total	\$1,276,080

Strategic Transportation Prioritization (SPOT)

- Approximately \$70 million to award for the FY 2022 & FY 2027 funding cycles
 - 5 year cycle
- Funding for design, acquire right-of-way and construction between Raleigh's Reedy Creek Greenway in the east (Trenton Road) and Lake Crabtree County Park
- Estimated cost for design, acquire right-of-way and construction = \$7,501,395
 - CAMPO's minimum 20% local match = \$1,500,279

Source of Funds	Amount
CAMPO SPOT Grant Award	\$6,001,116
County Match	\$1,500,279
Total	\$7,501,395

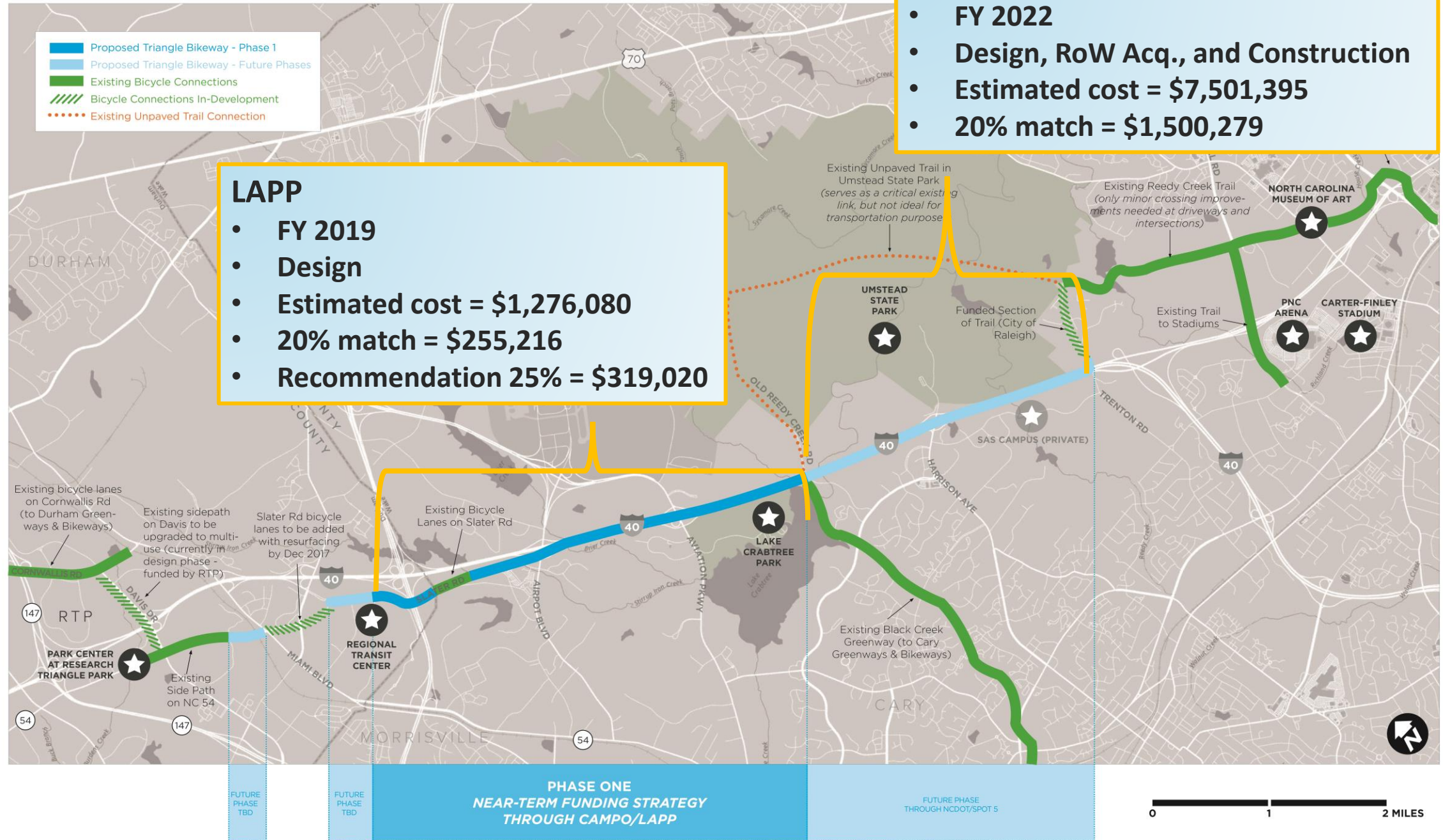
Triangle Bikeway Phase One Concept Map Working Draft for Preliminary Discussion

SPOT

- FY 2022
- Design, RoW Acq., and Construction
- Estimated cost = \$7,501,395
- 20% match = \$1,500,279

LAPP

- FY 2019
- Design
- Estimated cost = \$1,276,080
- 20% match = \$255,216
- Recommendation 25% = \$319,020

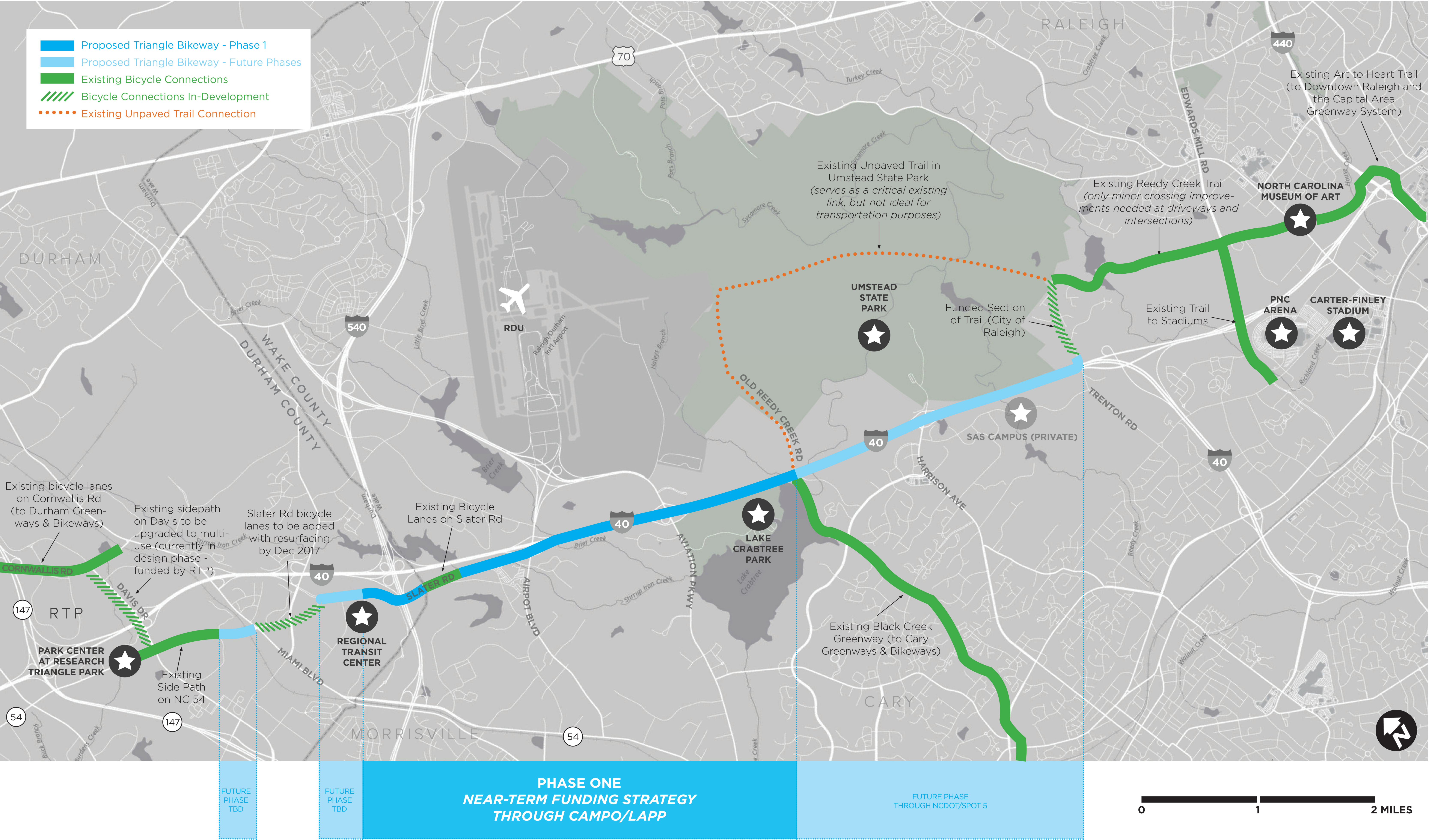


Board of Commissioners Action

That the Board of Commissioners:

1. Adds the Triangle Bike Way to the County's Greenway System Plan; and
2. Authorizes the County Manager to execute both the Locally Administered Projects Program (LAPP) and Strategic Transportation Prioritization (SPOT) grant submissions for the future Triangle Bike Way.

Triangle Bikeway Phase One Concept Map Working Draft for Preliminary Discussions | 9.20.2017





Legislation Details (With Text)

File #: 16-1153
Type: Consent Item
Status: Agenda Ready
In control: County Manager
On agenda: 10/16/2017
Final action:
Title: Appropriation for Court-Ordered Payment of Legal Fees
Sponsors:
Indexes:
Code sections:
Attachments: [ChrisAppropriationforCourtOrderedPaymentAgendaItemFinal.pdf](#)
[DeverCourtOrder.pdf](#)
[Final Budget Memo - FY 2018 Board of Elections.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	Pass

Appropriation for Court-Ordered Payment of Legal Fees

That the Board of Commissioners appropriates \$407,281.37 of Undesignated Fund Balance in the General Fund for payment to plaintiffs' attorneys, as ordered by the US District Court for the Eastern District of North Carolina, in the consolidated case of Raleigh Wake Citizens Association v. Wake County Board of Elections and Calla Wright v. State of North Carolina



**Budget and Management Services
Inter-Office Correspondence**

TO: Jim Hartmann, County Manager

FROM: Michelle Venditto, Budget and Management Services Director

SUBJECT: Revisions to Fiscal Year 2018 Operating Budget Ordinance, Section 2 and 3, and Fiscal Year 2018 Personnel Authorization Ordinance.

The following chart summarizes all budget revisions to the fiscal year 2018 adopted budget for the department and fund indicated below. The summary includes approved items, as well as items to be presented to the Board of Commissioners at the meeting date indicated. *Items for presentation are shown in bold italics.*

Fund: General Fund			Department: Board of Elections	
REVENUE CATEGORY (SOURCE OF FUNDS)				
Date	Description of Revision or Adjustment	Type	Amount	Balance
July 1, 2017	Adopted Budget	Municipal Reimbursement	\$1,094,021	\$1,094,021
October 16, 2017	Proposed: Appropriate \$407,281 for court-ordered payment of legal fees.	Appropriated Fund Balance	\$407,281	\$1,501,302
EXPENDITURES (USE OF FUNDS)				
Date	Description of Revision or Adjustment	Division	Amount	Balance
July 1, 2017	Adopted Budget		\$5,152,790	\$5,152,790
	Encumbrances carried forward		\$16,488	\$5,169,278
July 6, 2017	Natural Gas Increase	Board of Elections	\$227	\$5,169,505
August 11, 2017	Director Merit Adjustment	Board of Elections	(\$3,588)	\$5,165,917
October 16, 2017	Proposed: Appropriate \$407,281 for court-ordered payment of legal fees.	Board of Elections	\$407,281	\$5,573,198
STAFFING				
Date	Description of Revision or Adjustment	Division	FTE	Balance
July 1, 2017	Adopted Budget	Administration	24.00	24.00



Legislation Details (With Text)

File #: 16-1129
Type: Regular Item
Status: Agenda Ready
In control: Board of Commissioners
On agenda: 10/16/2017
Final action:
Title: Wake County Commission for Women Realignment
Sponsors:
Indexes:
Code sections:
Attachments: [Final Women's Commission Item Summary 10-16-17.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Wake County Commission for Women Realignment
That the Board of Commissioners:

1. **Realign the mission of the Wake County Commission for Women to focus on board priorities such as issues facing women in vulnerable communities, health care, child care, affordable housing and issues that were identified within the recent report from the Task Force on Women and Employment; and**
2. **Modify the composition and structure of the Wake County Commission for Women; and**
3. **Accept applications for a more focused and issue-oriented Wake County Commission for Women**



Legislation Details (With Text)

File #: 16-1155
Type: Regular Item
Status: Agenda Ready
In control: County Manager
On agenda: 10/16/2017
Final action:
Title: Appointment of Interim County Manager
Sponsors:
Indexes:
Code sections:
Attachments: [Interim County Manager 2017.pdf](#)

Date	Ver.	Action By	Action	Result
10/16/2017	1	Board of Commissioners	accepted	

Appointment of Interim County Manager

That the Board of Commissioners appoints David Ellis as Interim County Manager effective October 28, 2017 at a temporary annual salary of \$197,498 effective October 28, 2017



Legislation Details (With Text)

File #: 16-1035

Type: Other Business **Status:** Agenda Ready

In control: County Manager

On agenda: 11/20/2017 **Final action:**

Title: Informational Items for the Board of Commissioners

Sponsors:

Indexes:

Code sections:

Attachments: [County Manager's Report.docx](#)
[Interim Financial Statements for Period Ending September 30 2017.pdf](#)

Date	Ver.	Action By	Action	Result
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Informational Items for the Board of Commissioners